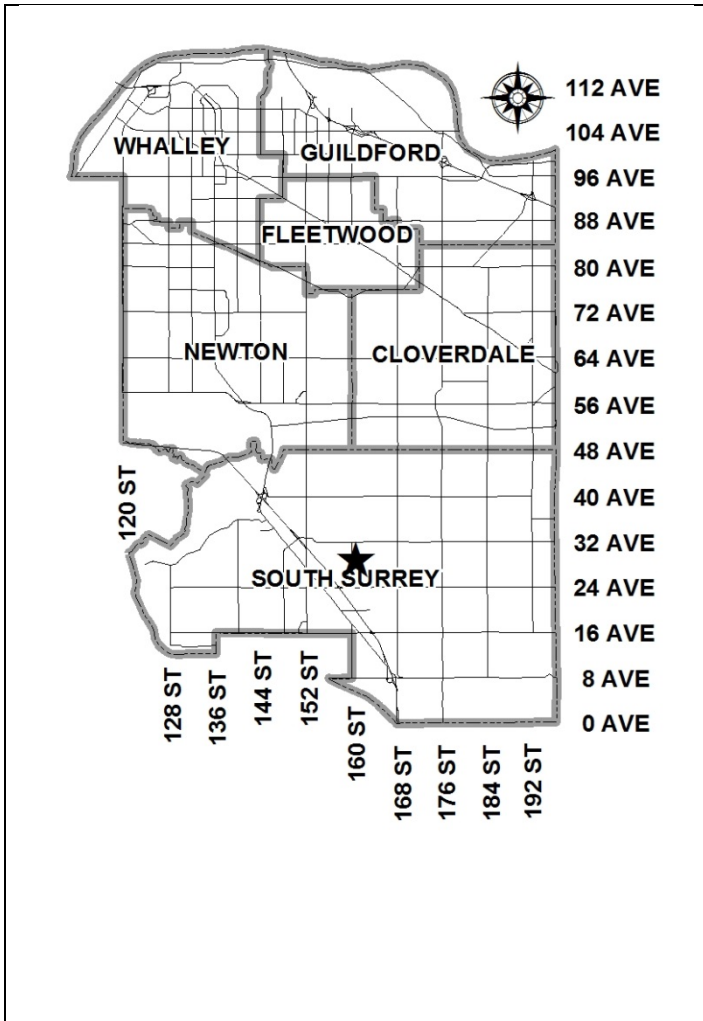


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0208-00

Planning Report Date: November 3, 2014



PROPOSAL:

- **NCP amendment** from "Single Detached (4-6 upa)" to "Single Family Small Lots", from "Proposed Open Space/Linear Open Space" to "Single Family Small Lots" and "Single Detached (4-6 upa)", and from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)".
- **Rezoning** from RA and CD (By-law No. 16728) to RF-9, RF-12 and RF

in order to allow subdivision into 32 single family lots.

LOCATION:

2904 - 160 Street and
 2954 - 161A Street

OWNER:

Kewal Athwal et al.

ZONING:

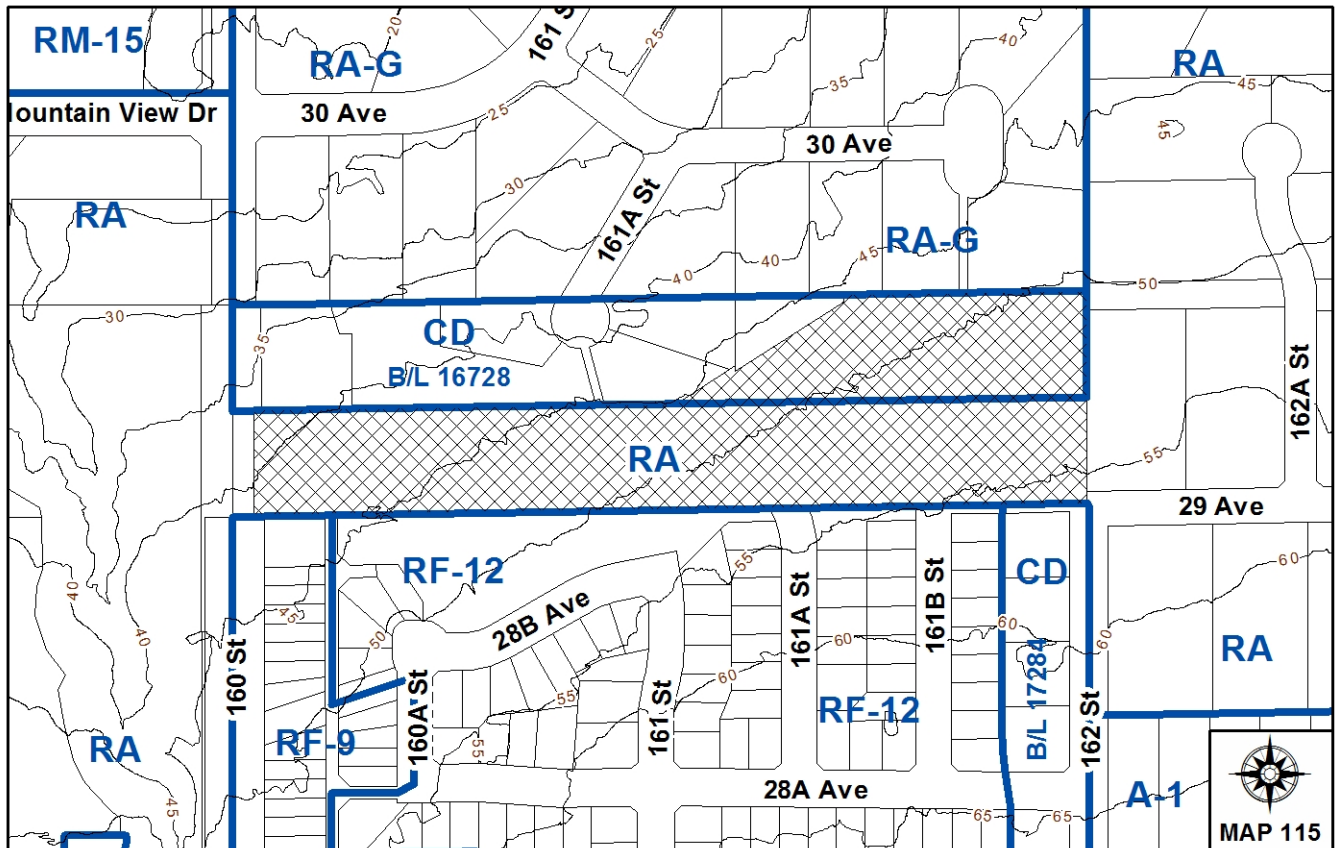
RA and CD (By-law No. 16728)

