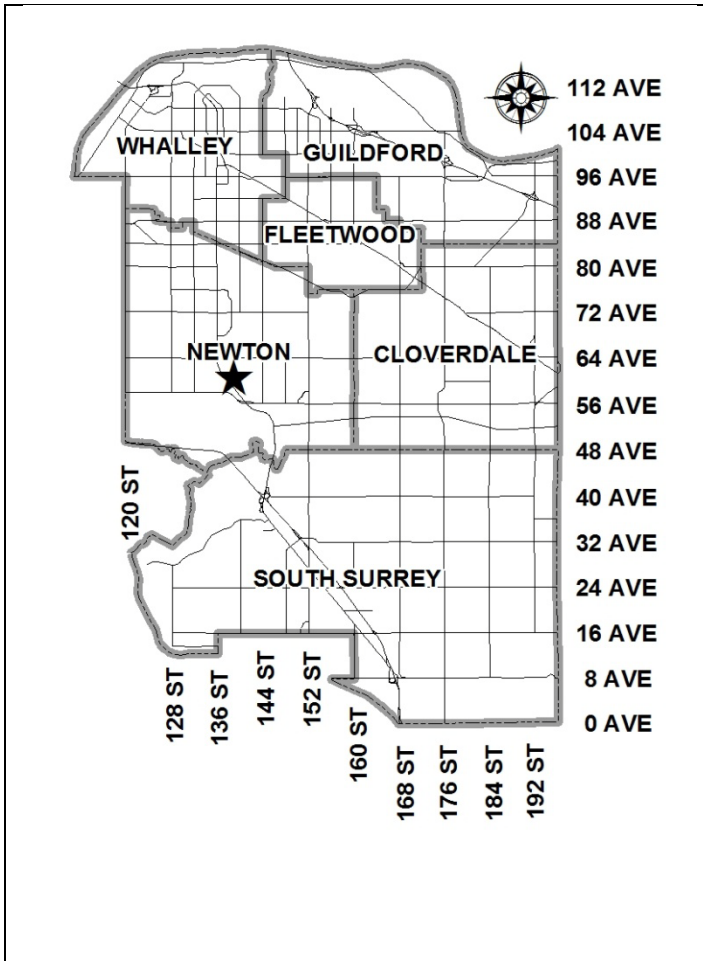


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0037-00

Planning Report Date: May 7, 2012



PROPOSAL:

- **NCP amendment** from Townhouses 15 upa max to Single Family Small Lots
- **Rezoning** from RA to RF-12, RF-9 and RF-9C to allow for a 31 small lot subdivision.

LOCATION:

6064 and 6018 - 138 Street and 13819 60 Avenue

OWNER:

Arvinder S Bubber, Annie A Spurr and North 60 Development Inc.

ZONING:

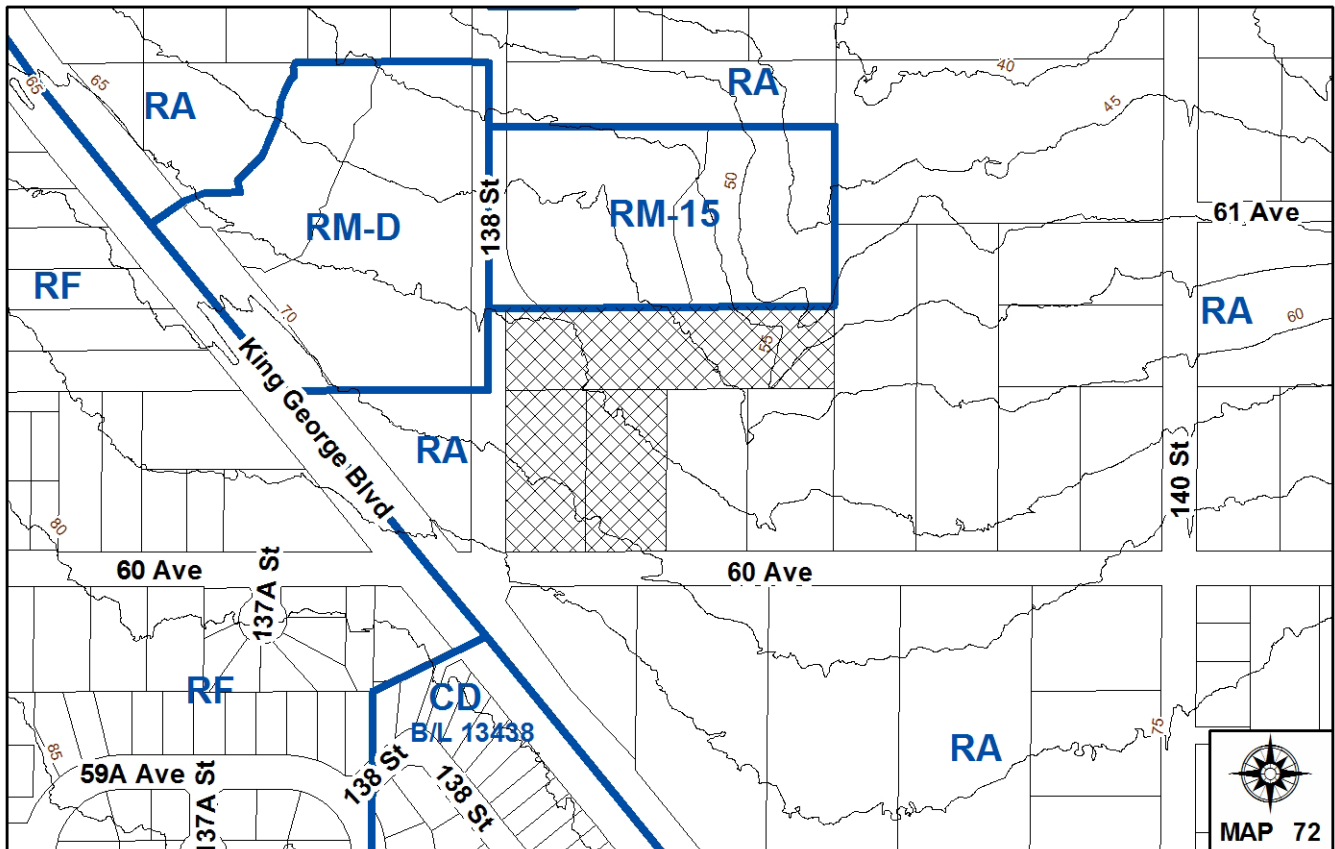
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Townhouses 15 upa max/Creeks and Riparian Set-back/Single Family Residential Flex 6 to 14.5.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the South Newton Neighbourhood Concept Plan (NCP) is required to re-designate the majority of the site from 'Townhouse 15 upa max' to 'Single Family Small Lots'.
- A housekeeping amendment to the NCP designation, 'Creeks and Riparian Setback', is also required to provide for the actual location of the watercourse and the required 15 metre riparian corridors on the development site. As a result, the area designated for 'Single Family Small Lot' development at the far east end of the site needs to re-designated 'Creeks and Riparian Set-back'.
- The amendment also provides for a new 138 Street road alignment in South Newton in keeping with Council's approved strategy.

RATIONALE OF RECOMMENDATION

Planning

- The proposal complies with Official Community Plan (OCP) designation.
- The development of single family lots with coach houses and suite provides a reasonable yield and adds diversity to housing in the neighbourhood.
- The development will provide for the ongoing protection of 3,264 square metres (0.80 acres) of riparian area.

Other

- The application will be a major contributor to the delivery of the 138 St re-alignment strategy (approved by Council in November 2011) and assist the City in achieving the completion of 138 Street to 60 Avenue.
- In addition to improving local connectivity within the area, the NCP amendment and rezoning will assist in providing sanitary sewer servicing to lots south of 60 Avenue and open up the area of South Newton for future development.
- The developer has agreed to make a voluntary cash contribution towards the 138 Street re-alignment as per Council's approved strategy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the property shown on the Survey Plan (Appendix I) as follows:

- (a) Block C from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)";
- (b) Block B from "One Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9C)"; and
- (c) Block A from "One Acre Residential Zone (RA)" to "Single Family Residential (9) Coach House Zone (RF-9)"

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) the applicant address the replacement tree deficit;
- (d) submission of an acceptable tree survey and a statement regarding tree preservation;
- (e) submission of an acceptable building scheme to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) resolution of an appropriate means to protect the creek and riparian area corridor situated on the development property to the satisfaction of City staff.

3. Council pass a resolution to amend the South Newton NCP to re-designate the land from 'Townhouse 15 upa max' to 'Single Family Small Lots' when the project is considered for final adoption.

