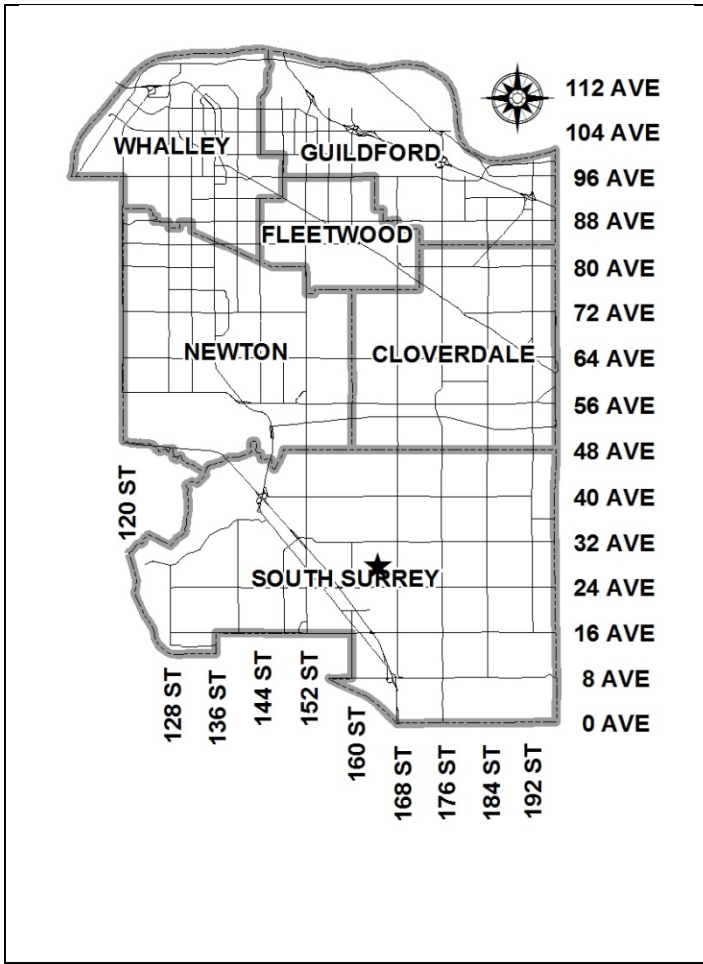


City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7913-0226-00

Planning Report Date: June 23, 2014



PROPOSAL:

- **OCF amendment** from Suburban to Urban
- **Amendment** to Surrey Zoning By-law No. 12000 to add the subject site as an infill area
- **Rezoning** from RA to CD, RF and RF-12
- **GLUP amendment** from "Suburban 1-2 upa" to "Transitional Density (2-4 upa)" and "Urban Residential (4 to 15 upa)"

in order to allow subdivision into 36 single family lots.

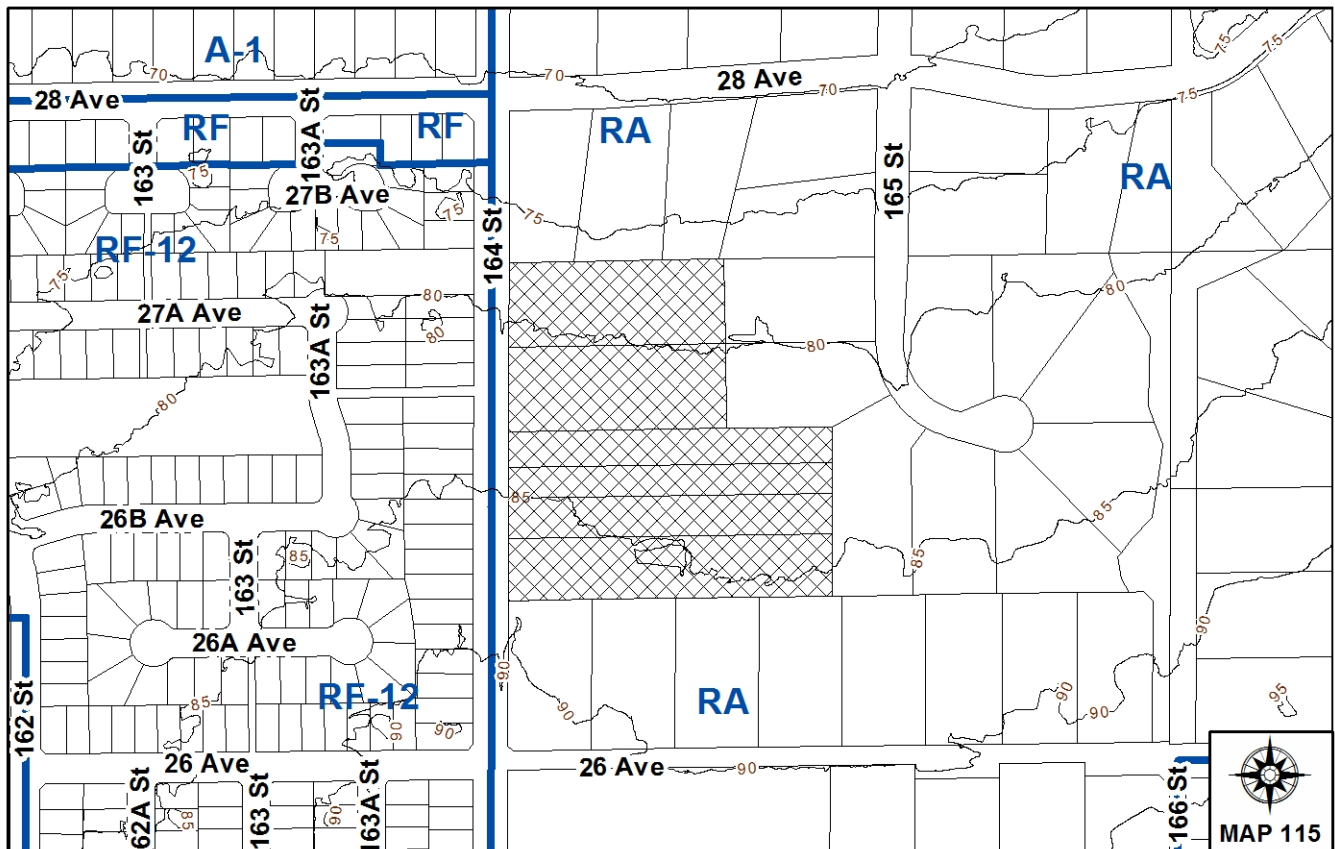
LOCATION: 2652, 2672, 2684, 2696, 2716 and 2738 - 164 Street

