

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7917-0448-00

Planning Report Date: February 22, 2021

PROPOSAL:

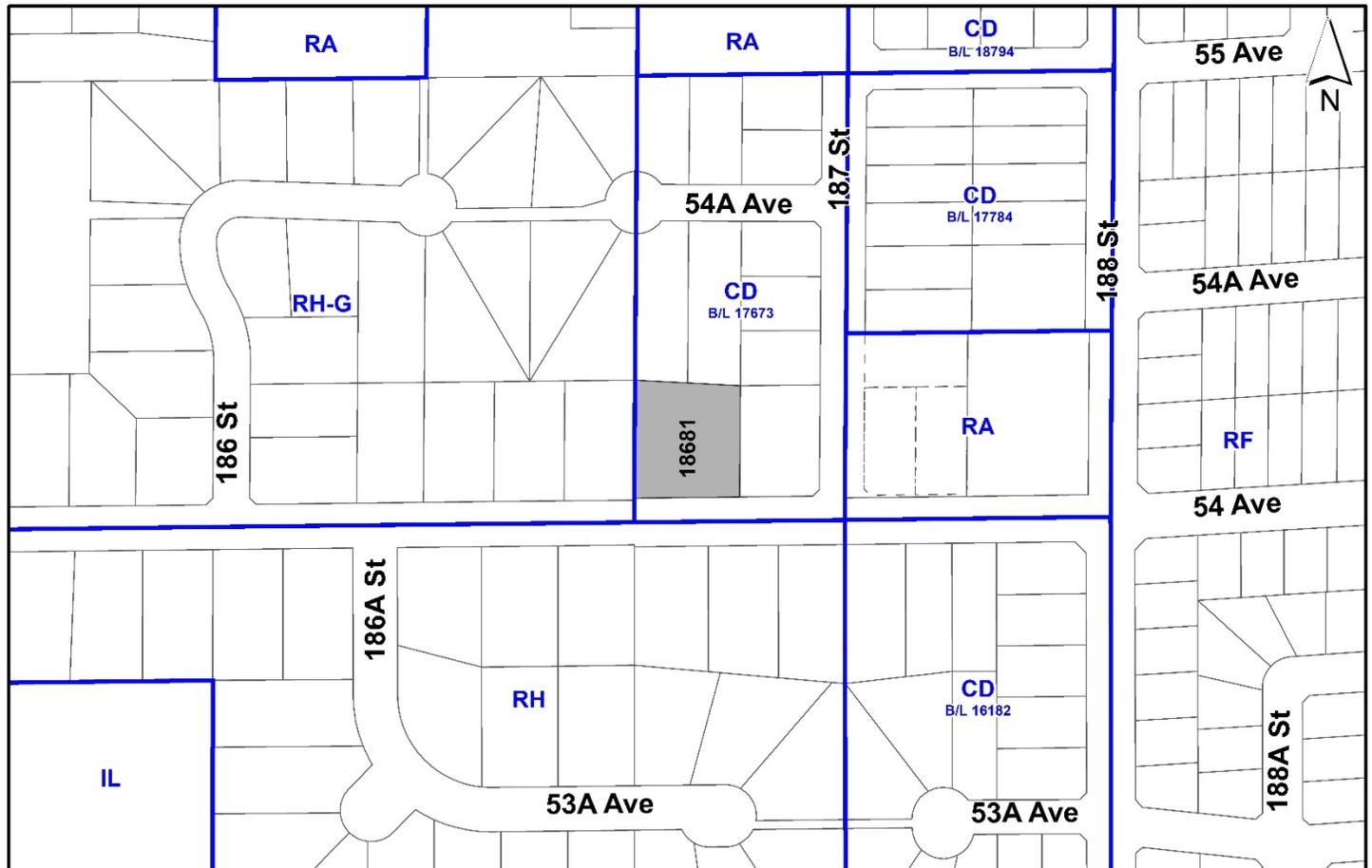
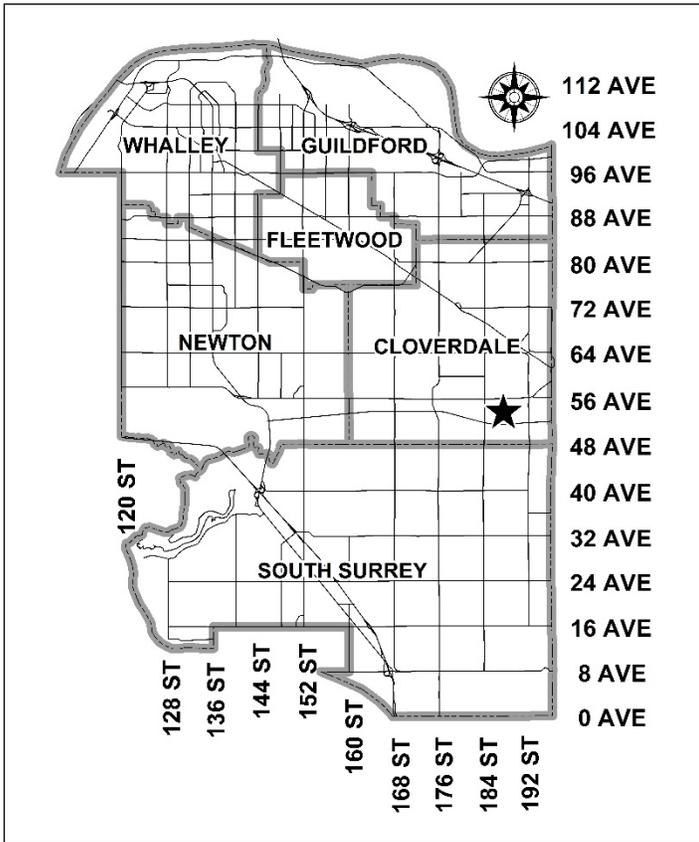
- **Rezoning** from CD (based on RH-G) to CD (based on RQ)

to permit subdivision into two (2) lots.