REFERRALS

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

School District: **Projected number of students from this development:**

- 11 Elementary students at Woodward Hill Elementary School
- 5 Secondary students at Sullivan Heights Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2013. (Appendix IV)

Parks, Recreation & Culture: It is the City’s practice to ask for the conveyance of riparian lands to the City to ensure ongoing stewardship of the riparian lands. The applicant is however reluctant to dedicate these lands to the City, in addition to providing a cash contribution for the 5% Local Government Act parkland requirement. The issue needs to be resolved to the satisfaction of staff prior to final adoption. Regardless, the riparian area is to be protected in perpetuity through dedication and public stewardship of the lands or a restrictive Section 219 covenant and SROW.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval granted for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Three single family houses on large RA lots.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Townhouse complex.	Urban/ Townhouses 15 upa max	RM-15
East:	Single family houses.	Urban/Creeks and Riparian Set-back, Single Family Residential Flex 6-14.5 upa	RA
South (Across 60 Avenue):	Single family houses.	Urban/ Townhouses 15 upa max	RA
West (Across 138 Street):	Two vacant parcels - one rezoned to allow townhouses (#7907-0020-00) and one under a new application to permit townhouses directly west of the site.	Urban/ Townhouses 25 upa and 15 upa max	RM-30, RA

JUSTIFICATION FOR PLAN AMENDMENT

- The development site currently falls under three separate NCP residential designations: 'Townhouses 15 upa max', 'Creeks and Riparian Set-backs' and 'Single Family Residential Flex 6 to 14.5'.
- An NCP amendment is necessary to re-designate the majority of the site from 'Townhouses 15 upa max' to 'Single Family Small Lots' in order to develop all the lands around the new 138 Street re-alignment, s approved by Council in November 28, 2011 (Corporate Report R215-Appendix VIII).
- In particular, the proposed small lot designation, requiring a 15 metre dedication from the top of bank, helps to achieve the new 138 Street road alignment by providing sufficient developable area, north and east of the proposed road, to create a reasonable yield of single family lots.
- In contrast, under a townhouse scenario, the required 30 metre riparian creek area significantly reduces the site's developable area. Further, the desired 138 Street road alignment effectively severs the site in two and provides little opportunity to develop townhouses north of the road.
- The remainder of the site, including the yellow coded watercourse and adjacent 15 metre riparian area, is to be re-designated as 'Creek and Riparian Set-Back'. This amendment is largely a house keeping measure, which reflects the actual location of the creek and riparian area. Consequently the small area at the rear of the property currently designated for 'Single Family Residential Flex 6 to 14.5' development will be re-designated to 'Creek and Riparian Set-Back
- The proposal will be a major contributor to the completion of 138 Street road alignment and introduce sanitary sewer and servicing connections to allow lands south of 60 Avenue to develop.
- The application will provide a cash contribution of \$55,000 per net developable area in accordance with Council's approved funding strategy.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The development site consists of three (3), lots north of 60 Avenue, east of the current unopened 138 Street road allowance. The site, approximately 1.8 hectares (4.43 acres) in area, is designated "Urban" in the Official Community Plan (OCP).
- Under the South Newton Neighbourhood Concept Plan (NCP), the majority of the site is designated for "Townhouses 15 upa max", while the eastern portion of the site is designated as 'Single Family Residential Flex 6 to 14.5'. A Class B, yellow-coded watercourse traverses the property. This portion of the property is designated 'Creek and Riparian Set-backs'.
- The site is currently zoned One-Acre Residential (RA) and contains three single family houses.

Proposal

- The applicant is proposing to amend the South Newton NCP by re-designating the majority of the site from "Townhouse 15 upa max" to 'Single Family Small Lots', and to rezone the site to create 31 new RF-12, RF-9 and RF-9C small lots. The use is in keeping with the OCP designation.
- In addition, the proposal will adjust the NCP 'Creek and Riparian Set-backs' designation to correspond with the actual location of the creek and the 15 metres of riparian area on both sides of the creek.
- As a result, a small portion of the 'Creeks and Riparian Set-backs' will be converted to 'Single Family Small Lots', while the rear of the property currently designated for 'Single Family Residential Flex 6 to 14.5' development will be re-designated to 'Creek and Riparian Set-backs' (Appendix VII).
- Altogether, the application will result in a net increase of 735 sq.m. (0.18 acres) of riparian area. At present the applicant is proposing to protect the entire riparian area measuring 3,264 square metres (0.80 acres) or 18% of the site under a Restrictive Covenant.
- The proposed subdivision supports the proposed road layout approved by Council in the 138 Street realignment strategy (Corporate Report R215) on November 28, 2011 (Appendix VIII). The application will also be subject to a contribution of \$55,000 per net developable acre.

Proposed Subdivision Layout

- The applicant is proposing to develop a total of 31 residential lots on the site, including 9 RF-9 lots, 12 RF-9C lots and 10 RF-12 lots.
- Specifically, the applicant is proposing to create 9 small Type I RF-9 lots fronting 60 Avenue. These lots measuring 276-322 sq.m. in area, will be accessed by a rear lane connected to the realigned 138 Street.
- The twelve (12) Type I RF-9C lots are proposed, immediately north of the RF-9 lots, in two 6-lot blocks serviced by a shared rear lane. The proposed coach house lots, all oversized, measure 335-409 sq.m. in area and will have a minimum 38-39 lot depth to accommodate double car garages and parking pads. Six (6) of the RF-9C lots will face 138 Street, while the other six (6) RF-9C lots will face a proposed 8 metre wide pedestrian corridor walkway leading to 60 Avenue to provide eyes on the street.
- To create the 8 metre walkway, contribute funding for the 138 Street Realignment and provide enough area for 12 RF-9C lots, the applicant is proposing to close, purchase and consolidate 6 metres of the present unopened 138 Street road allowance adjacent to the development site.
- Similarly, the adjacent parcel at 6045 King George Highway is expected to purchase the west six (6) metres of 138 Street. The Planning Division is now in receipt of a townhouse application on the adjacent site, which complements the present application and supports the 138 Street road realignment and eight (8) metre pedestrian corridor.

- A final ten (10) Type II RF-12 lots are proposed along the north and east sides of 138 Street. Altogether, nine (9) of these lots, will vary in size from 355 - 439 sq.m. and include double car garages fronting the street. Lot 9 on the other hand is exceptionally large at 3,668 sq.m. as it Lot 9 is presently proposed as a lot measuring 3,668 sq.m. in area as it includes the entire creek and riparian area corridor which crosses the northeast portion of the site.

ESA - Dedication versus Protective Covenant

- The applicant is unwilling to dedicate the riparian area to the City without compensation. The applicant prefers instead to retain ownership of the area and register a Section 219 restrictive covenant to protect the land.
- Typically Parks views riparian areas as encumbered, environmentally sensitive areas which do not provide developable park space or opportunities per se. As such, the City's Parks Department does not count riparian areas towards the 5% parkland dedication or cash-in-lieu contribution at the time of subdivision, unless riparian areas can accommodate public access and/or contribute in some way to Park inventory by delivering recreational assets to residents. In such cases, Parks will consider counting all or a portion of the riparian areas towards the 5% parkland requirement. In this instance, however, the Parks Department has confirmed there is no recreational potential for the riparian area on this development site. Furthermore the NCP designates the area as 'Creek and Riparian Setback'.
- The resolution of this issue to the satisfaction of staff is included as condition of Council approval of rezoning. Staff will continue to work with the developer in an effort to reach a mutual agreement on securing the riparian areas under City ownership.

138 Street Realignment

- The South Newton NCP identifies a need to consolidate and coordinate development in the area bounded by 62 Avenue to the north, 60 Avenue to the south, King George Boulevard to the east and a watercourse to the west to achieve the re-alignment of 138 Street. The realignment was considered necessary to avoid operational and safety considerations at the intersection of King George Boulevard and 60 Avenue and to maintain adequate access on 138 Street.
- Due to challenges in assembling the land, a coordinated approach was developed to revise the original proposed alignment, identify benefitting lands, and develop a funding strategy for achieving the road which is identified in the November 28, 2011 Corporate Report R215 (Appendix VIII). The funding strategy includes applicants making a contribution of \$55,000 per net developable acre, and the sale for surplus road allowance to contribute towards the acquisition of the necessary land for the 138 Street realignment.

Tree Retention

- On February 8, 2012, the applicant's arborist submitted a preliminary tree retention assessment report for the development site. The report states that out of the 165 protected trees identified on site, only two (2) trees may be retained. However only 66 or 40% of the 165 protected trees on site are in reasonable condition and could be considered as viable candidates for retention.

- Tree retention is challenging on this site regardless of whether it is developed as a single family lots or townhouses. This is due to the fact that substantial grading is necessary to achieve the realignment of 138 Street. Collectively, the proposed lot layout, the site's grading conditions (moderately steep grades) and servicing constraints will require the majority of these healthy trees to be removed. While the arborist's report explored the possibility of trying to preserve a few groves of trees, it was determined that no stands could easily be retained without a significant and unreasonable windthrow failure risk.
- It should be noted that the City accommodated a reduction in the road pavement width of 138 Street so that 10-12 significant trees could be preserved on the adjacent neighbour's property (13847 60 Avenue) until such time as the property redevelops. In addition a number of significant trees will be preserved in the riparian corridor or ESA surrounding the development site's yellow coded watercourse.
- The following is a breakdown of the protected trees on site by species:

Tree Species	Total No. of Trees	Trees Proposed to be Retained	Trees Proposed to be Removed
Bigleaf Maple	7	0	7
Black Cottonwood	1	0	1
Black Locust	1	0	1
Cherry	1	0	1
Douglas Fir	23	0	23
Shawara Cypress	1	0	1
Scotts Pine	1	0	1
Red Alder	30	0	30
Western Red Cedar	86	1	85
Western Hemlock	6	1	5
Other	8	0	8
TOTAL	165	2	163

Note: Does not include the treed portion of the riparian area to be dedicated or placed under covenant.