OWNER: Clare Martin et al

ZONING: RA

OCF DESIGNATION: Suburban

GLUP DESIGNATION: Suburban (1 to 2 upa)



RECOMMENDATION SUMMARY

- Council pass third reading to the following By-laws:
 - Surrey Official Community Plan Amendment By-law No. 18204;
 - Surrey Zoning Text Amendment By-law No. 18205;
 - Surrey Zoning Amendment By-law No. 18206; and
 - Surrey Zoning Amendment By-law No. 18207.
- Council pass a resolution to amend the Grandview Heights General Land Use Plan to redesignate the one-acre properties on 26 Avenue and 165 Street from "Suburban Residential (1 to 2 upa)" to "Suburban Residential (1 upa max.)", as illustrated in Enclosure IV, when the project is considered for final adoption.

RATIONALE OF RECOMMENDATION

- At the April 28, 2014 Regular Council – Public Hearing meeting, Council referred the subject development application back to staff to address the concerns raised during the Public Hearing with the intent of developing a Local Area Plan through Public Consultation (Council Resolution R14-667). There is already a Local Area Plan in place – the Grandview Heights General Land Use Plan (GLUP). The GLUP is proposed to be amended to allow for the urban development of the subject site and to re-confirm and establish the one-acre properties to the east and south of the site by re-designating these lands from "Suburban Residential (1 to 2 upa)" to "Suburban Residential (1 acre max.)".
- Staff have conducted further public consultation with community representatives since the Public Hearing for the proposed amendment bylaws. The three (3) overarching concerns expressed by the neighbours are addressed as follows:
 - concern that the owners of the subject properties are being afforded "special treatment" in being considered for development in advance of an NCP;
 - concern that the density is too high and is out of character with the neighbourhood; and
 - concern that the development would set a negative precedent for further development in the area, in advance of an NCP.
- The applicant has reduced the proposed number of lots from 38 to 36, resulting in an overall density of 4.4 units per acre, and an improvement to the interface treatment along the southern boundary of the site.
- The rationale for support provided in the April 14, 2014 report is still valid, including:

-
- The proposed development followed a process as directed by Council in Corporate Report No. R048;2013;
 - The properties are directly adjacent to existing urban development on the west side of 164 Street within the Morgan Heights NCP Area and, therefore, can be considered a logical extension of development in the Grandview Heights area;
 - The existing homes are at the end of their lifecycle and re-building estate homes under the current RA Zone on any of these properties would be short-sighted and would effectively eliminate redevelopment of these lands for many years;
 - Municipal services and utilities are readily available to service the proposed development, and the development would therefore allow for a more efficient use of land and assist the City in meeting its growth management priorities;
 - The proposal involves extending urban development on underutilized land within a growing urban area, which is already serviced by engineering infrastructure, community amenities, and a major commercial and employment centre (Grandview Corners); and
 - The proposal is considered to be appropriate in scale and density to its neighbourhood context, with large lots adjacent to existing suburban lots to the east, and single family small lots adjacent to existing urban lots to the west.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Surrey Official Community Plan Amendment Bylaw No. 18204, to amend the OCP by redesignating the subject site in Development Application No. 7913-0226-00 from Suburban to Urban, pass its third reading.
2. Surrey Zoning Text Amendment Bylaw No. 18205, to amend Surrey Zoning By-law, 1993, No. 12000 by replacing the Schedule F Area XXVI map with a map that includes the subject site as an Infill Area, pass its third reading.
3. Surrey Zoning Amendment Bylaw No. 18206, to rezone the portion of the property shown as Block A on Enclosure I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000), pass its third reading.
4. Surrey Zoning Amendment Bylaw No. 18207, to rezone the portion of the property shown as Block B on Enclosure I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and the portion of the property shown as Block C on Enclosure I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), pass its third reading.
5. Council pass a resolution to amend the Grandview Heights General Land Use Plan to redesignate the one-acre properties on 26 Avenue and 165 Street, to the south and east of the subject site, from "Suburban Residential (1 to 2 upa)" to "Suburban Residential (1 upa max.)", as illustrated in Enclosure IV, when the project is considered for final adoption.