OCP DESIGNATION:

Urban

NCP DESIGNATION:

"Single Detached (4-6 upa)",
 "Proposed Open Space/Linear
 Open Space", "Environmental Area"
 and "Larger Transition Lots
 (2-3 upa)"



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing NCP amendments as follows:
 - 2904 – 160 Street: from "Single Detached (4-6 upa)" to "Single Family Small Lots", and from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)"; and
 - 2954 – 161A Street: from "Single Detached (4-6 upa)" to "Single Family Small Lots", from "Proposed Open Space/Linear Open Space" to "Single Family Small Lots" and "Single Detached (4-6 upa)", and from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)".

RATIONALE OF RECOMMENDATION

- The proposed NCP amendments are consistent with and complete the subdivision pattern established to the south under development application no. 7910-0020-00.
- The proposed development maintains a strip of transition lots along the RA-zoned lot to the east to provide an appropriate interface with the suburban residential lots to the east. The proposed 15-metre wide greenway on the north side of the site provides buffering for the RA-G-zoned suburban residential lots to the north.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone:
 - (a) Block 1 of the subject site as shown on the attached Zoning Block Plan (Appendix IV) in Development Application No. 7912-0208-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000);
 - (b) Block 2 of the subject site as shown on the attached Zoning Block Plan (Appendix IV) in Development Application No. 7912-0208-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (By-law No. 16728) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000);
 - (c) Block 3 of the subject site as shown on the attached Zoning Block Plan (Appendix IV) in Development Application No. 7912-0208-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (By-law No. 16728) to "Single Family Residential Zone (RF)" (By-law No. 12000);and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) completion of the sale of City-owned property at 2954 – 161A Street;
 - (f) registration of a Section 219 Restrictive Covenant for the purposes of house design (ie. the Building Scheme);
 - (g) submission of a landscape buffer plan and landscape cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 28-30 to ensure installation (prior to issuance of a Building Permit), maintenance and protection of a 10-metre (33 feet) and 6-metre (20 feet) wide landscape buffer and to establish an additional 5.5 metre (18 feet) rear yard setback adjacent to the buffer;

- (i) submission of security for the proposed landscape buffer; and
 - (j) the applicant address the shortfall in tree replacement.
3. Council pass a resolution to amend the North Grandview Heights NCP to redesignate the land when the project is considered for final adoption as follows:
- (a) 2904 – 160 Street: from "Single Detached (4-6 upa)" to "Single Family Small Lots", and from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)"; and
 - (b) 2954 – 161A Street: from "Single Detached (4-6 upa)" to "Single Family Small Lots", and from "Proposed Open Space/Linear Open Space" to "Single Family Small Lots" and "Single Detached (4-6 upa)", and from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)".

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:	<p>Projected number of students from this development:</p> <p>10 Elementary students at Sunnyside Elementary School 3 Secondary students at Semiahmoo Secondary School</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by winter 2015.</p> <p>(Appendix V)</p>
Parks, Recreation & Culture:	Parks supports the sale of a portion of park land at 2954 - 161A Street. Parks accepts the conveyance of the 8,295 sq.m. (2.05 acres) riparian protection and park area. The Grandview Greenway is to be constructed on the subject site, and also extend eastward to 162A Street.
Department of Fisheries and Oceans (DFO):	An 8,295 sq.m. (2.05 acres) area is to be conveyed to the City, the large majority of which is for riparian area protection. A P-15 agreement is required for habitat restoration in the riparian area.

SITE CHARACTERISTICSExisting Land Use: Vacant.Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential, a portion of which is under application (File No. 7912-0229-00) for single-family small lots.	"Suburban" and "Urban" / "Proposed One Acre Gross Residential Density RA-G", "Larger Transition Lots (2-3 upa)" and "Single Detached (4-6 upa)"	RA-G and CD By-law No. 16728
East:	Single family residential.	Suburban/ Proposed One Acre Residential (RA)	RA
South:	Single family residential.	Urban/ "Single Detached (7 upa)" and "Larger Transition Lots (2-3 upa)"	RF-9, RF-12 and CD By-law No. 17284
West (Across 160 Street):	City park land.	Urban / Environmental Area	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site consists of two parcels located at 2904 - 160 Street and 2954 - 161A Street zoned "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD)" (By-law No. 16728), respectively.
- The parcel at 2904 - 160 Street has been designated "Urban" in the recently adopted OCP to reflect the approved land use and density in the North Grandview Heights NCP.
- The applicant is proposing to amend the North Grandview Heights NCP designations as follows:
 - 2904 - 160 Street: from "Single Detached (4-6 upa)" to "Single Family Small Lots", and from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)"; and
 - 2954 - 161A Street: from "Single Detached (4-6 upa)" to "Single Family Small Lots", and from "Proposed Open Space/Linear Open Space" to "Single Family Small Lots" and "Single Detached (4-6 upa)", and from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)".