- Of the 163 trees to be removed from the site, 31 trees will be replaced on a 1:1 basis and 132 trees will be replaced on a 2:1 basis.
- Overall a total of 295 new replacement trees will be required to be planted to meet the bylaw requirements. At present the applicant is proposing to replant an average of approximately 3 trees per RF-12 lot, for a total of approximately 30 replacement trees on site. Cash-in-lieu for the remaining 265 trees will be collected from the applicant for the City's Green Fund.

Ecosystem Management Study (EMS)

- The preservation of the riparian area at the northeast corner of the property, through dedication or restrictive covenant, will also help conserve a portion of an area identified to have ecological significance under the Ecosystem Management Study (EMS).

- Altogether the proposed development (and road alignment) will conserve 3,264 sq.m (0.8 acres) of the South Newton West Terrestrial Hub #35, located on the site. The development will therefore result in a loss of approximately 2% of the total 129 acre EMS Hub.

Building Scheme, Lot Grading Plan

- A set of building design guidelines, along with a residential character study, has been developed for this site by Tynan Consulting Ltd. The guidelines are reflective of the predominant motifs and design treatments which are typically used in new construction in South Newton including:
 - Neo-traditional and neo-heritage styles
 - Moderate pitched roof lines, wood accents, trim and detailing
 - Natural and neutral colours
 - Cedar shingles, shake profile concrete roof tiles and asphalt shingles in grey and brown
 - Moderate pitched roof lines, asphalt shingles, cedar shakes, tar and gravel
 - Exterior wall cladding in cedar, stucco, vinyl, brick and stone
 - Wood accents, trim and detailing
 - Predominately natural and neutral colours, with some subdued primary colours
- A summary of the building design guidelines for the project is included in Appendix V.
- Prior to final adoption and the completion of the arborist report, the applicant will be required to submit a lot grading plan for review and approval.

PRE-NOTIFICATION

- Pre-notification letters were sent out for this application on April 20, 2012. In response, no telephone calls or emails have been received.
- On March 10, 2012, the applicant hosted a public information meeting to gather public opinions on the site and proposed lot layout. In total 7 individuals attended that meeting, representing 5 properties.
- While 5 attendees voiced their support of the proposal and the 138 Street road re-alignment, two individuals representing one property did not support the realignment of the road. In particular, the two residents are unhappy that the 138 road re-alignment impacts the development potential of their property at 6064 138 Street. They also believe that the re-alignment of 138 Street, required by the proximity of King George Boulevard and 60 Avenue would not be necessary had they lived at another local road intersection. The individuals therefore feel the City should be compensating them for the cost of the land the realignment is taking from them, which will ultimately benefit the whole community.

(Despite this objection, these owners have entered into a purchase agreement with the developer of this project and are part of the development application today).

- Another resident, in support of the proposal, noted her appreciation at the City at shifting the 138 Street so that the large trees her property at 13847 60 Avenue could be retained to maintain the aesthetics, shade and privacy of her home.

Sustainability Checklist

- On May 1, 2012 the applicant prepared and submitted a sustainable development checklist for the site.
- The applicant reports that in addition to providing Low Impact Development Standards (LIDs) on the development site, the project will make use of CPTED "Crime Prevention Through Environmental Design" principles. In particular the orientation of buildings fronting the proposed walkway will help increase overall pedestrian safety.
- At the same time the development will provide for the ongoing preservation and protection of the riparian corridor surrounding the property's watercourse.

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
Appendix III	Engineering Summary
Appendix IV	School District Comments
Appendix V	Building Design Guidelines Summary
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII	NCP Amendment Plan
Appendix VIII	Corporate Report R215 (138 Street road alignment)

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/kms

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SUBDIVISION DATA SHEET

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

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.43 acres
Hectares	1.8 hectares
NUMBER OF LOTS	
Existing	3
Proposed	31
SIZE OF LOTS	
	RF-12, RF-9, RF-9C
Range of lot widths (metres)	13.40-14.33 / 9-10.50 / 9.10-10.50
Range of lot areas (square metres)	335-3668 / 339-409 / 277-313
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5 upa,12 upha / 7 upa,18 upha/ 11 upa,25 upha
Lots/Hectare & Lots/Acre (Net)	5 upa,12 upha / 7 upa,18 upha/ 11 upa,26 upha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50-52%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	62%
PARKLAND	
	Under Discussion
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

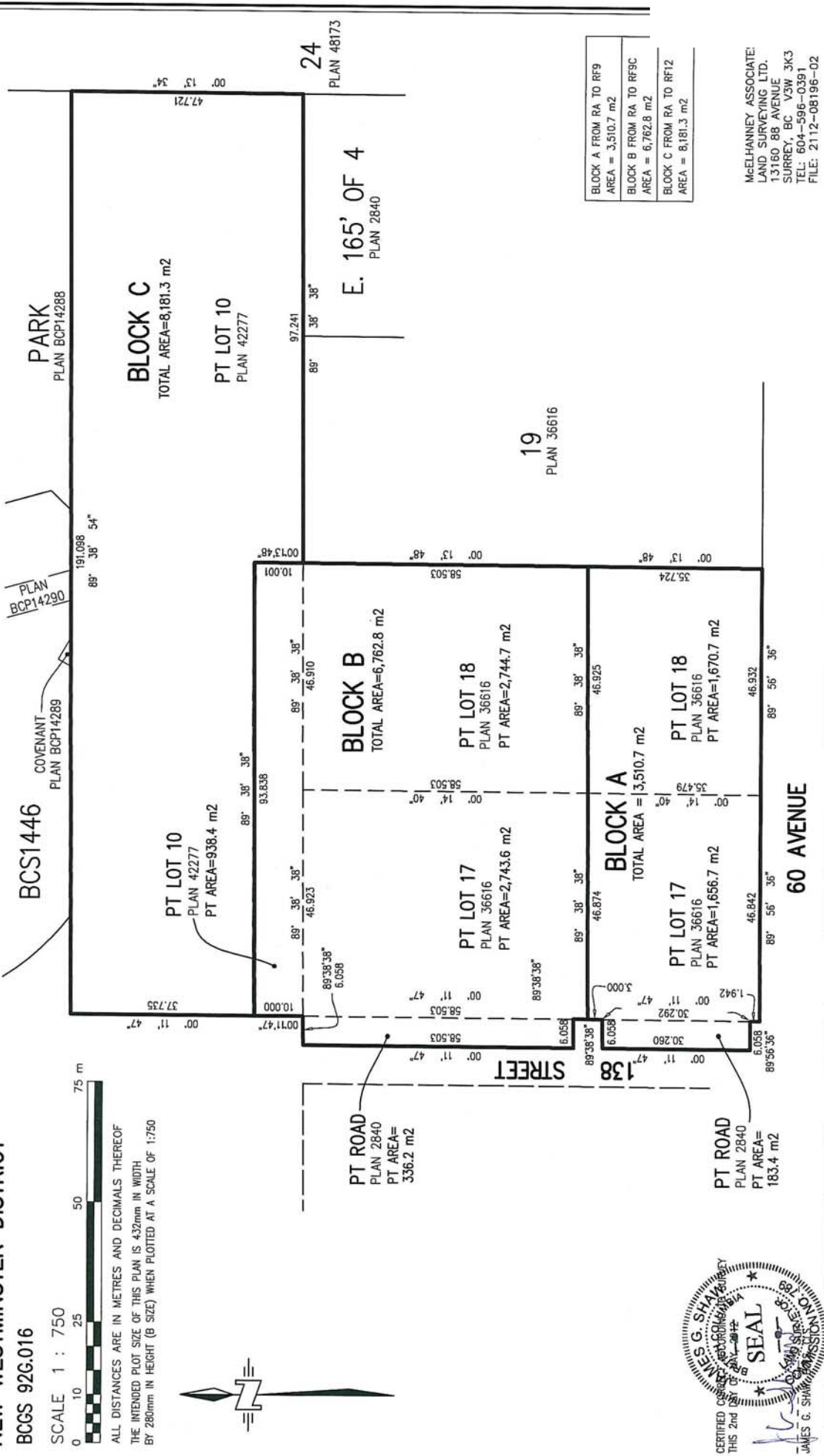
BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. -- OF LOT 10 PLAN 42277, LOTS 17 AND 18 PLAN 36616 AND PART ROAD DEDICATED ON PLAN 2840 ALL OF SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT

BCGS 92G.016

SCALE 1 : 750



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH
BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:750