ADDITIONAL PLANNING COMMENTS

Background

- A Planning Report for Development Application No. 7913-0226-00 was forwarded to Council for consideration at the April 14, 2014 Council meeting (Enclosure III). The OCP and zoning amendment bylaws associated with the subject development application received first and second readings at this meeting.
- At the April 28, 2014 Regular Council – Public Hearing meeting, Council referred the subject development application back to staff to address the concerns raised during the Public Hearing with the intent of developing a Local Area Plan through Public Consultation (Council Resolution R14-667).
- The intent of this report is to outline the work that has been undertaken since April 28, 2014, and the modifications the applicant has made to address the concerns.

Local Area Plan and Further Public Consultation

- There is already a Local Area Plan in place – the Grandview Heights General Land Use Plan (GLUP). The GLUP was approved by Council on June 20, 2005 (Council Resolution R05-1591). The guiding principles for the GLUP were developed through workshops and discussions with the Grandview Heights Community Advisory Committee (CAC), and also included consultation with internal and external stakeholders and consultation with the public. As this plan is already in place, there is no need to develop a further Local Area Plan. However, as a result of the subject application and the comments received from neighbouring homeowners, the GLUP has been re-visited and amendments to the land use designation of the subject site, as well as the surrounding properties on 165 Street and 26 Avenue, are proposed (Enclosure IV).
- It should be noted that the land use designation of “Suburban Residential (1 to 2 upa)” for the two (2) properties to the north of the subject site, at 16442 and 16446 28 Avenue, is not proposed to be amended. The proposed subdivision layout includes a half-road at the north end of the site, which would be completed if the properties to the north develop in the future. Because of this circumstance, further consideration of development may be entertained for these two properties, subject to a development application review process.
- Since the Public Hearing on April 28, 2014, staff have held three (3) meetings with representatives from the surrounding neighbourhood. The first meeting took place on May 13, 2014 with a resident representing the community who resides on 165 Street, to the east of the subject site. The following two meetings took place on May 14, 2014 and May 26, 2014, with residents from two (2) households representing the community and residing on 26 Avenue, to the south of the subject site.
- The overarching concerns expressed at all of these meetings, by residents both to the east and south, are as follows:
 1. a lack of understanding and concern with regards to why the subject properties and property owners are being afforded "special treatment" in being considered for development in advance of an NCP;
 2. concern that the density of the proposal is too high, and that it will contribute to a change in the character of the neighbourhood, an increase in traffic, and a reduction in the privacy and peace and quiet of the adjacent one-acre properties; and
 3. concern that the development would set a negative precedent for further development in the neighbourhood, and the erosion of their neighbourhood of one-acre estate properties.
- The owner of the property at 2763 165 Street, Mr. Gary Cameron, has requested that his written concerns be included in the LAP without editing, revision or alteration. As aforementioned, a new LAP for the neighbourhood is not necessary. However, Mr. Cameron's written concerns have been included in this report as Enclosure V.

1. Lack of NCP Process

- In response to the first point in the list of concerns above, the unique circumstances of the subject properties has been discussed in detail in both Corporate Report No. R048;2013 and in the April 14, 2014 Planning Report (Enclosure III). Page 17 of the Planning Report attached as Enclosure III outlines the reasons why the unique circumstances of the site provide merits for a pragmatic and flexible approach in this case. These include:
 - The properties are directly adjacent to existing urban development on the west side of 164 Street within the Morgan Heights NCP Area and, therefore, can be considered a logical extension of development in the Grandview Heights area;
 - The existing homes are at the end of their lifecycle and re-building estate homes under the current RA Zone on any of these properties would be short-sighted and would effectively eliminate redevelopment of these lands for many years;
 - The site is located within the Urban Containment Boundary (draft OCP A1 Policy A1.2);
 - Municipal services and utilities are available to service the proposed development, and the development would therefore allow for a more efficient use of land and assist the City in meeting its growth management priorities (draft OCP A1 Policy A1.5);
 - Further to the point above, the proposal is consistent with the City's growth priorities (draft OCP A1) as it involves extending urban development on underutilized land within a growing urban area, which is already serviced by engineering infrastructure, community amenities, and a major commercial and employment centre (Grandview Corners);
 - The proposal is considered to be appropriate in scale and density to its neighbourhood context, with large lots adjacent to existing suburban lots to the east, and single family small lots adjacent to existing urban lots to the west (draft OCP A3 Policy A3.6);
 - The proposed neighbourhood park in the Orchard Grove NCP area would service this proposed development. Further, the NCP amenity contributions that would be required as a condition of approval would go toward Park development, and the 5 percent cash-in-lieu of parkland contribution required as a condition of subdivision approval would go toward park acquisition;
 - The site is located within walking distance to a transit route on 24 Avenue. The densification of the subject site would be conducive to increasing potential transit ridership along 24 Avenue, and the proposed development would benefit from this alternative mode of transportation; and
 - As part of the proposed current OCP (By-law No. 12900) amendment amenity contribution, if the application proceeds the applicant would be required to

construct an approximately 90 metre (295 ft.) long section of sidewalk from the subject site south to 26 Avenue.