- There is sufficient open space in this area of the North Grandview Heights to support the proposed NCP amendment and sale of a portion of the City-owned parcel at 2954 - 161A Street. A 15-metre (49 feet) wide green space buffer will be retained on the north side of the parcel. In addition, the applicant is conveying 8,295 sq.m. (2.05 acres) of riparian and park space to the City as part of the development proposal.
- The proposed NCP amendments are consistent with the pattern that was established by the recently approved 120-lot subdivision to the south (File No. 7910-0020-00).
- The proposed development maintains a row of transition lots along the RA-zoned lot to the east to provide an appropriate interface with the suburban residential lots to the east. The proposed 15-metre wide greenway on the north side of the site provides buffering for the RA-G-zoned suburban residential lots to the north.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site has a total area of 2.91 hectares (7.18 acres).
- The subject site is bordered to the south by a recently completed small lot subdivision (File No. 7910-0020-00). During this subdivision to the south, two parcels at 2890 - 160 Street and 2896 - 161A Street were created with remainder areas that had future subdivision potential. Now that the subject site is being redeveloped, these two parcels are part of the subject application for subdivision purposes. Both of these parcels were rezoned to RF-9 and RF-12 previously under File No. 7910-0020-00.
- To the west, across 160 Street, the subject site is bordered by a City-owned park area. To the north the subject site is bordered by larger RA-G and CD-zoned parcels and also an application at Third Reading (File No. 7912-0229-00) which is proposing 3 RF-9 lots and 1 RF lot along 160 Street. The subject site and the lands under File No. 7912-0229-00 are proposed to share lane access to 160 Street (Appendix II).
- To the east the subject site is bordered by a larger RA-zoned parcel. The applicant is proposing larger RF lots to interface with the neighbouring RA-zoned parcel, and is also proposing a landscape buffer area along the shared property line, as discussed below (Appendix II).

Proposal

- The applicant is proposing to develop:
 - 8 RF-9 lots, ranging in size from 261 sq.m. (2,810 sq.ft.) to 321 sq.m. (3,440 sq.ft.);
 - 21 RF-12 lots, ranging in size from 330 sq.m. (3,550 sq.ft.) to 465 sq.m. (5,000 sq.ft.); and
 - 3 RF lots, ranging in size from 909 sq.m. (9,780 sq.ft.) to 1,120 sq.m. (12,060 sq.ft.);

for a total of 32 single family lots.

- The proposed RF-9 lots continue the RF-9 lot pattern along 160 Street to the south and the north. The RF-12 lots complete the pattern of the RF-12 subdivision to the south. The 3 RF lots are over-sized, and act as transition lots along the interface with the RA-zoned area to the east.
- The applicant is proposing to dedicate 8,295 sq.m. (2.05 acres) of riparian and park space to satisfy riparian setback requirements and the 5% park land requirement.
- The North Grandview gravity sewer interceptor traverses the site. A multi-use pathway (the Grandview Greenway) will be constructed over the sewer line, and will be extended eastward to 162A Street as part of this development application (Appendix IX). Various walkways north of the subject site that currently dead end at the subject property will be connected to the Grandview Greenway.

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 (Appendix VI).
- The applicant is proposing in-ground basements and a lot grading plan has been submitted and reviewed by staff. The lot grading plan is acceptable.

Landscape Buffer

- The applicant is proposing a landscape buffer along the easterly property line to enhance the interface with the larger RA-zoned lot to the east. The landscape buffer is proposed to be 10 metres (33 feet) wide on Lots 28 and 29 and 6 metres (20 feet) wide on Lot 30. After consultation with the neighbour to the east it was determined that tree planting in the buffer area would suffice as a visual buffer between the subject site and the neighbouring RA-zoned property.
- On Lots 28 and 29, in addition to the buffer, the applicant will be required to have a 5.5 metre (18 feet) rear yard setback from the buffer area, providing further separation from the neighbour to the east.
- Lot 30 has a different geometry and interfaces with the neighbour to the east in a side yard condition. The 6 metre (20 feet) wide buffer was felt to be sufficient on this lot, and also allows for a sufficient building envelope given the proposed lot's geometry.
- A Restrictive Covenant will be registered to ensure that the landscape buffer is installed prior to the issuance of any building permits on proposed Lots 28-30. In addition, landscape security is required to be submitted prior to final approval of the proposed rezoning.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	167	167	0
Cottonwood	11	11	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Black Walnut	2	2	0
Cherry/Plum	2	2	0
Holly	1	1	0
Coniferous Trees			
Cypress	1	1	0
Deodar Cedar	1	1	0
Maple (Bigleaf)	30	30	0
Paper Birch	1	1	0
Pine (Shore Pine)	1	1	0
Western Red Cedar	23	20	3
Total (excluding Alder and Cottonwood Trees)	64	61	3
Additional Trees in the proposed Open Space / Riparian Area	86	0	86
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		75	
Total Retained and Replacement Trees		164	
Contribution to the Green City Fund		\$67,500 (225 trees)	

- The Arborist Assessment states that there are a total of 64 protected trees on the non-riparian/open space portion of the site, excluding Alder and Cottonwood trees. One hundred seventy-eight (178) existing trees, approximately 74% of the total trees on the non-riparian/open space portion of the site, are Alder and Cottonwood trees. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- There is a substantial 8,295 sq.m. (2.05 acres) of riparian and open space on the site that contains approximately 86 trees. The approximately 86 trees within this area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 300 replacement trees on the site. Since only 75 replacement trees can be accommodated on the site, the deficit of 225 replacement trees will require a cash-in-lieu payment of \$67,500, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 10, 2012. The table below summarizes the applicable development features of the proposal based on the 7 criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located in the North Grandview Heights NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • 50% of the lots are less than 370 sq.m. (4,000 sq.ft.) in area and 50% are greater than 370 sq.m. (4,000 sq.ft.) in area. • Each proposed lot has a backyard, which could be used for a garden.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • 29% of the site is proposed to become City-owned riparian/park land.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The Grandview Greenway is proposed to run through the site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • n/a
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The typical notifications to area residents occurred (ie. development signage and pre-notification letters). The applicant also held a public information meeting.

PRE-NOTIFICATION

Pre-notification letters were sent on March 18, 2013 and staff received phone calls from 9 people, emails from 3 people, and a petition against the proposal signed by 36 people (representing 15 properties). Four (4) of the callers had no specific concerns.

- One caller indicated a preference for the property at 2954 – 161A Street to remain as City park land and 3 callers indicated a desire for the trees to be retained in the gravity sewer interceptor right-of-way and on City-owned parcel at 2964 – 169A Street. A petition was also submitted indicating opposition to the proposed loss of trees on the City-owned property at 2954 – 161A Street.