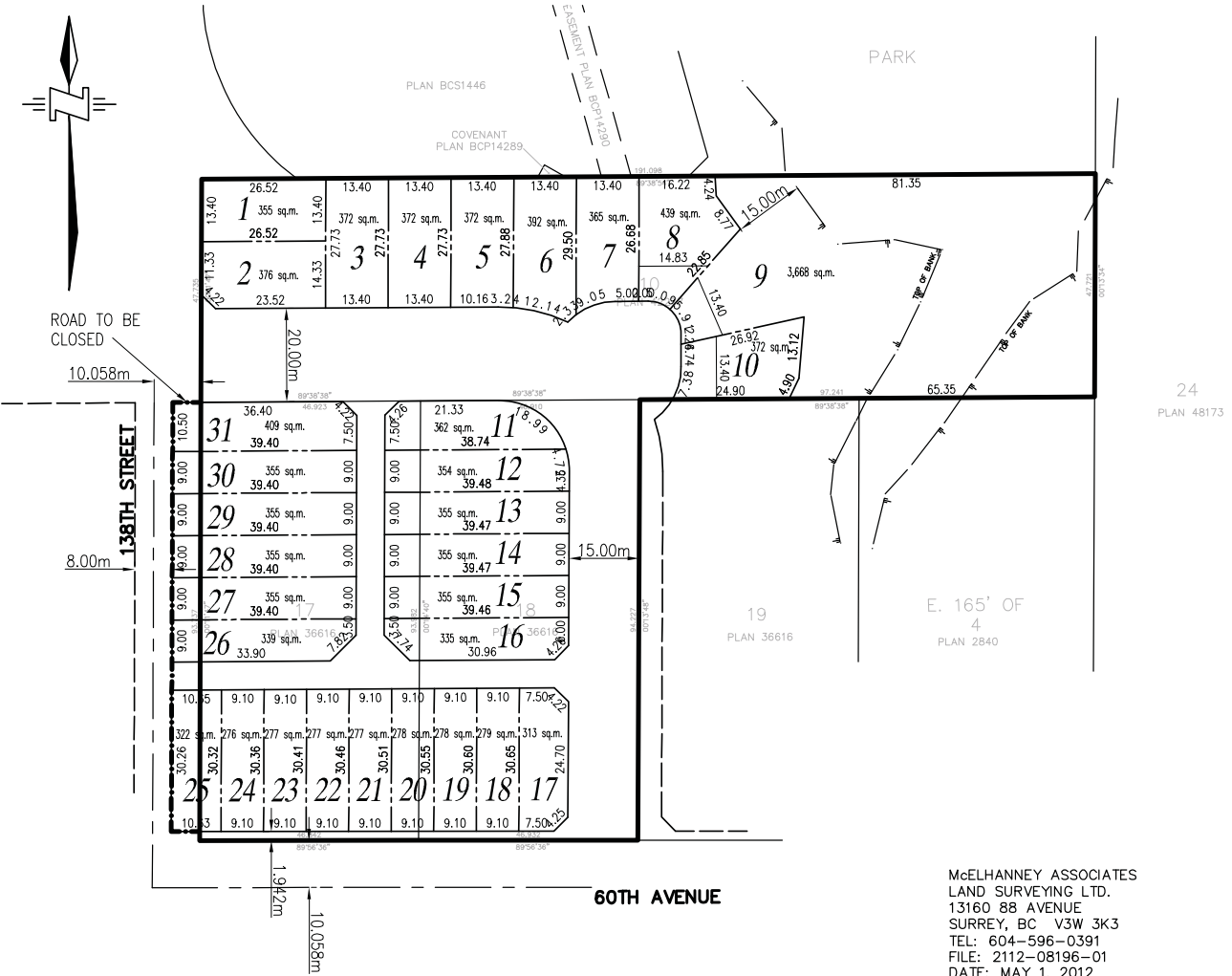


BLOCK A FROM RA TO RF9	AREA = 3,510.7 m ²
BLOCK B FROM RA TO RF9C	AREA = 6,762.8 m ²
BLOCK C FROM RA TO RF12	AREA = 8,181.3 m ²

McELHANNAY ASSOCIATE
LAND SURVEYING LTD.
13160 88 AVENUE
SURREY, BC V3W 3K3
TEL: 604-596-0391
FILE: 2112-08196-02



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- NOTES:**
- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
 - AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
 - NOT TO BE USED FOR LEGAL TRANSACTIONS.

McELHANNEY ASSOCIATES
 LAND SURVEYING LTD.
 13160 88 AVENUE
 SURREY, BC V3W 3K3
 TEL: 604-596-0391
 FILE: 2112-08196-01
 DATE: MAY 1, 2012



INTER-OFFICE MEMO

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

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

DATE: **May2, 2012** PROJECT FILE: **7812-0037-00**

RE: **Engineering Requirements
Location: 6018, 6064 138 St. and 13819 60 Ave.**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

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

- Acquire 6.0 metres width on 138 Street.
- Dedicate 1.942 metres width on 60 Avenue
- Dedicate 60A Avenue/138A Street road allowance necessary to create the frontage required for Lots 7, 8, 9 and Lot 10.
- Dedicate 6.00 metre width for the north-south and east-west residential lanes adjacent to the proposed RF-9 and RF-9C Lots.
- Acquisition by the City of 15.0 metres width for the 138A Street alignment.
- Acquisition by the City of 20.00 metres width for 60A Avenue as part of the 138 Street realignment strategy.
- Register 0.50 metre wide SRW on 60 Avenue, 138A Street and 60A Avenue.
- Register SRW on the riparian area, if not dedicated.

Works and Services

- Construct north side of 60 Avenue to the Collector standard.
- Construct east side of 138 Street to the Through Local standard.
- Complete under Development Coordinated Works 138 Street to match existing, including completion of the west side of 138 Street (cash-in-lieu provided under projects 7803-0371-00 and 7807-0020-00).
- Construct the west half of 138A Street to the half road standard, including construction of a retaining wall along the east side of 138A Street with traffic protection barriers due to the height of wall; existing trees along the shared property line with 13847-60 Ave are to be protected.
- Construct 60A Avenue to the Neo-Traditional standard. Consider construction of a 4.5 metre wide one-way counter clockwise island for Lots 7-10. .
- Construct the north-south and east west lanes to residential lane standards.
- Construct 4.0 metre wide walkway within the 8.00 metre wide 138 Street corridor.
- Construct storm, sanitary and water system for the proposed development.

NOTE: Detailed Land Development Engineering Review available on file

- Provide cash contribution of \$55,000.00 per net developable acre for the 138 Street Realignment Strategy.
- Pay Sanitary Area Latecomer Levy relative to project 7809-0135-00.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

IK1



Monday, March 26, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0037 00

SUMMARY

The proposed 31 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	11
Secondary Students:	5

September 2011 Enrolment/School Capacity

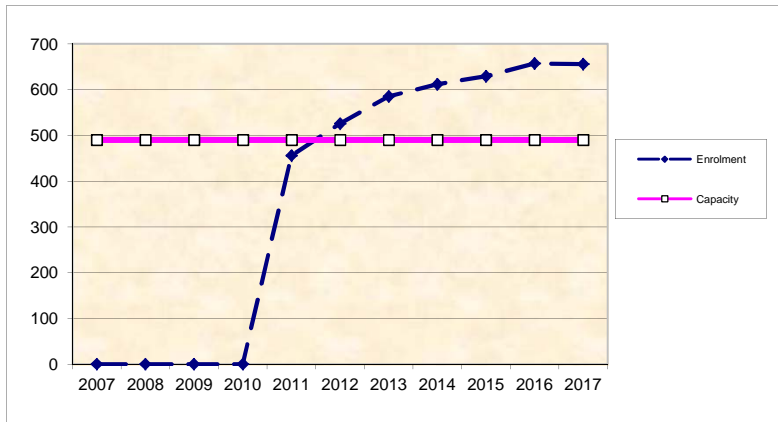
Woodward Hill Elementary	
Enrolment (K/1-7):	66 K + 390
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1226
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12);	1080

School Enrolment Projections and Planning Update:

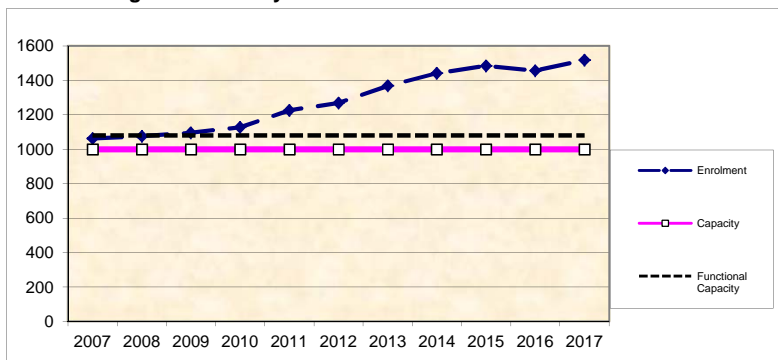
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010, the capacity in the table below does not include one modular classroom which was recently added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. McLeod Road Elementary was seismically upgraded and now accommodates a District K-7 Traditional Program. A new elementary school is approved to be constructed on Site #211 in the South Newton NCP Area, on 146 Street east of Sullivan Heights Secondary. The new school will relieve projected overcrowding at Cambridge Elementary and also draw some students from Woodward Hill Elementary. Also, a Capital plan approval has been received for an addition to Panorama Ridge Secondary. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations). The proposed development will not have an impact on these projections.