LOCATION: 18681 - 54 Avenue

ZONING: CD Bylaw No. 17673

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The subject lot was created through rezoning and subdivision application No. 7911-0071-00, which received rezoning Final Adoption on April 13, 2015. The 4.4-acre parent site was rezoned to Comprehensive Development Zone (CD) Bylaw No. 17673 and subdivided into 11 small suburban single-family lots.
- Originally, the applicants for application No. 7911-0071-00 proposed a 13-lot subdivision, with narrower lots fronting 54 Avenue, however, this proposal was rejected by Council in response to concerns raised at the public hearing by neighbourhood residents, predominantly those living within the Half-Acre (RH) zoned area on the south side of 54 Avenue who were seeking wider lots fronting 54 Avenue.
- In response to neighbourhood concerns with application No. 7911-0071-00, staff suggested a 12-lot option that would have created 3 – 27-metre-wide lots fronting 54 Avenue (see Appendix III). However, this option was not acceptable to the applicants as it would have required sharing of lots between the ownership parties. The applicants instead agreed to proceed with an 11-lot option, and this option was endorsed by Council.
- The 11-lot subdivision plan was executed by the Approving Officer on July 14, 2015. House construction subsequently commenced and has been completed on most of the 11 lots.
- The owner of the subject lot (18681 - 54 Avenue) is now seeking subdivision into two (2) lots, and to retain the existing dwelling on one of the proposed lots (proposed Lot 1). The proposed subdivision requires rezoning as the proposed lots do not meet the requirements of the existing CD Zone (By-law No. 17673).
- City staff have expressed concerns with this rezoning and subdivision as it will result in a narrower 20-metre wide lot (proposed Lot 2) fronting 54 Avenue, as was originally rejected by Council under Application No. 7911-0071-00 in response to neighbourhood concerns. Staff instead recommended that the owner work with the owner of the neighbouring lot to the east (18697 – 54 Avenue) to acquire additional land to achieve a wider lot.
- The Owner has approached the easterly neighbour (18697 – 54 Avenue) to purchase a 3.5-metre-wide strip (approximately 175 m² of land) to widen proposed Lot 2 to 23.5 metres. However, the parties have been unable to reach a financial agreement after several attempts.
- The applicant has canvassed the neighbourhood and has demonstrated some community support for the 2-lot subdivision proposal with a 20-metre lot width for proposed Lot 2.

- Staff acknowledge that there are narrower lots southeast of the subject site that provide contextual merit for the proposed subdivision with a minimum lot width of 20 metres. Staff also acknowledge that recent developments northeast of the subject site also have introduced narrower suburban lots into this neighbourhood.
- The proposal complies with the Suburban designation in the Official Community Plan.
- Recognizing that the applicant has exhausted opportunities to create a wider new lot, as well as recent contextual changes in the neighbourhood, and the results of neighbourhood canvassing, staff recommend that the proposed rezoning and subdivision to create 2 lots (with a minimum lot width of 20 metres) proceed to Public Hearing. Council can then consider any additional community feedback received at the Public Hearing prior to deciding on whether to support the proposed rezoning.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD) Bylaw No. 17673" to "Comprehensive Development Zone (CD)" 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) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of updated Building Design Guidelines, should they be required after the review of the existing Character Study and Building Design Guidelines;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Suburban single-family residential	Suburban	CD (based on RH-G) (Bylaw No. 17673)
North:	Suburban single-family residential	Suburban	CD (based on RH-G) (Bylaw No. 17673)
East (Across):	Suburban single-family residential	Suburban	CD (based on RH-G) (Bylaw No. 17673)
South (Across 54 Avenue):	Suburban single-family residential	Suburban	RH
West:	Suburban single-family residential	Suburban	RH-G

Context & Background

- The 2,439 square metre subject property is located at 18681 – 54 Avenue in Cloverdale and is designated "Suburban" in the Official Community Plan (OCP) and is currently zoned "Comprehensive Development (CD) Bylaw No. 17673" (based on the Half Acre Residential Gross Density Zone (RH-G)).
- The subject lot is oversized (compared to other lots in the subdivision) and contains a single-family dwelling on the western half of the lot. The eastern half of the lot is vacant.
- The surrounding neighbourhood consists of small, suburban lots to the north, east, south and west, zoned RH-G and CD (based on RH-G) containing two and three-storey dwellings. To the southeast of the site, east of 187 Street, there are large urban sized lots zoned CD (based on RF). Of these large urban lots, two (2) lots fronting 54 Avenue on the south side are 20 metres wide and designated Urban in the OCP.
- The subject lot was created through rezoning and subdivision application No. 7911-0071-00, which received rezoning Final Adoption on April 13, 2015. The 4.4-acre parent site was rezoned to Comprehensive Development Zone (CD) Bylaw No. 17673 and subdivided into 11 small suburban single-family lots.
- Originally, the applicants for application No. 7911-0071-00 proposed a 13-lot subdivision, with narrower lots fronting 54 Avenue, however, this proposal was rejected by Council in response to concerns raised at the public hearing by neighbourhood residents, predominantly those living within the Half-Acre (RH) zoned area on the south side of 54 Avenue who were seeking wider lots fronting 54 Avenue.
- In response to neighbourhood concerns with application No. 7911-0071-00, staff suggested a 12-lot option that would have created 3 – 27-metre-wide lots fronting 54 Avenue (see Appendix III). However, this option was not acceptable to the applicants, as it would have required sharing of lots between the ownership parties. The applicants instead agreed to proceed with an 11-lot option, and this option was endorsed by Council.
- The 11-lot subdivision plan was executed by the Approving Officer on July 14, 2015. House construction subsequently commenced and has been completed on most of the 11 lots.
- The approved CD Bylaw No. 17673 requires lots fronting 54 Avenue to have minimum lot widths of 45 metres for the subject property (18681 – 54 Avenue) and 35 metres for the adjacent lot (18697 – 54 Avenue).
- Following final approval of Development Application No. 7911-0071-00, the owner of the subject lot, 18681 – 54 Avenue, built a single-family dwelling on the western portion of the lot with the intention to subdivide off the eastern portion to create another lot fronting 54 Avenue. The proposed subdivision requires rezoning, as the proposed lots do not meet the requirements of the existing CD Zone (By-law No. 17673).
- The owner of 18681 - 54 Avenue has applied for the subject rezoning and subdivision application to create an additional lot (proposed Lot 2) fronting 54 Avenue (Appendix I). The existing single-family dwelling on the subject property will remain in its existing location on proposed Lot 1.