(Some of the trees on the parcel at 2964 – 161A Street will be retained, but it is unlikely that many trees will be able to be retained when the sewer is constructed in the gravity sewer interceptor right-of-way. The Grandview Greenway corridor is 15 metres (49 feet) wide and provides a buffer for the properties to the north. Engineering has agreed to the planting of trees on the north side of the greenway, to provide a visual buffer between the subject site and the properties to the north (Appendix IX).)

- One caller expressed concern about the proposed unit density. The caller also was concerned about the potential for run-off to enter their property.

(The applicant is applying for an increase in density above what the NCP designates this site for. The planning rationale is discussed above in this report. The site will be graded such that there is no drainage impact on neighbouring properties.)

- The neighbour to the immediate east of the subject site contacted staff a number of times and also met with staff. The neighbour expressed concern about the number of lots originally proposed along his property line and also concerns about loss of privacy.

(The applicant reduced the number of lots adjacent to the neighbour to the east and also increased the size of the lots adjacent to the neighbour, giving these lots more of a suburban character. Both parties agreed on a landscape buffer along their shared property line, as described above.)

- A neighbouring property owner not adjacent to the City-owned parcel at 2964 -161A Street indicated concern about the proposed sale of the City-owned parcel to the applicant for inclusion in the proposed subdivision.

(The City marketed the parcel at 2964 -161A Street and invited offers from the public for its purchase. The proposed land sale was advertised in the local papers. The applicant was the successful bidder for the City-owned parcel. The completion of the sale of the City-owned parcel to the applicant is a condition of rezoning.)

In response to the concerns raised through the pre-notification process, the applicant held a public information meeting on April 24, 2013. Eleven (11) individuals attended and 5 comment sheets were filled out. None of the comment sheets indicated support for the proposal. Concerns mentioned included:

- Density is too high.

(The applicant is applying for an increase in density above what the NCP designates this site for, as discussed above.)

- Need more green space.

(The applicant is conveying 8,295 sq.m. (2.05 acres) of riparian and park space to the City. In addition, there will be a 15-metre (49 feet) buffer along the northern property line (the Grandview Greenway) (Appendix IX), and also a 10-metre (33 feet) and 6-metre (20 feet) buffer along the eastern property line.)

- Lots that are adjacent to the RA-zoned lot should be larger.

(The applicant has reduced the number of lots from what was originally proposed adjacent to the RA-zoned lot, and has increased the size of these lots from 700 sq.m. (7,530 sq.ft.) to 900 sq.m. (9,690 sq.ft.).

- More trees should be retained.

(The applicant is retaining approximately 86 trees in the proposed riparian and open space area as well as 3 trees in the development area. It will be very difficult to retain any trees in the gravity sewer interceptor right-of-way area.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout, Landscape Plan, Area Context Map
Appendix III.	Engineering Summary
Appendix IV.	Zoning Block Plan
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	NCP Redesignation Map
Appendix IX.	Cross-section of North Grandview Multi-use Pathway

Original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/da

\\file-server1\net-data\csdc\generate\areaproduct\save\24665030062.doc
DRV 10/30/14 10:14 AM