2. Density

- In response to the second point in the list of concerns above, the overall density of the proposal (4.4 upa) is considered appropriate given the site context, adjacent to single family small lots on the west side of 164 Street, well-served by hard and soft community infrastructure, and incorporating transitional density which gradually decreases from west to east. Furthermore, the following points should be noted:
 - The applicant has reduced the proposed number of lots from 38 to 36. This has been done by reducing the number of RF-12 lots from 18 to 16, allowing for the remaining RF-12 lots to be larger and/or wider. The RF-12 portion of the site has a density of 6.9 upa, which is only slightly higher than the 6 upa density permitted in the RF Zone. Further, the number of RF-12 lots on 164 Street has been reduced from 11 to 9. The revised subdivision layout is attached as Enclosure III and is discussed in more detail in the "Subdivision Layout" section of this report;
 - At the southwest corner of the site, the interface treatment has been improved with the deletion of one RF-12 lot and the enlargement of the remaining two (2) RF-12 lots south of the proposed 26B Avenue;
 - The interface treatment along the southern boundary has also been improved by increasing the size of some of the proposed suburban transitional lots along this edge; and
 - Other methods for producing a sensitive interface, as discussed in the April 14, 2014 Planning Report (see Page 8), are still proposed, including a gradually increasing density from east to west, landscape buffering along the southern and eastern boundaries of the site, and sensitive site grading.

3. Protection of Surrounding Area

- In response to the third point in the list of concerns above, it is recommended that Council pass a resolution to re-confirm and establish the properties to the east and south of the subject site as one-acre by re-designating these lands from "Suburban Residential (1 to 2 upa)" to "Suburban Residential (1 acre max.)" in the Grandview Heights GLUP (Enclosure IV). The property owners of acreage properties to the east and south have indicated a desire to maintain their estate homes with no intention to redevelop in the foreseeable future.
- As previously noted, the land use designation of "Suburban Residential (1 to 2 upa)" for the two (2) properties to the north of the subject site, at 16442 and 16446 28 Avenue, is not proposed to be amended. The proposed subdivision layout includes a half-road at the north end of the site, which would be completed if the properties to the north develop in the future.

- It should also be noted that the properties on 165 Street are located outside of the existing sanitary catchment area that services the subject site. Therefore, it is unlikely that there would be pressure on the redevelopment of these lands for a long period of time. The properties on 26 Avenue between 164 Street and 166 Street are within the same sanitary catchment area as the subject site; however, the homeowners along 26 Avenue have indicated a desire to preserve their acreages. These properties do not have the same circumstances as the properties included in the subject application, as they are regularly shaped acreages and the existing dwellings are in good condition.

Modifications to the Proposal

- As indicated in the previous section of this report, the applicant has submitted a revised subdivision layout for consideration (Enclosure II). The total proposed number of lots has been reduced from 38 to 36. The number of lots on 164 Street has been reduced from 11 to 9.
- At the south west corner of the site, one RF-12 lot has been deleted, and the remaining two RF-12 lots have been enlarged.
- The number of RF-12 lots on 164 Street and the north side of the proposed 26B Avenue have also been reduced by 1, and the lot configuration has been amended accordingly. The lots fronting 164 Street are now proposed to be larger and wider. Four (4) of the six (6) RF-12 lots that front onto 164 Street have been increased from 13.4 metres (44 ft.) to 15 metres (49 ft.), while a fifth lot (Lot 31) is proposed to be increased to 14.2 metres (47 ft.). Only 1 lot (Lot 32) remains 13.4 metres (44 ft.) wide; the applicant has explained that widening this lot would jeopardize the tree retention initiatives.
- The reduction in RF-12 lots and revised lot configuration has also allowed for the proposed 26B Avenue alignment to be shifted slightly in order to allow for slight increases in the lot sizes of some of the proposed suburban transition lots. There are now 8 lots at the minimum 1,120 square metre (12,000 sq. ft.) lot size, whereas previously there were 11 lots at the minimum lot size. Of the lots that are over the minimum lot size, two are 1,300 square metre (14,000 sq. ft.) sized lots, and four are 1,200 square metre (13,000 sq. ft.) sized lots.
- The modifications to the proposed subdivision layout have no impact on tree retention initiatives. The 28 trees originally proposed for retention are still proposed to be retained. No additional trees can be retained as a result of the modified layout.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Enclosure I. Lot Owners, Action Summary, Project Data Sheet and Survey Plan
- Enclosure II. Revised Subdivision Layout
- Enclosure III. [April 14, 2014 Planning Report](#)
- Enclosure IV. Grandview Heights General Land Use Plan
- Enclosure V. Written Statement of Concerns from the Owner of 2763 - 165 Street

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/da

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Information for City Clerk

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

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

 Tel: 604-525-4651

2. Properties involved in the Application
 - (a) Civic Addresses: 2652 - 164 Street
 2672 - 164 Street
 2684 - 164 Street
 2696 - 164 Street
 2716 - 164 Street
 2738 - 164 Street

 - (b) Civic Address: 2652 - 164 Street
 Owner: Clare Martin
 PID: 001-874-161
 Lot 1 Section 24 Township 1 New Westminster District Plan 11964

 - (c) Civic Address: 2672 - 164 Street
 Owner: Lily A Chee
 Benedict S Chee
 PID: 009-638-911
 Lot 2 Except: Parcel "A" (Explanatory Plan 12591); Section 24 Township 1 New Westminster
 District Plan 11964

 - (d) Civic Address: 2684 - 164 Street
 Owner: Nenad Vancic
 Zoran Knezevic
 PID: 009-638-831
 Parcel "A" (Explanatory Plan 12591) Lots 2 and 3 Section 24 Township 1 New Westminster
 District Plan 11964

 - (e) Civic Address: 2696 - 164 Street
 Owner: Merja H Tammi
 Kevin N Hadden
 PID: 009-638-946
 Lot 3 Except: Parcel "A" (Explanatory Plan 12591); Section 24 Township 1 New Westminster
 District Plan 11964