- City staff have expressed concerns with this rezoning and subdivision, as it will result in a narrower 20-metre-wide lot (proposed Lot 2) fronting 54 Avenue, as was originally rejected by Council under Application No. 7911-0071-00 in response to neighbourhood concerns. Staff instead recommended that the owner work with the owner of the neighbouring lot to the east (18697 – 54 Avenue) to acquire additional land to achieve a wider lot.
- The owner has approached the neighbouring owner to the east (18697 – 54 Avenue) to propose acquisition of a 3.5-metre-wide strip (approximately 175 m² of land), to allow for consolidation and subdivision to create a 23.5-metre-wide lot between the existing lots (proposed Lot 2; see Appendix II). However, the parties have not able to reach an agreement on the value of this strip of land, after several attempts. Staff note the seller's expectations on the value of this 3.5-metre-wide portion of land differ significantly from the estimated appraised value.
- The applicant has canvassed the neighbourhood and has demonstrated some community support for the 2-lot subdivision proposal with a 20-metre lot width for proposed Lot 2.
- Staff acknowledge that there are narrower lots southeast of the subject site that provide contextual merit for the proposed subdivision with a minimum lot width of 20 metres. Staff also acknowledge that recent development northeast of the subject site also have introduced narrower suburban lots into this neighbourhood.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from CD By-law No 17673 (based on RH-G) to "Comprehensive Development (CD) Zone" (based on RQ) to subdivide into two (2) small suburban single-family lots.
- A rezoning is required to facilitate the proposed subdivision and retention of the existing house, which cannot be accommodated under the existing CD Zone. Revisions are needed to density, lot coverage, and minimum lot sizes to facilitate the proposed subdivision.
- Proposed Lot 1 will have a lot frontage of 27 metres and lot area of 1,426 m². The existing dwelling is proposed to remain. Proposed Lot 2 will have a frontage of 20 metres and a lot area of 1,013 m². Further details are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	0.6 ac
Road Dedication:	
Undevelopable Area:	
Net Site Area:	

	Proposed
Number of Lots:	2
Unit Density:	3.3 lots/ac
Range of Lot Sizes	1013 m ² – 1427 m ²
Range of Lot Widths	20 m – 27.3 m
Range of Lot Depths	50 m – 53 m

Referrals

Engineering: The Engineering Department notes that the servicing requirements of proposed Lot 2 would be minimal, as the site was generally pre-serviced through Development Application No. 7911-0071-00.

Should the application be supported by Council, Staff will continue to work with the applicant to fulfill Engineering conditions of Final Adoption.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated 'General Urban' in Metro Vancouver's Regional Growth Strategy (RGS). The proposal complies with the designation.

Official Community Plan

Land Use Designation

- The subject site is designated 'Suburban' in the Official Community Plan (OCP), which is intended to support low-density residential uses in keeping with a suburban character.
- The proposed subdivision complies with the intent and density of the Suburban OCP designation.

Themes/Policies

- The proposed recommendation to proceed to a Public Hearing is supported by OCP policy A3.9:
 - Conduct neighbourhood planning processes with local residents to determine the appropriate density, scale, transition designation [and] style and character of infill development within each neighbourhood.
- The proposed subdivision is generally consistent with OCP policy A3.5, given established lot sizes in the surrounding neighbourhood, but is contrary to previous direction from Council that resulted from neighbourhood concerns regarding proposed narrower lots fronting 54 Avenue:
 - Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

CD By-law

- The applicant is proposing a new "Comprehensive Development Zone (CD)" to accommodate subdivision into two (2) lots, and a new single-family home on proposed Lot 2. The new CD Bylaw will have provisions based on the "Quarter Acre Residential Zone (RQ)" and the existing "Comprehensive Development Zone (CD) (Bylaw 17673).
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RH-G Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RH-G Zone (Part 15)	Existing CD Zone (Bylaw 17673)	Proposed CD Zone
Unit Density:	3.95 dwelling units/ gross ha	4 dwelling units / ha	Up to 8 dwelling units / gross ha
Floor Area Ratio:	0.32	0.35 (Block A)	0.60 for first 560 m ² and 0.35 for the remaining lot area
Lot Coverage:	25%	25%	30%
Yards and Setbacks			
Front Yard:	7.5 m	7.5 m	7.5 m
Side Yard:	7.5 m	7.5 m	2.0 m
Side Yard Flanking:	7.5 m	7.5 m	
Rear:	3.0 m	3.0 m	7.5 m
Lot Size			
Lot Size:	1,300 sq. m	1,000 sq. m	1,000 sq. m
Lot Width:	30 m	45 m (Block A)* 35 m (Block B)*	20 m
Lot Depth:	30 m	43 m 49 m (Block B)*	45 m
Principal Building Height:	9 metres	9 metres	9 metres
Permitted Uses:	One single family and one secondary suite	One single family and one secondary suite	One single family and one secondary suite
Parking (Part 5)			
Number of Spaces	3	3	3

* Any lot fronting 54 Avenue

- The proposed CD Bylaw modifies the density, lot coverage, and lot size requirements of the existing CD Bylaw No. 17673. The zoning modifications are supportable as they allow retention of the existing house on proposed Lot 1, which is proposed to remain in its existing location.