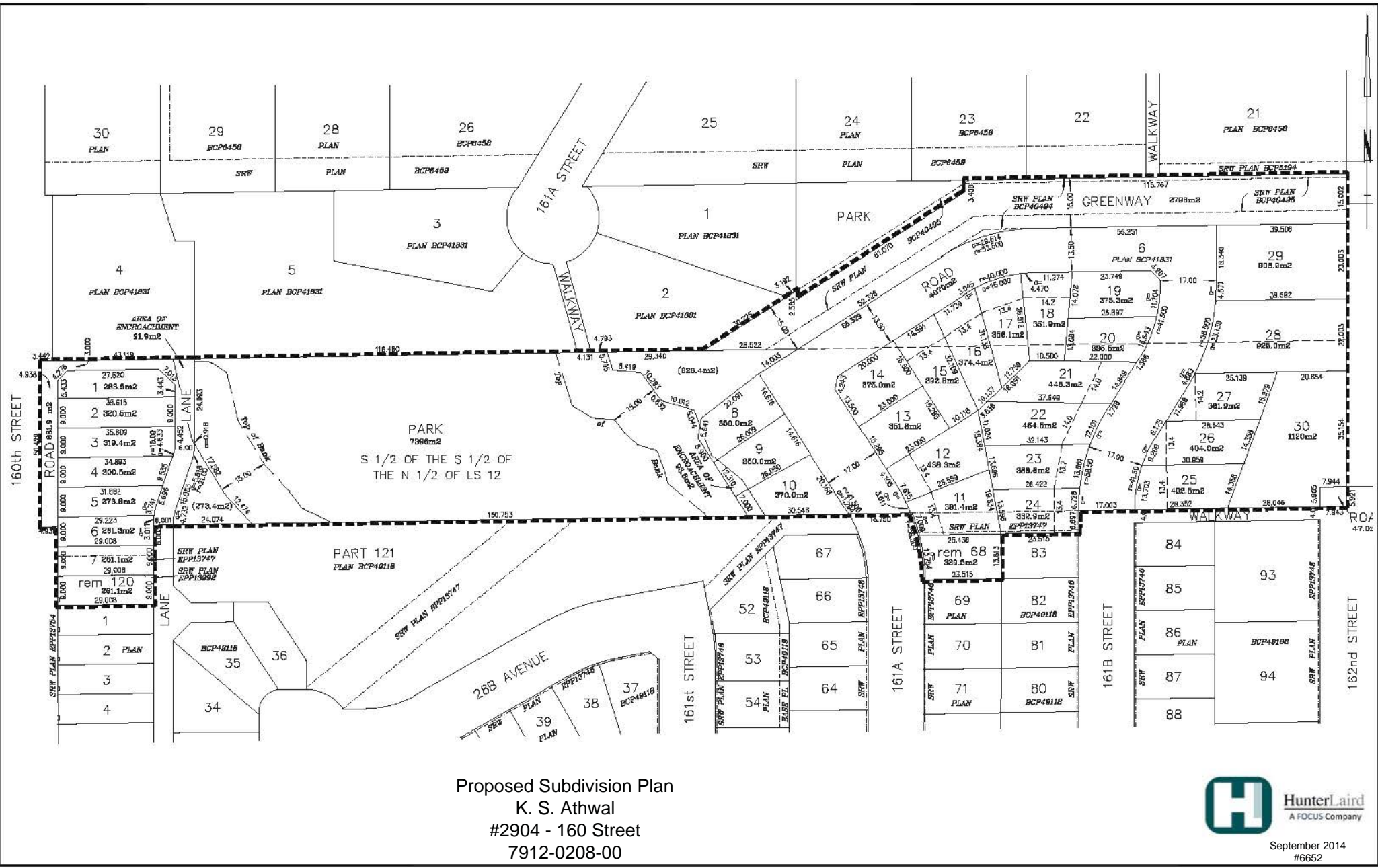
SUBDIVISION DATA SHEET

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

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	7.18 ac
Hectares	2.91 ha
NUMBER OF LOTS	
Existing	4
Proposed	32
SIZE OF LOTS	
Range of lot widths (metres)	RF-9 lots: 9m RF-12 lots: 13.4m to 20.2m RF lots: 22m to 23m
Range of lot areas (square metres)	RF-9 lots: 261 sq.m. to 321 sq.m. RF-12 lots: 330 sq.m. to 465 sq.m. RF lots: 909 sq.m. to 1,120 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.0 uph / 4.5 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND/RIPARIAN AREA	
Area (square metres)	8,295 sq.m.
% of Gross Site	29%
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO

7912-0208-00 Area Location Map





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

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

DATE: **October 29, 2014** PROJECT FILE: **7812-0208-00**

RE: **Engineering Requirements
Location: 2904 - 160 Street**

OCP AMENDMENT/NCP AMENDMENT

There are no Engineering Department concerns relative to the OCP Amendment/NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 metres on 160 Street, along the frontage of 2904 160 Avenue for the ultimate 30.00 metre wide Arterial road standard.
- Dedicate as road (without compensation), gazetted road for the east 10.058 metres of 160th Street.
- Dedicate for 161A Street and 161B Street the ultimate 17.00 metre wide Limited Local road standard.
- Dedicate 13.50 metre width along 29A Avenue a for a modified Local road standard.
- Dedicate the remaining road allowance at the intersection of 29 Avenue/162 Street .
- Dedicate a 6.00 metre width for the north-south residential lane.
- Dedicate a 3.00 metre width of the ultimate 6 m for the residential lane east of 160 Street.
- Dedicate all corners cuts as required.
- Secure a 3.00 metre wide offsite Statutory Right of Way (SRW) for the north half of the lane east of 160 Street or coordinate the lane construction with Project 7812 0229-00 to achieve the ultimate 6.00 metre width. Alternatively provide an onsite 3.00 metre wide SRW on proposed Lot 1 to construct an interim lane to 160 Street.
- Provide a 0.50 metre SRW on 161A Street, 161B Street, 29A Avenue, 162 Street and 160 Street.
- Register a 10.00 metre wide SRW through the proposed parkland for the North Grandview Heights Sanitary Interceptor.
- Provide an additional 1.2 metre wide SRW along the south property line on Lots 27 and 32 for the existing sanitary sewer located within the engineering walkway.
- Discharge the existing 6.00 metre wide SRW of the temporary lane outlet to 160 Street.

NOTE: Detailed Land Development Engineering Review available on file

Works and Services

- Remove the existing sidewalk located in the north west quadrant of the intersection of 162 Street/29 Avenue and construct a 1.50 metre wide sidewalk at approximately 2.00 metres from the curb
- Construct 161A Street and 161B Street to the North Grandview Heights, low density standard an 8.00 metre pavement width and sidewalk on both sides.
- Construct 29A Avenue to a modified Local road standard with 8.50 metres pavement width and sidewalk on the south side.
- Construct the 4.00 metre wide Grandview Greenway in the Parks' Greenway. The Applicant is required to fund the equivalent of a 1.50 metre wide concrete sidewalk with eligibility for reimbursement of the remaining 2.50 metres through Parks Development Coordinated Works.
- Construct along the rear of lots 9, 10 and 11 a 4.00 metre wide Multi-Use Pathway.
- Construct 4.00 metre wide path connection to the existing walkway at 161A Street Cul-de-sac and 30 Avenue.
- Construct the north-south and east-west residential lanes. Dependent on the outcome of the offsite ROW acquisition to accommodate the laneway east of 160 Street the applicant will be required to provide cash-in-lieu for future removal of the interim lane east of 160 Street.
- Confirm that the downstream drainage system is adequate for the proposed development.
- Construct a drainage system to service the proposed development. The drainage system is to be designed to maintain base flows to the riparian area.
- Provide sustainable drainage features according to the NCP.
- Physically remove all temporary sewers constructed by project 7810-0020-00.
- Extend 200mm water mains on 161 A Street and 161B Street and loop the two (2) mains.
- Extend the NGH Sanitary Interceptor to the most eastern property line of the development. The applicant will be reimbursed for the cost of upsizing the interceptor from 200mm to 900mm (or as required).
- Extend sanitary sewer mains on all of the proposed roads and provide each lot with a gravity service connection, complete with inspection chamber.
- Subject to available funding, construct at the City's expense, the NGH Sanitary Interceptor including the Grandview Greenway from the east boundary of this site to 164 Street..
- Pay the appropriate sanitary sewer latecomer charge relative to Sanitary Latecomers Agreement 5810-0020-00-1.
- Make a 100% cash payment for the Water, Sanitary and Drainage DCCs relative to Water DCC Frontender Agreement 8111-0269-00-1, Sanitary DCC Frontender Agreement 8205-0250-00-1 and Drainage DCC Frontender Agreement 8305-0126-00-1.

A Servicing Agreement is required prior to Rezone/Subdivision.