Woodward Hill Elementary



Sullivan Heights 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.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7912-0037-00
 Project Location: 6018 and 6064 -138 St., and 13819 – 60 Ave., 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:

The subject site is located in a strong new growth area at the intersection of 60 Avenue, King George Boulevard, and 138 Street. West of the subject site is a recently serviced RM-30 zoned property at which construction has just begun (excavation only). North of the subject site is an RM-15 zoned multifamily site comprised of attached replicated units varying only in colour. Wall area for the main and upper floors is fully exposed (no roof structure between the first and second floor). The units have a common gable roof at a 6:12 slope, and a shake profile asphalt shingle roof surface. Walls are clad in horizontal siding and each pair of dwelling shares a single common gable projection clad in wall shingles. These units do not provide suitable context for a year 2012 RF12 / RF-9 / RF-9C zoned development because the units are not detached and do not have a roof area between the main and upper floors reducing exposed wall mass at the upper floor.

East and south of the site are old urban / old suburban homes built out over a time period spanning from the 1950's to the 1970's. The age distribution from oldest to newest is : 60 years old (13%), 50 years old (50%), 40 years old (38%), Most homes are in the 1000-1500 sq.ft. size range Home size distribution in this area is as follows : under 1000 sq.ft. (13%), 1000-1500 sq.ft. (63%), 2001-2500 sq.ft. (13%), 2501-3000 sq.ft. (13%), Styles found in this area include : "Old Urban" (75%), and "West Coast Traditional" (25%). Home types include : Bungalow (50%), Bungalow with above-ground basement (13%), Split Level (13%), Basement Entry (13%), Cathedral Entry (13%). There are no Two-Storey type homes.

The massing scale found on neighbouring homes ranges from simple small low mass structures (63%), to mid-scale structures (13%), and high scale structures with box-like massing resulting from locating the upper floor directly above or beyond the floor below, thereby exposing the entire upper floor wall mass to street views (25%). The scale range for the front entrance element is : one storey (75%), 1.1/2 storey (25%).

Eighty nine percent of homes have a low slope roof (flat to 5:12). Main roof forms (largest truss spans) include : common hip (13%), common gable (75%), Dutch hip (13%). Feature roof projection types include : none (13%), common hip (13%), common gable (63%), Dutch hip (13%). Roof surfaces include : tar and gravel (25%), interlocking tab type asphalt shingles (63%), and shake profile asphalt shingles (13%).

Main wall cladding materials include : horizontal cedar siding (38%), stucco cladding (50%), full height brick at front (13%). Feature veneers on the front façade include : no feature veneer (13%), brick (13%), stone (25%), horizontal cedar (50%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (46%), Natural (earth tones) (46%), Primary derivative (red, blue, yellow) (8%).

A variety of landscaping standards are evident including : modest old suburban (50%), modest old urban (25%), average old urban (25%), none of which provide suitable modern context. Driveway surfaces include : no driveway (13%), gravel (25%), asphalt (63%).

One hundred percent of homes can be considered 'non-context', and none are recommended for emulation. Rather, a new character area is proposed.

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

- 1) Context Homes: There are no suitable context homes. General context is to be provided from standards commonly found in new (post 2010) RF12, RF9 and RF9C developments in the City.
- 2) Style Character : the existing "Old Urban" and "West Coast Traditional" style homes should not be emulated. The proposed style range is : "Neo-Traditional", "Neo-Heritage", "Traditional", and "Heritage".
- 3) Home Types : There are no existing Two-Storey type homes in the area surrounding the subject site. However, it is expected that all new homes at the subject site will be Two-Storey type.
- 4) Massing Designs : Surrounding new homes do not provide suitable or desirable massing context for a year 2012 RF12, RF-9 and RF-9C site.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height on existing homes. However, in the RF9 and RF9C zones, the new dwellings will be of a scale that is suitable only for one storey high front entrance porches or one storey high front entrance verandas. A 1 ½ storey front entrance would be suitable however for RF12 zone homes on lots 1 -10 inclusive.
- 6) Exterior Wall Cladding : A variety of wall cladding materials have been used in this area and a variety can be recommended, subject to meeting common new standards for RF12, RF9 and RF9C developments.
- 7) Roof surface : Roof surfaces include tar and gravel and asphalt shingles. The recommendation will be to permit only shake profile asphalt shingles of a minimum 30 year quality, accompanied by a raised ridge cap, for internal consistency.
- 8) Roof Slope : Roof pitch 5:12 or lower on most existing homes. The proposal is to set the minimum roof slope to 8:12 with exceptions for some types of roof elements.

Window/Door Details: Rectangular dominant.

Streetscape: The subject site is located in a new growth area in transition to a modern urban area. There are two significant new multifamily sites in the area; and RM30 zone development recently serviced in which excavation has just begun and a recently completed RM15 Multifamily site characterized by attached units replicated in design, and differentiated only in colour. The

multifamily home have a simple common gable roof with an asphalt shingle surface, horizontal siding, and a wood shingles accent. The remaining structures in this area are single family constructed on large RA zoned lots. The homes are either small simple old Bungalows, or are box-like Cathedral Entry type homes with low slope roofs with asphalt shingle or tar and gravel surfaces.

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”, “Neo-Heritage”, “Traditional”, or “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 one storey.

2.2 Proposed Design Solutions:

**Interfacing Treatment
with existing dwellings)**

No existing neighbouring homes provide suitable context for the proposed RF-9, RF-9C, and RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated.

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 8:12.

Roof Materials/Colours: Shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours only. Also, new environmentally sustainable roofing products, providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Grey, brown, 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 RF-12 corner lot homes 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 shall be set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements. One-storey elements on the new RF9 and RF9C corner lot homes shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor shall be set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan, and sod from the street to the front face of the home plus:

RF-12 lots: minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard.

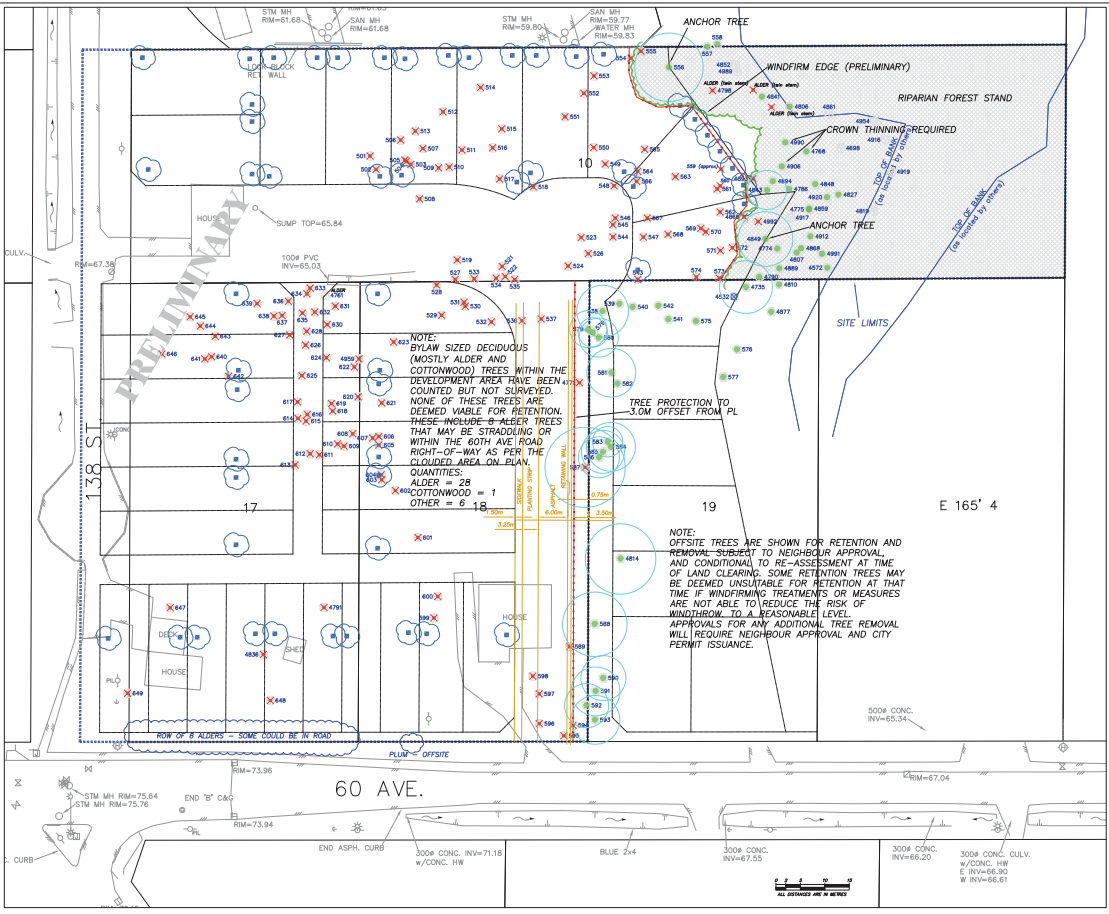
RF-9 and RF-9C lots: minimum 12 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard.

Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete driveways permitted only on RF9 and RF9C lots where the driveway connects a rear garage to a rear lane.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: April 3, 2012

Reviewed and Approved by:  Date: April 3, 2012



1. TREE PROTECTION RESTRICTIONS:
 - a. Activities within and access to the tree protection zones are restricted during the site preparation, construction and landscape installation phases of the project as follows:
 - no storage or transport of soil, spoil, construction materials, waste materials, etc.
 - no washing of concrete, wheelbarrows, paint or other such toxic substances,
 - no passage or operation of vehicles or equipment, and/or
 - no placement of temporary structures or services, etc.
 - b. The trunks or limbs of retained trees may not be used for any purpose such as but not limited to: affix signage, support lights, cables or any other device.
 - c. The trunks, branches, foliage and roots of retained trees, as well as the soil within the tree protection zones, must not be damaged by construction or operation related activities. This includes direct mechanical damage from machinery operation, as well as indirect damage such as soil hydrology changes or burns to the foliage from equipment exhaust, among other potential impacts.
 - d. No pruning, root pruning or any other treatment to retained trees may be undertaken without approval and direction by the project arborist, and by any other person that a qualified arborist who is Certified by the International Society of Arboriculture or similar approval qualifications.
 - e. Tree protection fences must be erected at alignments as shown on the final tree retention drawing, maintained in good condition until the project meets superior condition standards as determined by the municipality, and the related restrictions implemented as per the guidelines herein. The minimum standard for fence types that is required is detailed herein (note that in the case of discrepancy, the municipal standard shall supersede the details herein).
 - f. IMPORTANT! If any tree protection fences are in accordance with or in close proximity to a Restrictive Covenant, a Property Line, and/or an Environmentally Sensitive or Protected Area, the contractor must undertake a survey of the location of these lines such that the tree protection fence can be installed and inspected accurately.
 - g. IMPORTANT! Unauthorized removal of the tree protection fence and/or encroachment into the tree protection zones may constitute an offence under municipal bylaws provisions, and also may be subject to fines, penalties and/or delays in the project. The owner, their contractors or their sub-contractors would be liable for paying such fines and/or any other related costs. These costs may include certain remedial treatments to the trees and/or the soil in the tree protection zones as specified by ACL and/or the municipality.
 - h. Signs stating "TREE PROTECTION AREA - NO ENTRY" should be placed on the tree protection fence at a suitable frequency. If the general contractor or owner has secured a monitoring contract with ACL, we will supply signage with our company name and office telephone number for reference by the contractors, subcontractors and trades if they require access thereto. Advance notice is required to be provided to ACL, including details such as the location, the scope of work, and the reason for the requested encroachment.
 - i. Tree protection fencing must be inspected and approved by the municipality and/or the project arborist prior to any demolition, site preparation or construction work commencing.
 - j. It is recognized that unpredictable construction conflicts may arise that could interfere with the safe retention of the selected trees, however please note that any changes to the tree retention scheme and/or any encroachments into the protection areas, including the removal of trees, shall be subject to the approval of the applicable departments within the municipality. In some cases, certain restrictions may be waived if they are considered to be necessary to the project, and/or conditional to special measures specified by ACL to protect the trees, their soil and the soil from surrounding impacts.
2. ARBORIST SUPERVISION FOR TREE PROTECTION ZONES (TPZ)
 - a. The demolition, separation, re-grading, removal of stumps, and site preparation works in proximity to the TPZ will require coordination with, and on-site direction by the project arborist.
 - b. Final landscape treatments within the removal of trees shall be made to match existing grounds. Placement of growing medium or soil amendments will require project arborist approval and on-site direction.
 - c. Underground services and utility lines shall be located and marked prior to tree removal. However, if it is necessary to make connections through the TPZ, then the impact methods (vacuum assisted hydro or air assisted) or trenchless methods must be implemented conditionally to prior approval from, and on-site direction by the project arborist.
 - d. Any excavation or fill placement activities in proximity or directly adjacent to the TPZ will require arborist review and approval, and/or on-site direction. These works may be subject to special measures, including but not limited to minimizing the excavation needs, using shoring devices, installing retaining walls or similar, implementing a drainage strategy, or other procedures.
 - e. Any removal of trees, including those specified by ACL in reports and/or drawings, will require that a permit or authorization is issued by the Municipality.
 - f. The owner, or their agent, is responsible to make sure that applicable permits are issued and the project is compliant to any conditions of such issuance before proceeding with any site preparation or construction activities.
3. FERTILIZATION
 - a. Any removal of trees, including those specified by ACL in reports and/or drawings, will require that a permit or authorization is issued by the Municipality.
 - b. The owner, or their agent, is responsible to make sure that applicable permits are issued and the project is compliant to any conditions of such issuance before proceeding with any site preparation or construction activities.

1. TREE PLANTING NOTES:
 - a. This drawing represents a conceptual schematic of replacement tree planting requirements. Actual selections of species to plant must conform to the Municipal Ordinance.
 - b. Replacement trees should be planted at least 2.0 m from any property line and at least 3 m from any roads, lanes, catch basins, lawn drains and other infrastructure, and at least 4 m from buildings (6m for trees of large mature size category).
 - c. Replacement trees are to conform to current BCMA/BCMA standards covering specifications for quality, selection, site preparation, handling of plants, planting methods, staking and establishment maintenance.
 - d. On disturbed sites such as new subdivisions, the soil in planting areas (i.e. the front and rear yards of new buildings) is usually heavily compacted and organic components lacking during construction site preparation activities. Such soil is not adequate to provide for tree establishment. Suitable growing medium must be provided to at least 600mm depth within the growing site of each tree (within the canopy area if maturely). These measures may include ensuring positive drainage, reducing compaction by tillage, addition of suitable growing medium incorporating soil amendments into existing soil to meet applicable current BCMA/BCMA Growing Medium types are vital to provide a productive growing environment for the establishment and long life of the planted tree. The growing medium must be installed within the planting area, and the growing medium must be necessary.
 - e. For a tree to be considered only for conservation only, if alternate species are desired by the owner, the species must conform to the municipal standards, and should conform to the size and form of the tree species that is recommended for that location (i.e. small, medium or large at maturity and/or columnar, pyramidal or wide spreading crown).
 - f. Trees must have the wire or talc removed and buried turned down from the top half of the root ball, even if the nursery supplier recommends that it be kept intact for "nursery purposes". The process of removing the wire and burp after establishment can be very damaging. Radically, if the trees are accepted upon delivery, the only reason a warranty from the nursery can be invoked would be if it can be proven that it was delivered with pest or disease issues. Otherwise, the usual reason that a nursery supplied tree declines is related to improper handling, inadequate irrigation, and/or inadequate or improper maintenance during establishment. In these cases, there is no reason for recourse with the nursery, so the warranty is irrelevant.
 - g. The planting site surrounding the base of planted trees should ideally be finished on planting beds with shrubs and/or herbaceous ground cover (i.e. not grass lawn) to complement the trees. If trees are planted within a lawn area, the grass should be excluded from a minimum circle of at least 1.0m radius around each tree trunk. Hand weeding is favoured over string trimmers and mowers due to the potential for trunk and root damage from such mechanical devices. The owner should note that trees correctly planted will not usually require supplemental irrigation after the one year establishment period. Watering of trees and shrubs in the vicinity of trees will actually promote the development of shallow surface oriented roots, making the trees more susceptible to drought stress and cause potential for loss to be damaged by mowers in the long term.
 - h. Watering of the root ball on a frequency adjusted to suit the weather is required for at least one growing season after planting. A root ball probe using normal residential tap water pressure should be used, otherwise a sowing to active the equivalent of 5 cm depth over the entire root ball per watering event is recommended. The intent is to water sufficiently that the root ball is fully moist after watering, but not too wet for extended periods. A frequency of once weekly from April through June and September through October, and twice weekly during July and August should be adequate.
 - i. All stakes and related hardware should be removed within one year of planting.
 - j. Future tree maintenance should include a review of structural pruning requirements within the first five years. The owner should note that the root ball is not to be topped back, but made to proper arboricultural standards. It is recommended that any assessment of, or treatment to replacement trees be undertaken by a qualified ISA Certified arborist who can demonstrate ANSI A300 pruning proficiency.
2. FERTILIZATION
 - a. Any removal of trees, including those specified by ACL in reports and/or drawings, will require that a permit or authorization is issued by the Municipality.
 - b. The owner, or their agent, is responsible to make sure that applicable permits are issued and the project is compliant to any conditions of such issuance before proceeding with any site preparation or construction activities.

PLANT LIST:
Please use BOTANICAL NAME when ordering plant material.