- (f) Civic Address: 2716 - 164 Street
Owner: Shirley A Samples
Gregory Samples
PID: 002-308-428
South Half of the South Half of the North Half Legal Subdivision 7 Section 24 Township 1
Except: Firstly: West 33 Feet and Secondly: Part Subdivided by Plan LMP4187 New
Westminster District
- (g) Civic Address: 2738 - 164 Street
Owner: Rosemary J McLaren
Donald McLaren
PID: 013-216-953
North Half of the South Half of the North Half Legal Subdivision 7 Section 24 Township 1
Except: Firstly: West 33 Feet and Secondly: Part Subdivided by Plan LMP4187, New
Westminster District

SUBDIVISION DATA SHEET

Proposed Zoning: RF, RF-12 and CD based on RF

Requires Project Data	Proposed		
GROSS SITE AREA	32,753 m ²		
Acres	8.093 acres		
Hectares	3.275 hectares		
NUMBER OF LOTS			
Existing	6		
Proposed	36		
SIZE OF LOTS	RF-12	RF	CD
Range of lot widths (metres)	13.4m-16.5m	15m-15.2m	15.5m-32m
Range of lot areas (square metres)	328 m ² -459 m ²	560 m ² -597 m ²	1120 m ² – 1309 m ²
DENSITY	RF-12	RF	CD
Lots/Hectare & Lots/Acre (Gross)			
Lots/Hectare & Lots/Acre (Net)	6.9 upa	5.6 upa	2.9 upa
SITE COVERAGE (in % of gross site area)	RF-12	RF	CD
Maximum Coverage of Principal & Accessory Building	50%	40%	25%
Estimated Road, Lane & Driveway Coverage	5%	5%	6%
Total Site Coverage	55%	45%	31%
PARKLAND	N/A		
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	YES		

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. ___ OF NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF LEGAL SUBDIVISION 7 EXCEPT: FIRSTLY: WEST 33 FEET AND SECONDLY: PART SUBDIVIDED BY PLAN LMP4187, SOUTH HALF OF THE SOUTH HALF OF THE NORTH HALF LEGAL SUBDIVISION 7 EXCEPT: FIRSTLY: WEST 33 FEET AND SECONDLY: PART SUBDIVIDED BY PLAN LMP4187; LOT 1 PLAN 11964; LOT 3 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 12591) PLAN 11964; PARCEL "A" (EXPLANATORY PLAN 12591) LOTS 2 AND 3 PLAN 11964 AND LOT 2 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 12591) PLAN 11964 ALL OF SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT



All distances are in metres and decimals thereof.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:1000.



164 STREET

BLOCK A AREA=19,164.7m2 RA TO CD
BLOCK B AREA=4,283.5m2 RA TO RF
BLOCK C AREA=9,304.8m2 RA TO RF-12

Certified Correct
this 3rd day of April, 2014.

G.A. HOL

B.C.L.S.