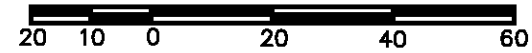


Rémi Dubé, P.Eng.
Development Services Manager

IK1

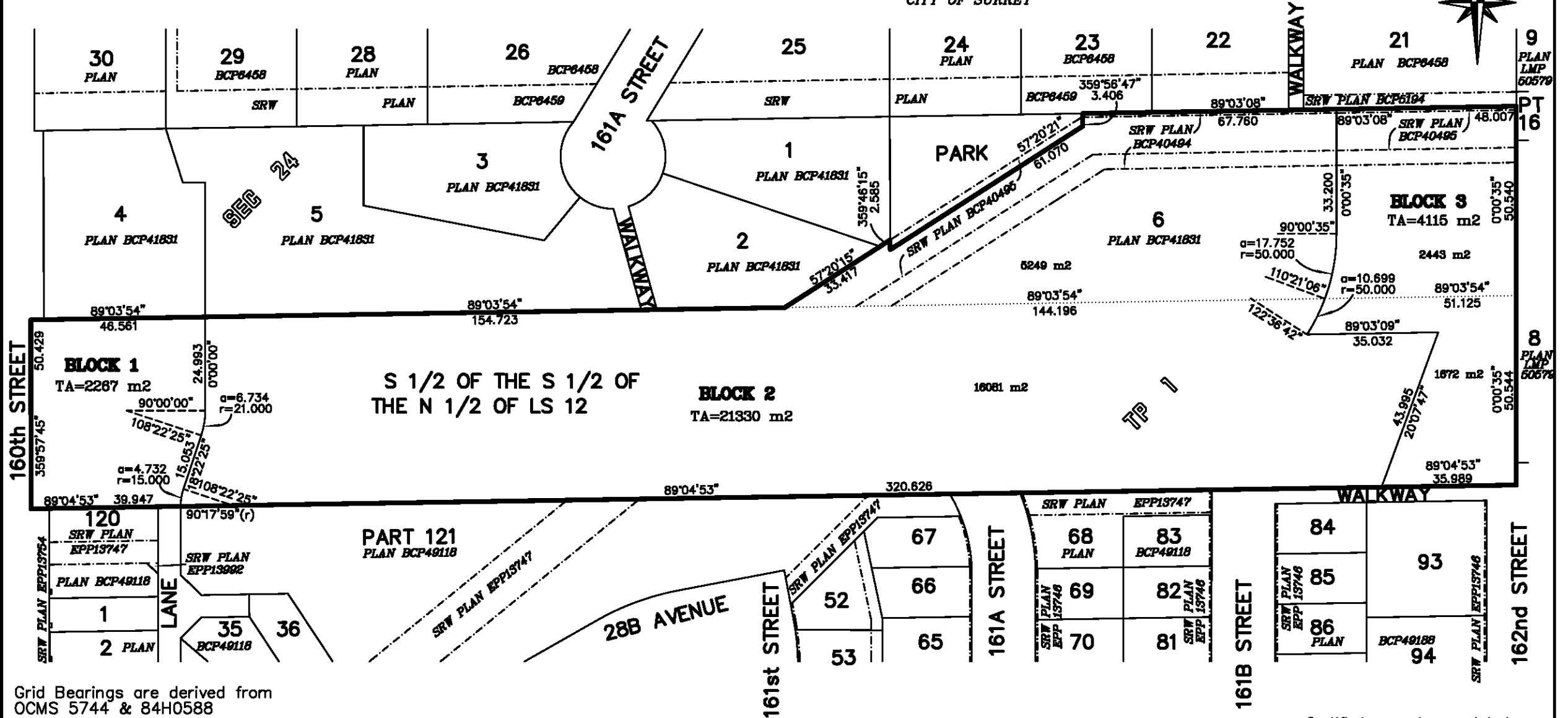
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW _____ OF LOT 6 PLAN BCP41831 AND THE SOUTH HALF OF THE SOUTH HALF OF THE NORTH HALF LEGAL SUBDIVISION 12 ALL OF SECTION 24 TOWNSHIP 1 N.W.D.

SCALE 1:1250



ALL DISTANCES ARE IN METRES

CITY OF SURREY



Grid Bearings are derived from OCMS 5744 & 84H0588

Onderwater Land Surveying
 B.C. Land Surveyors
 #104-5830 176A Street
 Cloverdale B.C.
 FILE: JS1317_RZ

*This Plan Lies Within The
 Greater Vancouver Regional District*

© Certified correct, completed on the 5th day of September, 2013

B.C.L.S.



August-28-14

Planning

THE IMPACT ON SCHOOLS

APPLICATION #:

12 0208 00

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 opened in September 2013 at 160 St. on 28 Ave in north west Grandview Area (Site #202). Boundary changes have been made to provide enrolment moves to Sunnyside Elementary and the new school opened in September, 2013. The old site of Sunnyside Elementary on 28th Ave at 152nd Ave has been closed. Both the regular program and Montessori district program enrolment currently at the old school have moved to the new Sunnyside Elementary School location. The new elementary school includes a neighbourhood learning centre for community use. The School District has recently acquired a new secondary school site in the North Grandview Area, and has included a new secondary school as a high priority in the five year capital plan. The new secondary school is subject to capital project approval by the Ministry and is needed to relieve overcrowding at Earl Marriott Secondary and Semiahmoo Secondary. Currently Sunnyside feeds Semiahmoo Secondary but the revised catchment in North Grandview Area will feed the new secondary school after it opens (estimated within five years). The proposed development will not have an impact on these projections.

SUMMARY

The proposed 30 single family lots are estimated to have the following impact on the following schools:

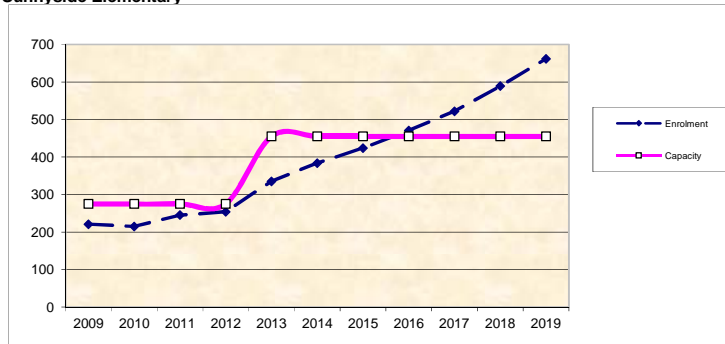
Projected # of students for this development:

Elementary Students:	10
Secondary Students:	3

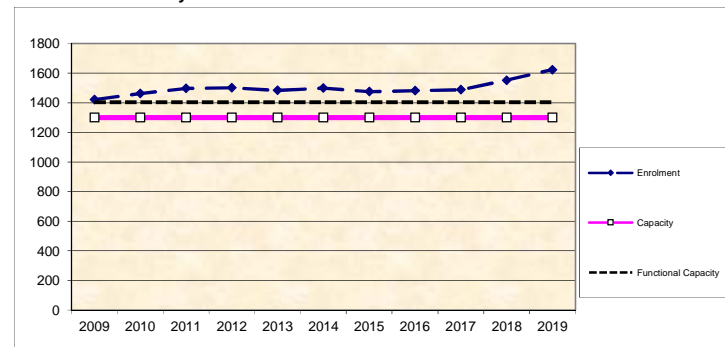
September 2013 Enrolment/School Capacity

Sunnyside Elementary	
Enrolment (K/1-7):	55 K + 280
Capacity (K/1-7):	80 K + 375
Semiahmoo Secondary	
Enrolment (8-12):	1484
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

Sunnyside Elementary



Semiahmoo 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: 7912-0208-00
Project Location: 2904 - 160 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is located within a strong new growth area in the north Morgan Heights area of Surrey. Development in this area was driven substantially by the area-defining 360 lot single family residential development bounded by 25A Avenue to the South, 28 Avenue to the north, 160 Street to the west, and 164 Street to the east, identified as Surrey project 7905-0126-00. Concurrent with substantial completion of the 360 lot site, a new 122 lot RF9, RF12, and CD zone development was created bordered by 28 Avenue to the south, 2900 block to the north, 160 Street to the west, and 162 Street to the east. This 122 lot project identified as Surrey Project 7910-0020-00 is located adjacent to the south side of the subject site, and will share a common road system with the subject site. There is little opportunity to introduce a "new character area" due to the strong influence of the adjacent 122 lot development, at which construction is now underway.

Home construction at the 122 lot site is regulated by a highly prescriptive building scheme (based on the original 360 lot site), and so "regulations context" for the subject site should substantially be derived from building scheme regulations for the 122 lot site (Surrey project 7910-0020-00).

The as-built environment of the adjacent 122 lot site should also be considered. Of all lots surveyed in the area surrounding the subject site, 55 percent are serviced, vacant lots. There are a few new RF-9 homes under construction at the west side of the site (fronting 160 Street), and there are a few older homes remaining in the immediate area. The age distribution of existing neighbouring homes from oldest to newest is: pre-1950's (20%), and "under construction", (80%).

The under-construction RF-9 zone homes fronting 160 Street in the adjacent site to the south are all 1700 sq.ft. "Neo-Heritage" / "Neo-Traditional" style Two-Storey type homes with mid-scale massing designs and single storey high front entrances. The homes have a main common hip roof at an 8:12 slope, and 12:12 (and steeper) street facing common gable projections. Roofs are surfaced with shake profile asphalt shingles in a charcoal colour, with a raised ridge cap. Walls are clad in horizontal Hardiplank siding and each home has both a stone feature veneer and wood or Hardi-shingles in the gable ends. The colour range is neutral and natural only. The homes are under construction and so landscaping is not yet complete.

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

- 1) **Context Homes:** Eighty percent of existing neighbouring homes (and all of the new homes) provide suitable architectural context for use at the subject site. Context homes include: 2878 - 160 Street, 2882 - 160 Street, 2886 - 160 Street, and 2890 - 160 Street. The character of this area has been clearly defined by the new and aesthetically desirable housing stock. There are no opportunities to introduce a new character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the existing homes under construction at the adjacent site to the south, Surrey project 7910-0020-00.
- 2) **Style Character :** Styles on the context site to the south so far include "Neo-Traditional" and "Neo-Heritage". "Classical Modern", and "Traditional" are also permitted at the site to the south. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All new homes in this area are Two-Storey type, and it is expected that all new homes at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) is no longer regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RH(G), RF, RF-12, and RF9 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos should be proportional to the scale of the structure. On RF-9 zoned homes, the entrance height should be limited to one storey, or 10 feet. Homes in the other three zones should have front entrances ranging from one to 1 ½ storeys in height to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value. None of the context homes are clad in vinyl, and the building scheme for the adjacent site to the south does not permit the use of vinyl siding. Vinyl therefore, is not recommended.
- 7) **Roof surface :** This is a new growth area in which all new homes have a shake profile asphalt shingle roof. The asphalt roof characteristic is readily identifiable now, and a single home with a roof surface other than asphalt shingles would stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles with a raised ridge cap are recommended.
- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: The adjacent site to the south has been cleared and serviced, and there are numerous vacant building lots at which construction will begin imminently. At the west side (160 Street) of the site to the south are 13 new and under-construction, 1700 sq.ft. "Neo-Traditional" / "Neo-Heritage" style Two-Storey type homes constructed to a high modern standard. The

homes have a main common hip roof at an 8:12 slope, and 12:12 (and steeper) street facing common gable projections. Roofs are surfaced with shake profile asphalt shingles in a charcoal colour, with a raised ridge cap. Walls are clad in horizontal Hardiplank siding and each home has both a stone feature veneer and wood or Hardi-shingles in the gable ends. The colour range is neutral and natural only. The homes are under construction and so landscaping is not yet complete.