SMALL MATURE SIZE:	CODE	CAL/HT	BOTANICAL NAME	COMMON NAME
APAL	5cm col.		Acer palmatum	Japanese maple
CC	5cm col.		Cornus florida	Flowering dogwood
CC	5cm col.		Cercis canadensis	Eastern redbud
CK	5cm col.		Cornus kousa	Kousa dogwood
CM	3.0m		Corylus maxima var. purpurea	Purple giant filbert
MAG	3.0m		Magnolia spp.	Magnolias
SJ	5cm col.		Syrax japonicus	Japanese snowbell

MEDIUM MATURE SIZE:	CODE	CAL/HT	BOTANICAL NAME	COMMON NAME
ACAM	5cm col.		Acer campestre	Hedge maple
ACAP	5cm col.		Acer copalducum	Coliseum maple
ACRI	5cm col.		Acer griseum	Paperbark maple
AR	5cm col.		Acer rubrum 'Bowhall'	Blackall red maple
AT	5cm col.		Acer tegmentosum	Snowbark maple
CB	5cm col.		Carpinus betulus 'Fastigiata'	Fastigiata hornbeam
CJ	5cm col.		Cercidiphyllum japonicum	Katsuramtree
CNP	3.0m		Chamaecyparis nookatanensis 'Pen'	Weeping yellow cedar
FSD	5cm col.		Fagus sylvatica 'Tovaryi'	Fastigiata beech
IF	5cm col.		Gleditsia triacanthos 'terrestris'	Honey locust var
LL	3.0m		Larix laricina	Tamarack
PL	5cm col.		Picea canadensis	Japanese Stewartia
PD	3.0m		Picea sibirica	Siberian spruce
ZS	5cm col.		Zelkova serrata	Japanese zelkova

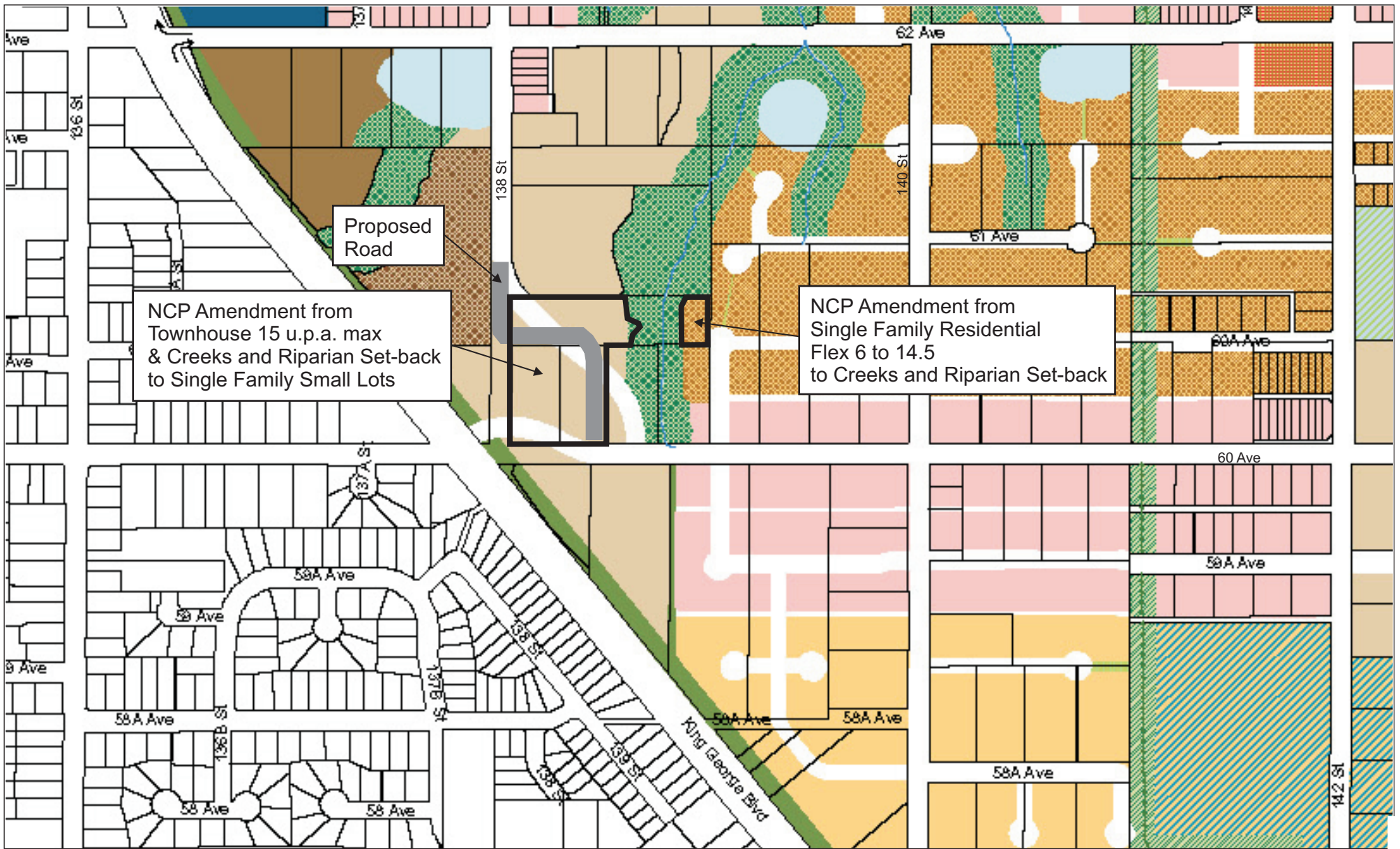
- LEGEND**
- denotes TREE NUMBER. Refer to tree inventory for type.
 - size and condition date.
 - denotes tree to be RETAINED and PROTECTED.
 - denotes tree to be REMOVED conditional to PERMIT ISSUANCE.
 - denotes OFFSITE tree to be REMOVED conditional to OWNER APPROVAL.
 - denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.
- NOTE:**
TREE PROTECTION ZONES ARE PRELIMINARY. IF IT IS EXPECTED THAT ROAD, SIGNING AND HOME CONSTRUCTION WILL OCCUR, ENCROACHMENTS, SOME ENCROACHMENTS MAY IMPACT CANNOT BE MITIGATED SUFFICIENTLY BY DESIGN OF CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY. A TREE RETENTION PLAN WILL BE REQUIRED IF THIS IS THE CASE.
- denotes REPLACEMENT TREE to be planted. Refer to plant list and planting notes for species, size, selection, handling and other details.

Plan Notes:

1. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owner's Engineer (P. Eng) and/or Design Committee.
2. This plan is intended for informational purposes only as it is not intended to be the authority for the location of features or dimensions that are shown on this plan. Please refer to the original survey and layout drawings for the authoritative information.
3. The tree retention/retention areas should be coordinated with all utility drawings such as engineering, site grading plan, any plan, surveying details and other details, as well as architectural and landscape architectural drawings.

ACL
arborcraft consulting ltd.
1348 202 - 3742 CHILWICK STREET
VICTORIA, BC V8M 2Y2
TEL: 250-343-4444 FAX: 250-375-5554
www.arborcraftconsulting.com

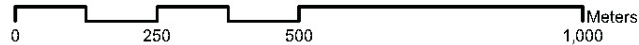
TREE RETENTION AND REPLACEMENT
Client: FIRST CENTURY
Project: NORTH 60 DEVELOPMENT
Address: 6004 6018 138TH AND 13810 60 AVE SUITEY
Rev: B Date: 14 MARCH 2012
Our File: 11325RPP
Muni File: XXX



SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- | | | | | |
|--------------------------|--|-----------------|------------------------------|----------------------|
| Apartments 45 upa max | Single Family Residential Flex 6 to 14.5 | Commercial | Proposed School and Park | Buffers |
| Townhouses 25 upa max | Single Family Residential | Institutional | Parks | Detention Ponds |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 15 upa max | Mixed Com/Res Apartments | Industrial | Recreational | WALKWAY |
| Single Family Small Lots | Mixed Com/Res Townhouse | Schools | Creeks and Riparian Set-back | |
| Row Housing | | Proposed School | | |



Adopted by Council Resolution December 6, 2004. Amended: 03 April 2012

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein



CORPORATE REPORT

NO: **R215**COUNCIL DATE: **November 28, 2011****REGULAR COUNCIL**TO: **Mayor & Council**DATE: **November 22, 2011**FROM: **General Manager, Engineering**FILE: **6520-20(SN)**SUBJECT: **South Newton NCP – 138 Street Realignment North of 60 Avenue - Funding Strategy****RECOMMENDATION**

The Engineering Department recommends that Council:

1. Receive this report as information; and
2. Approve the funding strategy for the realignment of 138 Street north of 60 Avenue in the South Newton NCP as documented in this report.

BACKGROUND

At a Regular meeting on June 14, 1999 Council considered Corporate Report No. C426; 1999 and approved the South Newton Neighbourhood Concept Plan (NCP). The NCP identified the need to realign 138 Street such that its intersection with 60 Avenue was further to the east so to avoid operational and safety concerns in relation to its spacing with the intersection of King George Boulevard and 60 Avenue.

It was recognized that any proposed realignment of 138 Street would affect several properties and that a Class B watercourse would also likely be affected. In this regard the NCP identified the need for “*consolidation and a coordinated approach towards development*” to “*ensure compatibility and feasible development areas*”. The realignment of 138 Street as illustrated in the NCP is illustrated in Appendix I attached to this report.