© FOCUS 2014

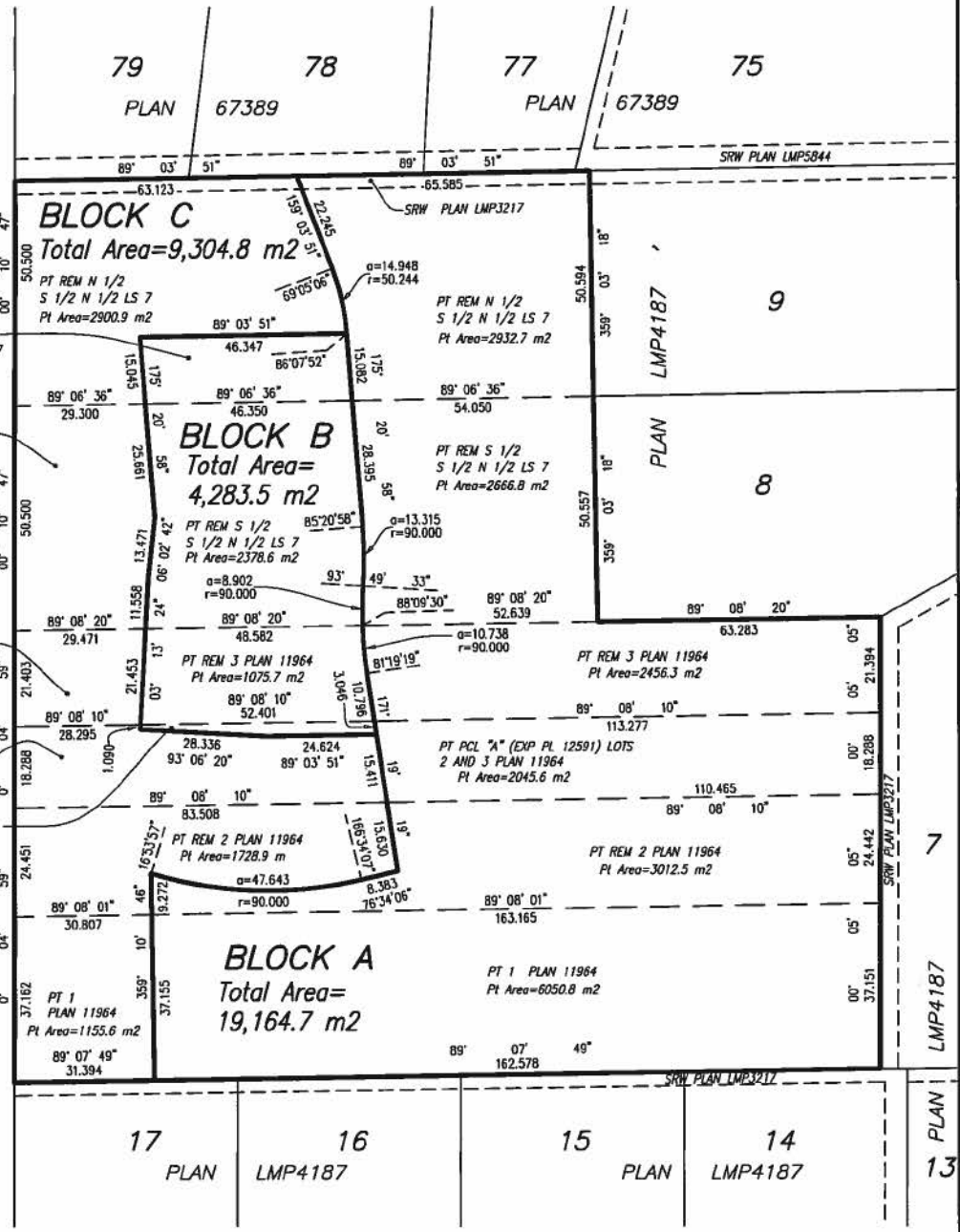
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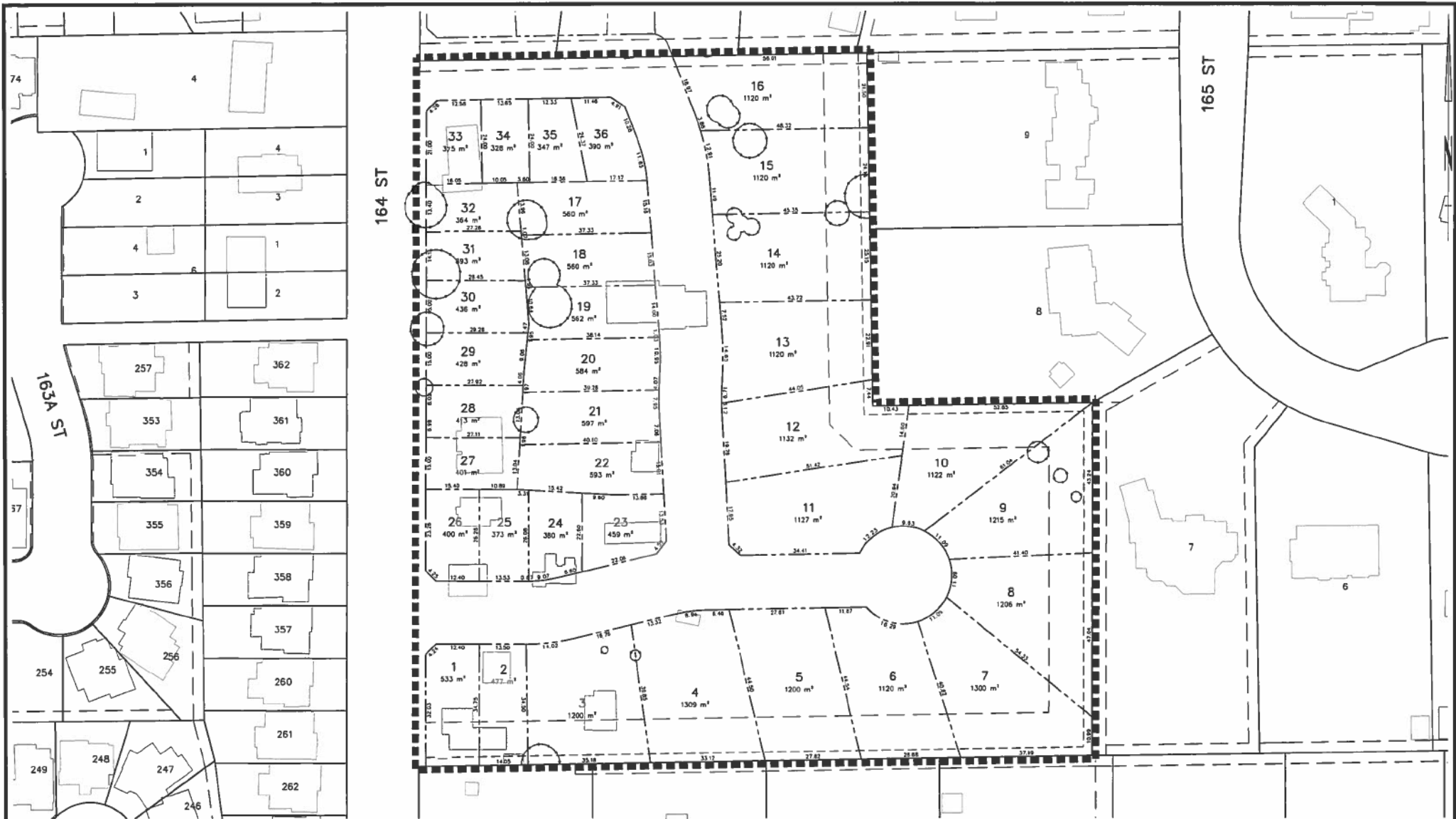
Focus Surveys (BC) Limited Partnership
#300 65 Richmond St, New Westminster, BC V3L 5P5
t: 604-525-4651 www.focus.ca