Lot Grading and Building Scheme

- Lot Grading and Building Design Guidelines were approved under the previous rezoning and subdivision application No. 7911-0071-00. However, should Council support the application to proceed, the applicant will be required to submit an updated Lot Grading Plan and may be required to submit updated Building Design Guidelines, subject to a review of the existing Building Design Guidelines, to ensure the proposed new dwelling on Lot 2 would be compatible with the surrounding dwellings and neighbourhood character.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$3,000 per unit if completed by December 31, 2021; \$4,000 per unit if completed after January 1, 2022).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the allowable density in the OCP designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As the subject application was instream on April 10, 2018, the contribution does not apply.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 28, 2019, and again on December 17, 2020 as the prenotification was more than a year old. The Development Proposal Sign was installed on October 18, 2019. Staff received 9 responses from neighbours in opposition to the proposal. (*Staff responses in italics.*)
- Of those that expressed non-support for the proposed development, the following reasons were noted:

- Concern regarding the proposed lot size and irregular width. If approved, Lot 2 would have the smallest frontage of the small suburban lots created through the parent Development Application No. 7911-0071-00. The existing CD Bylaw No. 17673 regulating the lots requires a minimum lot frontage of 23.5 metres. Further, the CD Zone stipulates the subject property is to have a minimum lot frontage of 45 metres and the property to the east (18697 – 54 Avenue) to have a minimum lot frontage of 35 metres with the intent to prevent further subdivision of the lots fronting 54 Avenue.

Staff note there are two (2) lots on the south side of 54 Avenue, south east of the subject site which are designated Urban in the OCP and are 20 metres wide. Staff also note there is contextual merit for 20-metre-wide Suburban lots northeast of the subject site, fronting 187 Street. These lots were created through a separate Development Application (No. 7911-0019-00).

- Compatibility with the existing suburban sized lots and neighbourhood character

Should the proposed rezoning be supported by Council an updated Character Study and Building Design Guidelines may be a condition of final approval, subject to a review of the existing Building Design Guidelines, to ensure the proposed new dwelling on Lot 2 would be compatible with the surrounding dwellings and neighbourhood character.

- Impacts to neighbouring property values.

Property values are evaluated by BC Assessment, but trends in the Lower Mainland, including Surrey, have shown a level or increase in property values. Staff note that there is no redevelopment potential for the surrounding suburban-sized lots in the neighbourhood, as the subject lot is the last oversized lot in the immediate vicinity.

Applicant's response: In response to neighbourhood concerns regarding decreased property values as result of the proposed subdivision, the Owner retained a real estate appraiser to evaluate the proposal. The appraiser noted that there is no market evidence to suggest a correlation between lot size reductions and property values, and that property prices in the Cloverdale area are generally increasing.

- The applicant canvassed the neighbourhood in January 2021 to demonstrate community support for the proposal. Staff received 33 signatories in support of the proposal, demonstrated on a map provided by the applicant (Appendix IV).
- The subject development application was reviewed by the Cloverdale Community Association. The Cloverdale Community Association has no concerns with the proposal.

TREES

- There are no trees on the eastern portion of the site where the new lot is proposed to be created. The applicant will be required to plant trees in accordance with the City's Tree Protection By-law.
- Submission of a tree survey and a statement regarding tree preservation, to the satisfaction of the City Landscape Architect and the Planning and Development Department, are noted as conditions of approval. Should the application be supported by Council, Staff will continue to work with the applicant to fulfill Trees and Landscaping conditions of Final Adoption.

CONCLUSION AND RECOMMENDATION

- The propose rezoning and subdivision will result in a narrower 20-metre-wide lot (proposed Lot 2) fronting 54 Avenue, as was originally rejected by Council under Application No. 7911-0071-00 in response to neighbourhood concerns.
- However, staff acknowledge that the context in the neighbourhood has changed since the original Application No. 7911-0071-00 and that the applicant has been successful in obtaining some neighbourhood support for the narrower lot.
- The applicant has also exhausted opportunities to work with the easterly neighbour to create a wider new lot.
- On this basis, staff recommend that the proposed rezoning and subdivision to create 2 lots (with a minimum lot width of 20 metres) proceed to Public Hearing. Council can then consider any additional community feedback received at the Public Hearing prior to deciding on whether to support the proposed rezoning.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Proposed Subdivision Layout with Consolidation
Appendix III.	Development Application No. 7911-0071-00 Subdivision Layout Option
Appendix IV.	Map of Neighbourhood Canvass
Appendix V.	Development Application No. 7911-0071-00 Planning Report

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SC/cm

Appendix I



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE RETAINED (LOCATION TO BE CONFIRMED).