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: "Classical Modern", "Neo-Traditional", "Traditional", or "Neo-Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- the new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey, including the 360 lot area-defining development to the south identified as Surrey project 7905-0126-00, and in the 122 lot development to the south identified as Surrey project 7910-0020-00.
- a new single family dwelling *constructed* on any *lot* meets common or better post year 2010s design standards (as interpreted by the consultant), which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.
- The garage element shall appear understated in relation to other elements.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship between neighbouring RF-9 zone "context homes" on 160 Street, and proposed new RF-9 homes on lots 1-6 at the subject site. Homes on lots 7-30 will be consistent in theme, representation, and character with homes implied by building scheme regulations at the adjacent 122 lot site to the south identified as 7910-0020-00. Homes will therefore be in a compatible style range, including "Traditional", "Neo-Traditional", "Classical-Modern", and "Neo-Heritage" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

- Exterior Materials/Colours:** Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.
- “Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue 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 10:12 on street facing gables. Otherwise, minimum 8:12 with standard exceptions.
- Roof Materials/Colours:** Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 40 year warranty, and be in grey or black colours only
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** Lots 1-6: min. 12 shrubs of which not less than four shall be of a min. 0.6 metres [24 inch] planting height. Lots 7-29: provide a min. 18 shrubs of which not less than 6 shrubs shall be of a min. 0.6 metres [24 inch] height. Lot 30: provide min. 50 shrubs of which not less than 20 are min. 0.6 metres height. Corner lots: additional 10 shrubs of a min. 3 gallon pot size, which shall be planted in the flanking street sideyard. Low transparent wood fencing and additional shrubs on the five lots adjacent to the public park or walkway. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only on lots 1 - 6, where the driveway directly connects the lane.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 5, 2013

Reviewed and Approved by:



Date: March 5, 2013

Table 2. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	2890 - 160 Street
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	242
Protected Trees to be Removed	239
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 178 X one (1) = 178	300
- All other Trees Requiring 2 to 1 Replacement Ratio 61 X two (2) = 122	
Replacement Trees Proposed	75
Replacement Trees in Deficit	225
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	86
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	4
- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	
Replacement Trees Proposed	-
Replacement Trees in Deficit	4

Summary prepared and
submitted by:

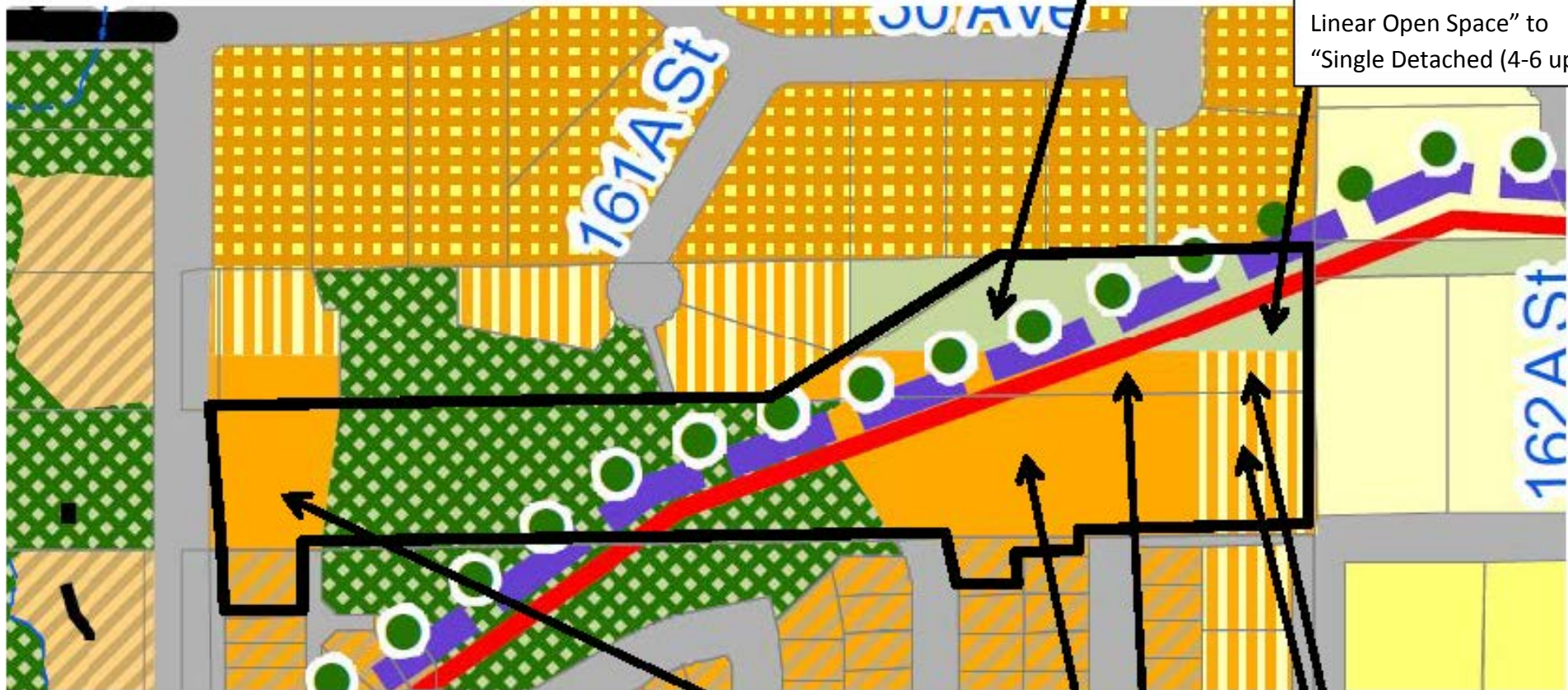


Arborist

August 12, 2014

Date

NCP Amendment Map 7912-0208-00



“Proposed Open Space/
Linear Open Space” to
“Single Family Small Lots”

“Proposed Open Space/
Linear Open Space” to
“Single Detached (4-6 upa)”

“Larger Transition Lots (2-3
upa)” to “Single Detached
(4-6 upa)”

“Single Detached (4-6 upa)”
to “Single Family Small Lots”

- | | |
|--|---|
| Proposed One Acre Residential (RA) | Environmental Area |
| Proposed One Acre Residential Gross Density (RA-G) | Proposed Open Space / Linear Open Space |
| Single Detached (2 upa) | Existing One Acre & Half Acre Lots |
| Larger Transition Lots (2-3 upa) | Existing Elementary School |
| Single Detached (4-6 upa) | Existing Cemetery |
| Single Detached (7 u.p.a.) | Proposed Detention / Sedimentation (size/location to be confirmed at detailed subdivision/rezoning stage) |
| Cluster Housing (6-8 upa) | |
| Multiple Residential (15-25 upa) | |

NORTH GRANDVIEW HEIGHTS LAND USE PLAN

North Grandview Ridge Multi-Use Pathway Concept