DRAWN BK	DATE 2014 04 02	CHECKED GAH	SCALE 1:500
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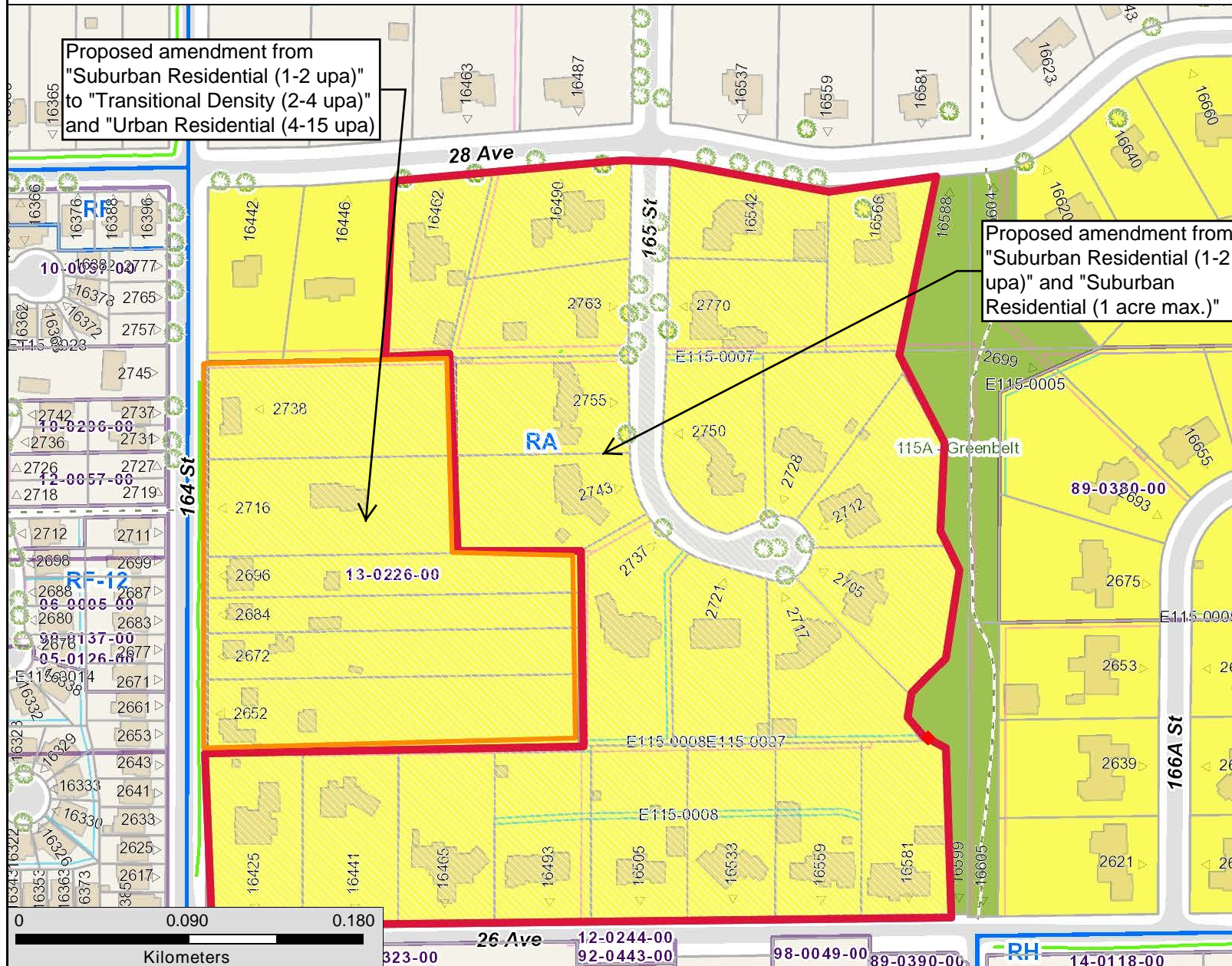


Development Concept Plan - June 13th Revision

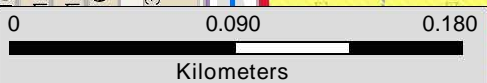
7913-0226-0
First Century Capital Inc.

HunterLaird
ENGINEERING LTD.
June 2014
#6913 - 061400170

[April 14, 2014 Planning Report for Development Application No. 7913-0226-00](#) (follow hyperlink to review report)



- ### Legend
- Lots (Outline)
 - Park Specimen Trees2000_40
 - △ Address Points
 - Trails and Paths
 - Fish Class (Open Channels)
 - A
 - AO
 - B
 - C
 - Unknown
 - Fish Class (Water Bodies)
 - A
 - AO
 - B
 - C
 - Unknown
 - Water Courses
 - River
 - Creek
 - Ditch
 - Greenways
 - In Service
 - Proposed
 - Dev Apps - All
 - Land Use Contracts
 - Zoning Boundaries
 - Rights of Way
 - Municipal
 - Utility
 - Easements
 - 3rd Party Agreement
 - Restrictive Covenant
 - Early Copy Lots
 - Building
 - Unknown
 - Hospital
 - Church
 - Shopping Centre
 - Other
 - Attraction
 - Fire
 - RCMP
 - Justice
 - Municipal
 - Park
 - School



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

Enter Map Description

Scale: 1: 3,007
Map created on: June-18-14

Local Area Plan: proposed development 7913-0226-00 on 164 between 26 & 28

Several councillors have recommended, both in meetings and at the Public Hearing held May 8, 2014, that something be done to create a way to protect homeowners of acreages in our suburban neighbourhood from the uncertainty and worry of potential piecemeal development. As Councillor Hayne stated: "I'm very much in favour of identifying areas within Surrey that are going to remain one acre in perpetuity so that people can buy into these areas, and buy with confidence that their neighbours aren't going to all of a sudden put up the green development sign and here we go and the dominos start."