No	Date	Revision	Dr	Ch

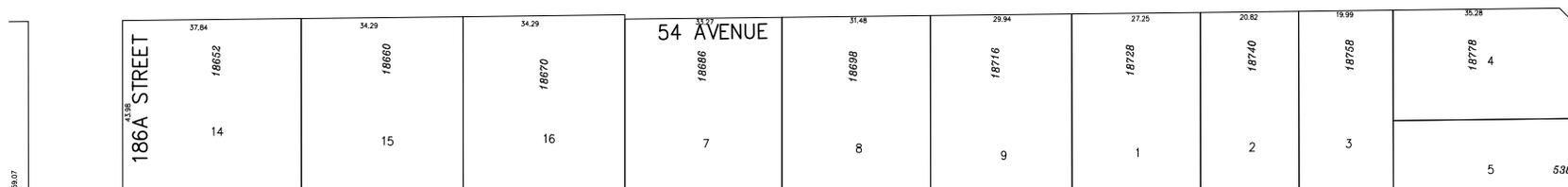
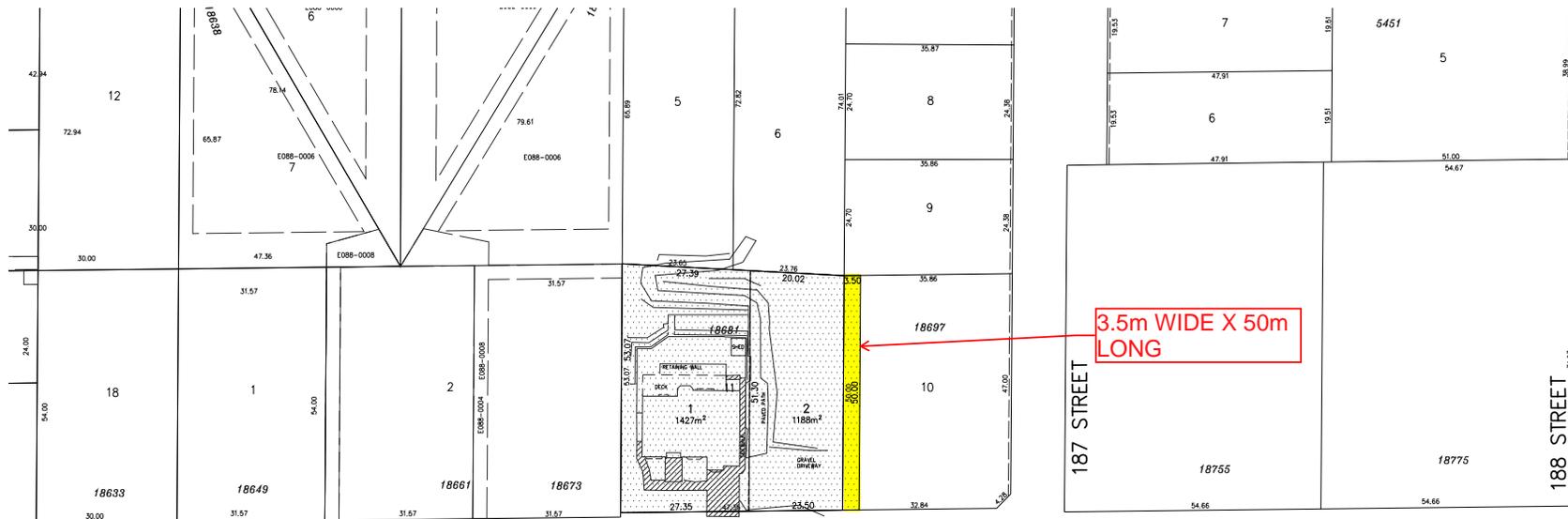
CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



RANJIT SANDHU
 13478 - 72 AVENUE, SURREY, BC, V3W 2N8, PH: 604-591-1865
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 18681 - 54 AVENUE, SURREY, BC

Scale	1:1000	Mun. Proj. No.	Dwg. No.
Drawn:	LC	Mun. Dwg. No.	A
Designed:	DC	Job No. 16-3330	Or
P/W		Date MAY/2016	Revision
Approved:			

K:\Projects\16\16-3330\16-3330-01-01.dwg - 5/19/2016 10:55 AM



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE RETAINED (LOCATION TO BE CONFIRMED).

No.	Date	Revision	Dr	Ch

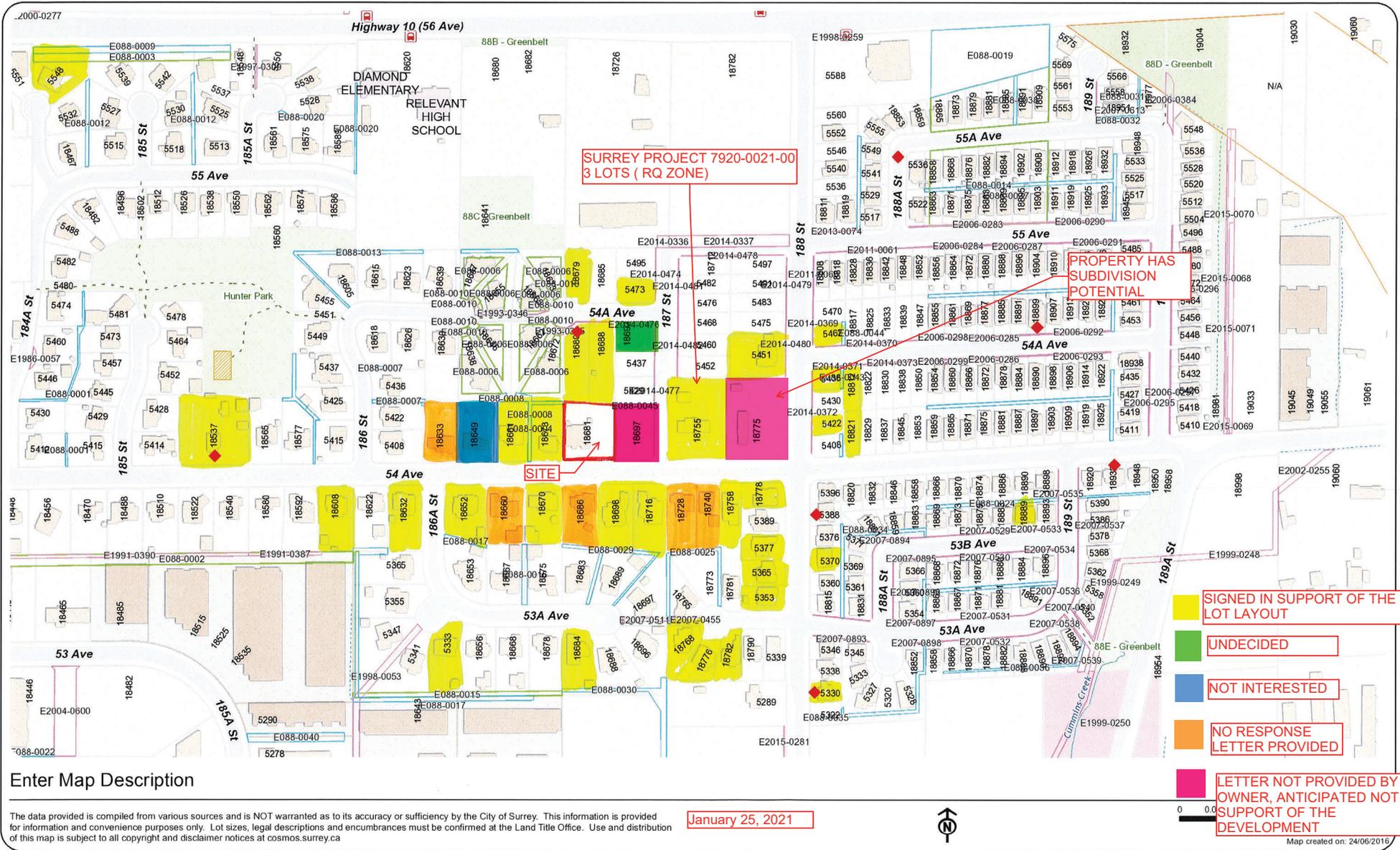
CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