The ability to establish reasonable access to the neighbourhood north of 60th Avenue and east of King George Boulevard is constrained by topography and a significant watercourse. It is considered necessary to maintain a connection of 138 Street with 60 Avenue since in the absence of such a connection, there would be only one access for the area to the north to 62 Avenue with no street connection to 60 Avenue. The 138 Street road allowance through to 60 Avenue is also necessary for sanitary sewer servicing for the catchment area south of 60 Avenue and west of 140 Street.

The existing intersection of 138 Street with 60 Avenue was closed in 2007 as part of a widening of King George Boulevard in the vicinity of 60 Avenue. Residents expressed concerns over this closure; however, due to operational and safety considerations, it was not possible to keep the connection open at that time. Residents have been assured that the intersection of 138 Street with

60 Avenue would be reinstated by way of realignment of 138 Street in conjunction with development of the surrounding lots.

DISCUSSION

Development application 7903-0371-00 for the lot at 6110 – 138 Street was the first development to proceed in the area and provided a portion of the realignment of 138 Street. Since that time, developers in the area have requested that the City review the original alignment and explore alternate means to phase and finance the new road.

With a view to facilitating development in the area, staff has consulted with the affected land owners and has developed an alternate strategy for facilitating the 138 Street realignment. The strategy involves:

- Revising the originally proposed road realignment as contained in the NCP;
- Defining the benefitting lands;
- Determining the costs of the realignment; and
- Allocating the costs of the property required for the road realignment on a proportionate basis to the benefitting lands.

The road alignment was revised to a more practical and feasible alignment as illustrated on Appendix II to be implemented through the land development process. The revised alignment also accommodates sanitary sewer servicing for lots to the south of 60 Avenue and allows for a walkway within the remaining portion of the 138 Street road allowance.

The benefitting area was defined as the remaining developable lands adjacent to and in close proximity to 138 Street that are designated in the NCP for 15 upa townhouse development. This area is illustrated on Appendix III. The alternate method proposed is that at the time of rezoning each applicant for development of lands within the benefitting area will be required to provide a cash contribution to facilitate the acquisition of the lands necessary to establish the realigned road allowance. The costs of constructing the road works and other engineering services within the road allowance would be borne by the properties abutting the road frontage as is typical for land development projects consistent with the Subdivision and Development Control By-law.

As these lands are in close proximity to King George Boulevard, they will have excellent and direct access in and out of the neighbourhood. In addition, the residential units will be within walking distance of the future B-Line transit service that is to become operational on King George Boulevard in 2012.

Recommended Funding Strategy

The proposed funding strategy to accomplish the 138 Street realignment north of 60 Avenue is as follows:

- Each lot in the benefitting area as illustrated on Appendix III will make a cash contribution of \$55,000 per net developable acre at the time of rezoning toward the costs of the property to establish the realignment of 138 Street;
- The proceeds from the sale of the surplus portions of 138 Street will be allocated to the acquisition of the land necessary for the 138 Street realignment;

- The City will acquire the necessary land for the 138 Street realignment from each of 6018 – 138 Street, 6064 – 138 Street, 13847 – 60 Avenue and 13819 – 60 Avenue; and
- The City will fund the construction of a walkway in the remnant portion of the 138 Street road allowance.

The owners of land within the benefitting area have agreed with this approach to funding the road realignment.

The approach contemplated under the South Newton NCP, which anticipated the consolidation of lots within the benefitting area to achieve the road realignment is not considered to be workable from the perspective of landowners and developers in the area.

SUSTAINABILITY CONSIDERATIONS

The realignment of 138 Street will assist in completing the network of roads identified in the Newton NCP and provide the required connectivity to both 62 and 60 Avenues for the immediate neighbourhood. This will assist in meeting the goals and objectives of the City's Sustainability Charter; more particularly, creating a fully accessible city.

CONCLUSION

This report discusses a strategy to accomplish a necessary realignment of 138 Street north of 60 Avenue in the South Newton NCP. Based on the above discussion, it is recommended that Council approve the funding strategy for the realignment of 138 Street as documented in this report.

Vincent Lalonde, P.Eng.
General Manager, Engineering

VL/DM/JB/PB/brb

Appendix I - Original Realignment for 138 Street
Appendix II - Revised Realignment for 138 Street
Appendix III - 138 Street Realignment Catchment Area

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: September 21, 2011, AW8

Date of Aerial Photography: May 2011



ORIGINAL REALIGNMENT FOR 138 STREET

ENGINEERING
DEPARTMENT

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.

G:\Mapping\GIS\Mapa\ Corporate\Report\Eng-Trans\ AW-Original_Realignment_138ST-AP.mxd

APPENDIX II AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: September 21, 2011, AW8

Date of Aerial Photography: May 2011



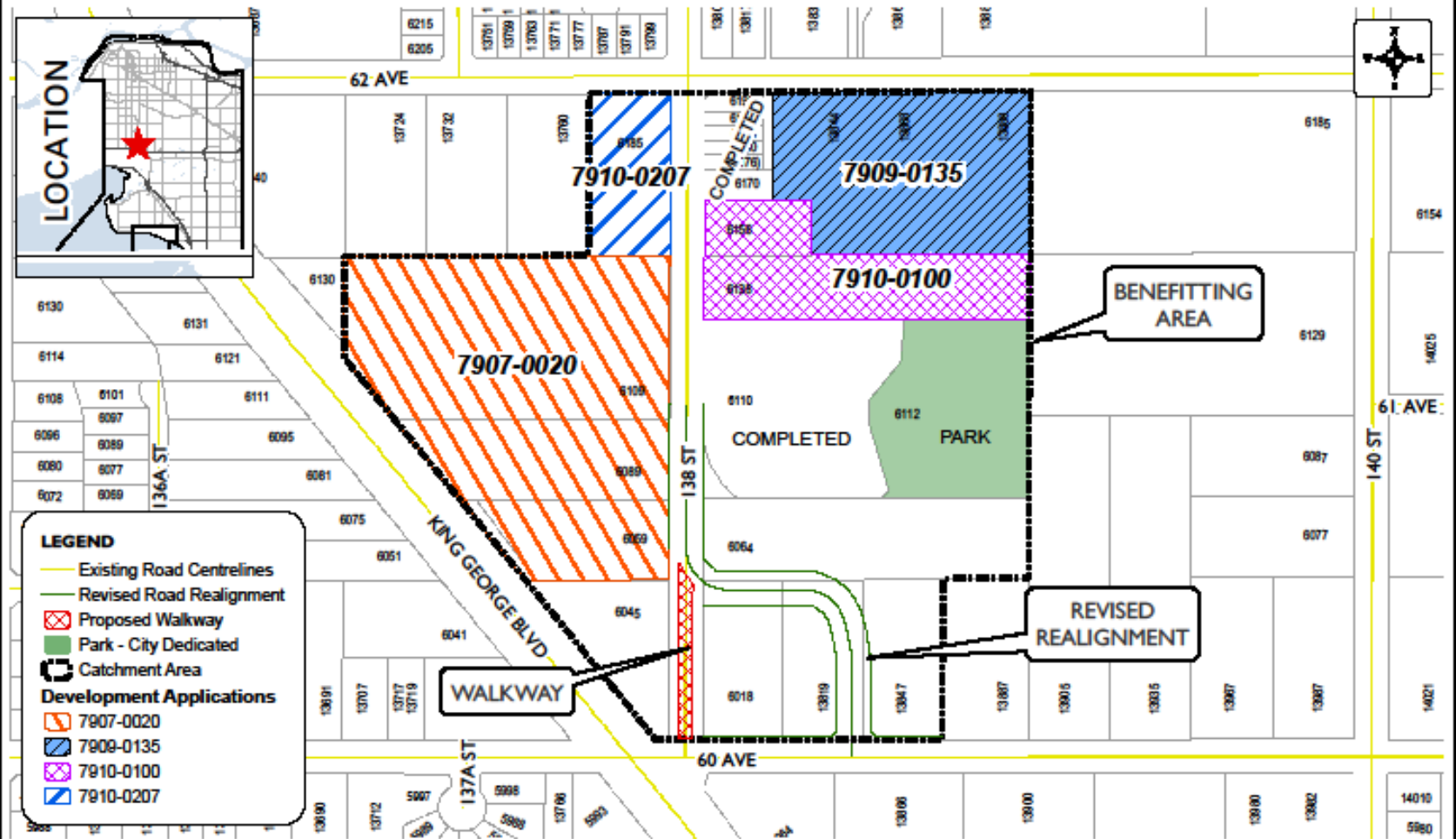
REVISED REALIGNMENT FOR 138 STREET

**ENGINEERING
DEPARTMENT**

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.

GISMapping/GISMaps
CorporateReporting/Eng-Transit
AW-Revise rd Realignment_138ST-AP.mxd

APPENDIX III



- LEGEND**
- Existing Road Centrelines
 - Revised Road Realignment
 - Proposed Walkway
 - Park - City Dedicated
 - Catchment Area
- Development Applications**
- 7907-0020
 - 7909-0135
 - 7910-0100
 - 7910-0207

Produced by GIS Section: September 21, 2011, AW8



138 STREET REALIGNMENT FUNDING BENEFITTING AREA

ENGINEERING
DEPARTMENT

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.

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