At the same time, some councillors also expressed a desire to assist the six property owner/developers on 164 Street. These two seemingly separate issues are, in fact, directly related, and my impression was that when Council referred the matter back to staff for a Local Area Plan, it was with the intention of addressing both issues through public consultation.

This week I had an hour-long meeting with city planners and discovered that the LAP requested by Council does not bring any new ideas or plans to the table that directly address the issue of protecting our acreages. It appeared to me that the purpose of our meeting was solely to find a way to facilitate the proposed development, and that protection of our acreages is not an issue to be dealt with through this LAP. Most of the neighbourhood has no idea what's going on, simply because they haven't been informed of the LAP by the city because this plan only covers the homes from 164 Street to the green belt/trail that runs from 28 to 26 Avenues.

Let's look at the six subject properties. With sewer already accessible on 164 Street, three of the wider lots have plenty of room for estate size houses, while the three narrower lots are suitable for building Morgan Heights-size homes. The raw property assessments on the six lots are consistent with those of the rest of the neighbourhood, although some of their homes are older and in poor condition. Consequently these six owner/developers already have the same realistic options as the rest of us, in that they could stay where they are and renovate or build. They also have the option to sell their land at a substantial return on their original investment. Although some of the homeowners state that their circumstances require them to move on, fortunately residential acre building lots with sewer access are very marketable these days.

Some councillors questioned the developers about whether or not the existing 164 Street sewer system would impact further development in the neighbourhood if the 164 Street development proposal is approved. In fact,

city planners in their staff report to Council (Page 9) are already anticipating that this will take place:

"Proposed 27A Avenue is a half-road, which would be completed if the properties to the north develop in the future. The applicant has prepared a concept plan which illustrates how the properties to the north can develop, with RF-12 lots fronting 164 Street and 27A Avenue, and large urban lots adjacent to the existing RA lots to the east."

The impact of the 164 Street sewer system is only one factor to consider since we currently see new development taking place all around us. As sewer systems extend in our direction (and it is inevitable that they will) the acreage properties will suddenly be ripe for development. In fact, Corporate Report C014 states that:

"Most of the NCP area is currently serviced by septic field systems. The proposed Grandview Height Interceptor, running from 152 Street to 172 street along the 40 to 62 metre contours (north 28 Avenue), as shown in the attached Figure 1, will service areas south of the Interceptor up to the ridge south of 24 Avenue. An upgraded Morgan Creek Sanitary System will service the areas north of this Interceptor and west of 168 Street. "

Some councillors seemed to assume that our neighbourhood was requesting an NCP. We were not. In fact, our latest petition stated: "As homeowners we object to piecemeal development of our neighbourhood... As there is currently no Neighbourhood Concept Plan for our area, and the Grandview Heights General Land Use Plan and several policies from the new Official Community Plan specifically state that no new development will proceed until the establishment of a detailed NCP through a public consultation process, we respectfully request that Council reject this development application." In other words, an NCP if necessary, but not necessarily an NCP.

In fact, many of Surrey's important development policies from the Grandview Heights GLUP and the new OCP specifically state that there should be no development in our area before an NCP is created. An NCP requires an extensive public consultation process. The OCP mandates that the city "retain existing trees... in order to preserve neighbourhood character and ecology" but according to the arborist's report for this proposed development the developers plan to cut down 204 trees and retain only 28. Most of these trees will not be replaced simply because there's no room for them due to the high density of the proposed subdivision.

The fact that so many of the city's development policies contradict the viability of this controversial proposal indicates that there would have to be a powerful reason to justify approving it. There isn't.

As I pointed out at the public hearing, the fact that 87 of our neighbours signed our petition is prima facie, incontrovertible evidence that our neighbourhood is NOT in favour of approving this development proposal when there is no Neighbourhood Concept Plan in place, and is not in favour of piecemeal development of our area. It also clearly tells you that we, as a neighbourhood, want some say in what happens here in the future.

Council has a difficult choice to make here, and there are really only two options.

Council can approve this development proposal and thus inevitably make our established, peaceful neighbourhood subject to piecemeal development in the near future. Council would have to ignore its own development policies and overwhelming neighbourhood disagreement to do so, which effectively renders their policies meaningless. In the process, Council would guarantee the six owner/developers a windfall profit as they leave our neighbourhood behind. Council would also guarantee those of us who plan to live here many years of divisiveness, chaos and construction noise. The optics of this decision are not attractive, to say the least.

On the other hand, the ONLY way for Council to guarantee that our suburban neighbourhood remains suburban for the foreseeable future is for Council to honour Surrey's development policies and reject this development on the grounds that there is no NCP in place. That does not mean we need or want an NCP at this time. This precedent would demonstrate to potential developers that Council plays by the same rules it expects us to follow, which would be enough to discourage speculators from piecemeal development until such a time when our neighbourhood is ready for an NCP after consultation with ALL the homeowners.

Gary Cameron