RANJIT SANDHU
 13478 - 72 AVENUE, SURREY, BC, V3W 2N8, PH: 604-591-1865

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 18681 - 54 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	B
Designed: DC	Job No. 16-3330	Of
P.W. P.U.	Date MAY/2016	Revision
Approved:		



Enter Map Description

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

January 25, 2021



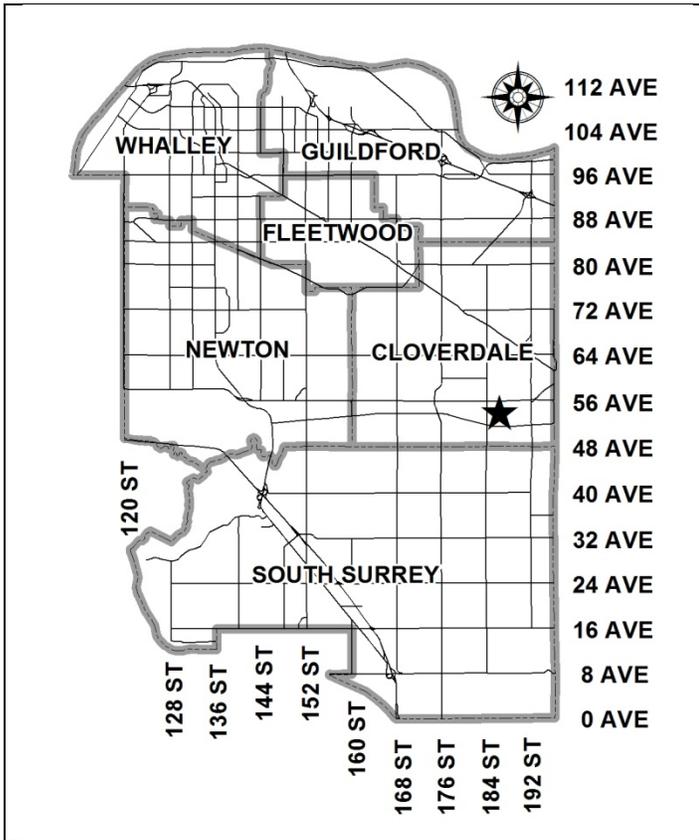
0 0.0

Map created on: 24/06/2016

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0071-00

Planning Report Date: April 23, 2012



PROPOSAL:

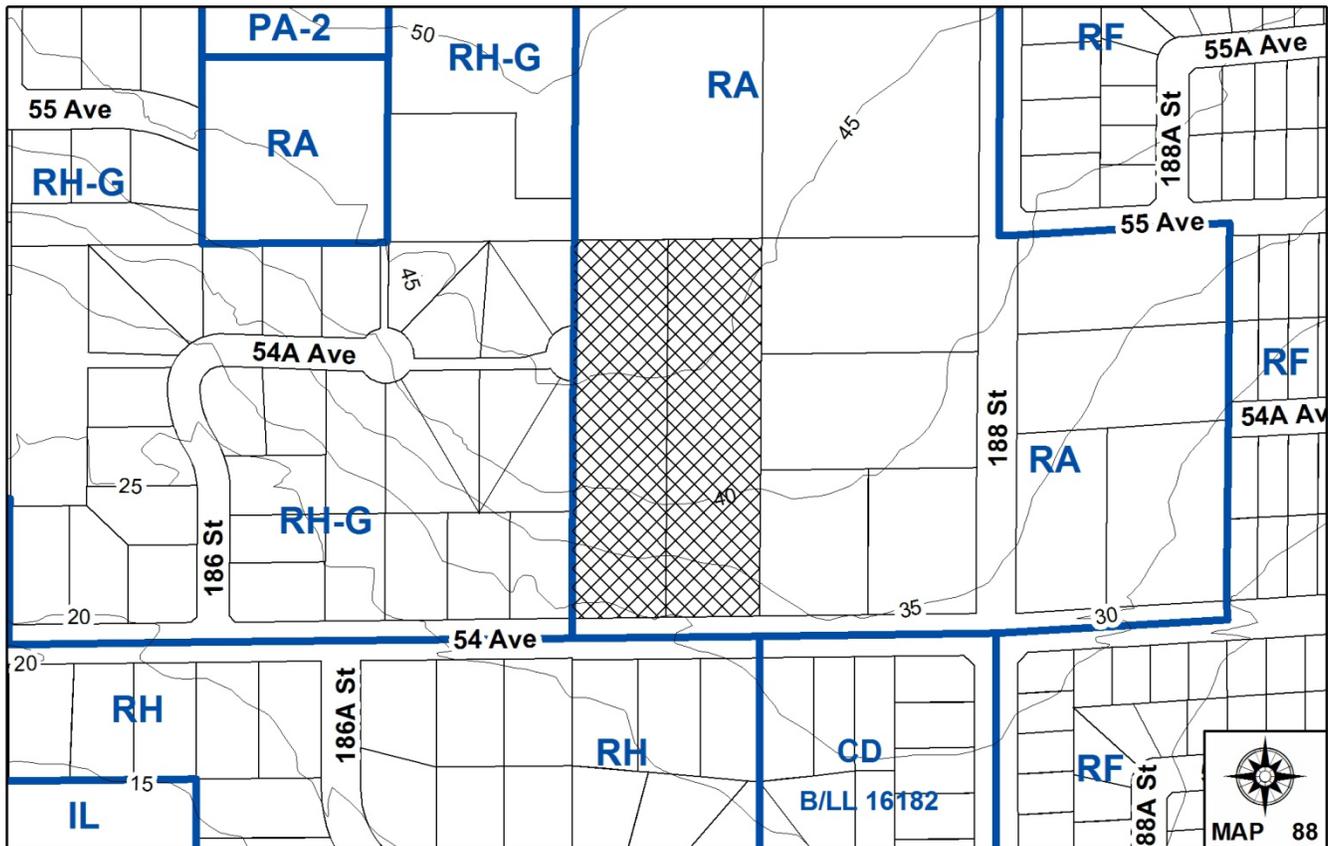
- **Rezoning** from RA to CD (based on RH-G) to allow subdivision into thirteen (13) small suburban single family lots.

LOCATION: 18737 and 18711 - 54 Avenue

OWNERS: Sukhvinder K Sandhu
 Ranjit Sandhu
 Trevor Jones

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- Refer back to staff to work with the applicant in designing a subdivision that is consistent with the surrounding development and in determining a suitable cash-in-lieu of parkland that is comparable to gross density zoning requirements.
- If Council is supportive of the application, refer back to staff to draft the CD By-law to permit 13 lots a minimum of 20 metres (66 ft.) wide and to identify the conditions of approval.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with Suburban designation in the OCP, which permits the proposed density of 2.9 units per acre for Suburban lands a minimum of 200 metres (650 ft.) from the edge of the Agricultural Land Reserve (ALR).
- Complies with City Policy No. O-23, which guides residential development near the ALR boundary.
- Area residents have raised objections to the proposal.
- Portions of the proposed layout are not consistent with existing development in the neighbourhood or the minimum lot sizes of the RH-G Zone, which regulates the lots to the west.

RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff to work with the applicant in designing a subdivision that is consistent with the surrounding development and in determining a suitable cash-in-lieu of parkland that is comparable to gross density zoning requirements.

REFERRALS

Engineering: Engineering comments will be finalized when the subdivision layout is resolved.

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

4 Elementary students at Sunrise Ridge Elementary School
2 Secondary students at Lord Tweedsmuir Secondary School

(Appendix VI)

The applicant is unsure at this time when the dwelling units in this project are expected to be constructed and ready for occupancy.

Parks, Recreation & Culture: Parks will accept cash-in-lieu of the parkland dedication requirement.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval for the rezoning is granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on each of acreage lots; the most westerly is intended to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Non-conforming feed lot (hay and oats).	Suburban	RA
East:	Single family dwellings on acreage lots under application No. 7911-0019-00 (Pre-Council).	Suburban	RA
South (Across 54 Avenue):	Single family dwellings on half-acre lots.	Suburban	RH
West:	Single family dwellings on half-acre gross density lots.	Suburban	RH-G

DEVELOPMENT CONSIDERATIONS

Background

- The two subject properties, located at 18711/37 – 54 Avenue, are currently zoned "One-Acre Residential" (RA) and are designated Suburban in the Official Community Plan (OCP). The Agricultural Land Reserve (ALR) boundary is approximately 430 metres (1,400 ft.) to the south.
- Recent development on the east side of 188 Street, between Highway No. 10 and 53A Avenue, has amended the OCP from Suburban to Urban to create RF-zoned lots. Due to these developments to the east, a transition area that bridges the gap of half-acre density lots to the west of the subject site and RF-zoned lots on the east side of 188 Street is appropriate. Development within this transition area should be sensitive to the existing suburban homes on the west side of 188 Street.
- In 2006, the OCP was amended to increase the maximum density from 2 to 4 units per acre in the Suburban designation, provided such density is at least 200 metres (650 ft.) from the ALR boundary.

Proposal

- The applicant proposes rezoning the site to "Comprehensive Development Zone" (CD) based on the "Half-Acre Residential Gross Density Zone" (RH-G) to permit development of 13 single family lots, with no open space. The applicant has agreed to provide 5% cash-in-lieu of parkland dedication, however 15% would be more appropriate given that the RH-G Zone requires 15% open space.
- The applicant proposes 2 lots fronting 54 Avenue, 7 lots fronting proposed 187 Street, and 4 lots fronting proposed 54A Avenue.
- The proposed lots range in size from 886 square metres (9,535 sq. ft.) to 1,747 square metres (18,800 sq. ft.). The widths range between 20 metres (66 ft.) to 27.3 metres (90 ft.).
- The proposed density is 7.2 units per hectare (2.9 upa).
- Although the current application includes two properties, the subdivision is designed such that once the new 187 Street and 54A Avenue are dedicated and constructed, each parent property can develop independently without any consolidation.
- The applicant prefers that the two subject properties be able to develop independently because both properties have separate owners. It is due to the desire of the owners not to modify the alignment of the shared side property line and to achieve 13 lots, that a suitable layout has not been achieved.
- The existing lots fronting 54 Avenue between 184 Street and the subject site range in width from 30 metres (100 ft.) to 39 metres (130 ft.). The lots proposed to front 54 Avenue are 20.0 metres (66 ft.) and 27.36 metres (90 ft.) wide. A third lot is proposed to flank 54 Avenue.

- The applicant proposes a thirteen-lot subdivision and indicates that a lot yield of less than thirteen is not viable.
- To address interface concerns staff have suggested the four most southerly lots (proposed Lots 10-13) be reconfigured into three lots, with the two easterly lots approximately 26 metres (86 ft.) wide. This suggestion has been rejected by the applicant.
- Staff have also suggested elimination of the proposed 20-metre (66 ft.) wide lot fronting 54 Avenue resulting in a total of 12 lots. This suggestion has also been rejected by the applicant.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on April 26, 2011 and staff received responses from eleven nearby residents who were opposed to the project. They identified the following concerns:

- Density/Lot sizes: The proposed density of 2.9 units per acre is too high and the proposed lot sizes are too small for this neighbourhood. Residents moved to this area with the understanding that the maximum density of future development would be 2 units per acre, which is consistent with the surrounding development. The appeal of large homes on large parcels and the associated privacy are reasons why residents moved to this neighbourhood. The proposal is out of character with the neighbourhood.

(Although unit density to the west and south is 5 units per hectare (2 upa), unit density up to 10 units per hectare (4 upa) is permitted in the existing Suburban designation because the site is located a minimum of 200 metres (656 ft.) from the ALR.)

- Traffic: Increased density will create more traffic.

(The applicant proposes 13 lots, which is 4 lots more than what could be achieved with a density of 2 upa. The proposed development will enable the 4 existing lots on the western half of the proposed 54A Avenue cul-de-sac, to gain access via the new 187 Street, rather than the temporary access from the west via 186 Street.)

- Amenities: There is a lack of amenities in the area such as schools and shops.

(The lands are intended for Suburban residential development.)

- Another respondent was not opposed to the development, but indicated that the temporary lane leading to the four homes located at 18638/46/47/55 – 54A Avenue along the half cul-de-sac is not safe.

(The application proposes to complete the remaining portion of 54A Avenue cul-de-sac. The four existing homes along this cul-de-sac would gain permanent access from the proposed new road and not the temporary lane.)

Public Information Meeting:

- The applicant held a Public Information Meeting (PIM) on June 23, 2011 at the Sunrise Banquet Centre located at 5640 – 188 Street. Approximately seventy-eight (78) invitations were sent by mail informing neighbouring residents of this PIM.
- Approximately nineteen (19) residents attended this meeting. Those in attendance had an opportunity to review the proposal and discuss any concerns with the applicant and their consultant.
- A total of sixteen (16) comment sheets were submitted in response to the PIM. Of the 16 comments sheets, nine (9) were in support, six (6) were opposed, and one (1) did not comment.
- Following the PIM, the applicant has provided an additional thirteen (13) letters of support for the project. However, the majority of these respondents live on the east side of 188 Street or were outside the area that would be impacted the most by the proposed development.

ALTERNATIVES FOR CONSIDERATION

- Based on the context of this area and concerns from the community, staff suggested two alternatives to the applicant:
 1. Create three 27-metre (88 ft.) wide lots fronting 54 Avenue (see Alternative 1 attached as Appendix IX). This would provide a compatible interface with existing lots fronting the south side of 54 Avenue, but would result in the loss of one lot to a total yield of twelve lots.
 2. Create two oversized lots fronting 54 Avenue, with the ability for these two lots to subdivide into three lots in the future (see Alternative 2 attached as Appendix X). This would initially result in two fewer lots, but would allow each property owner to develop independently (consistent with their request) and eventually achieve a total of twelve lots.
- The alternatives recommended by staff, would:
 - allow the applicant to achieve a density similar to their proposal;
 - be consistent with the transition area that staff envisions for this area;
 - address interface issues along 54 Avenue; and
 - allow smaller lots than what is typical for this neighbourhood to front the future north/south road, in an area less visible to existing suburban development.
- The applicant would not agree to the alternatives recommended by staff because they would have resulted in one fewer new lot, and alternative #1 requires consolidation of the parent lots as part of the application.

- However, the applicant recently did provide an alternative layout (Appendix III). The applicant reduced the number of lots proposed along 187 Street from 7 to 6, reducing the overall yield from 13 to 12 with 5% cash-in-lieu for parkland (rather than 15% which is consistent with the RH-G Zone). As the alternative layout still proposes a 20-metre (66 ft.) wide lot fronting 54 Avenue and the proposed subdivision requires a CD Zone based on RH-G, this layout is not supported by staff.

PROJECT EVALUATION

- Staff encouraged the applicant to work with the residents to address their concerns regarding the proposed lot sizes and density. The applicant indicates they were unable to resolve these concerns.
- Staff feel the applicant's initial 13-lot proposal (Appendix II) does not merit support for the following reasons:
 - Proposed Lot 12, which fronts the north side of 54 Avenue, is 20 metres (66 ft.) wide. The lot widths of the three existing lots fronting the south side of 54 Avenue, directly across from the subject site range from 30 metres (98 ft.) to 33 metres (108 ft.). This interface with single family homes fronting the south side of 54 Avenue is a concern.
 - The lots on the south side of 54 Avenue, across from the subject site are zoned Half-Acre Residential (RH) and have a minimum lot width of 30 metres (100 ft.)
 - Ten of the thirteen proposed lots do not meet the minimum 1,300-square metre (14,000 sq. ft.) area requirement of a standard lot in the RH-G Zone.
 - Nine of the thirteen proposed lots do not meet the minimum 1,120-square metre (12,000 sq. ft.) area requirement for lots that meet the permissible reduction requirements in the RH-G Zone.
 - None of the proposed lots meet the minimum 30-metre (100 ft.) width of a regular standard lot in the RH-G Zone and the RH Zone.
 - Many nearby residents oppose the project (Appendix V).

CONCLUSION

- With the applicant's willingness to "share" a proposed lot fronting 54 Avenue, a 12 – lot subdivision can be supported. To date, the applicant is not amenable to consolidating the two parent lots, or reducing the lot yield on the westerly parent lot from 6 to 5.
- The applicant is seeking a CD Zone based upon the RH-G Zone, but has proposed only 5% cash-in-lieu of parkland. Other similar developments have proposed 15% cash-in-lieu.

- The Planning and Development Department recommends that this proposal be referred back to staff to work with the applicant in designing a subdivision that is consistent with the surrounding development and in determining suitable cash-in-lieu of parkland.
- If Council is supportive of the 13-lot application with a minimum lot width of 20 metres (66 ft.) (Appendix II) staff should be directed to draft the CD By-law and prepare the list of conditions of approval.

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 (13 lots)
Appendix III.	Alternative Subdivision Layout (12 lots)
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Map of Public Responses
Appendix VI.	School District Comments
Appendix VII.	Context Map with Dimensions
Appendix VIII.	Preliminary Layout for File No. 7911-0019-00 (Pre-Council)
Appendix IX.	Alternative 1
Appendix X.	Alternative 2

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\7727125032.doc
. 4/19/12 1:43 PM

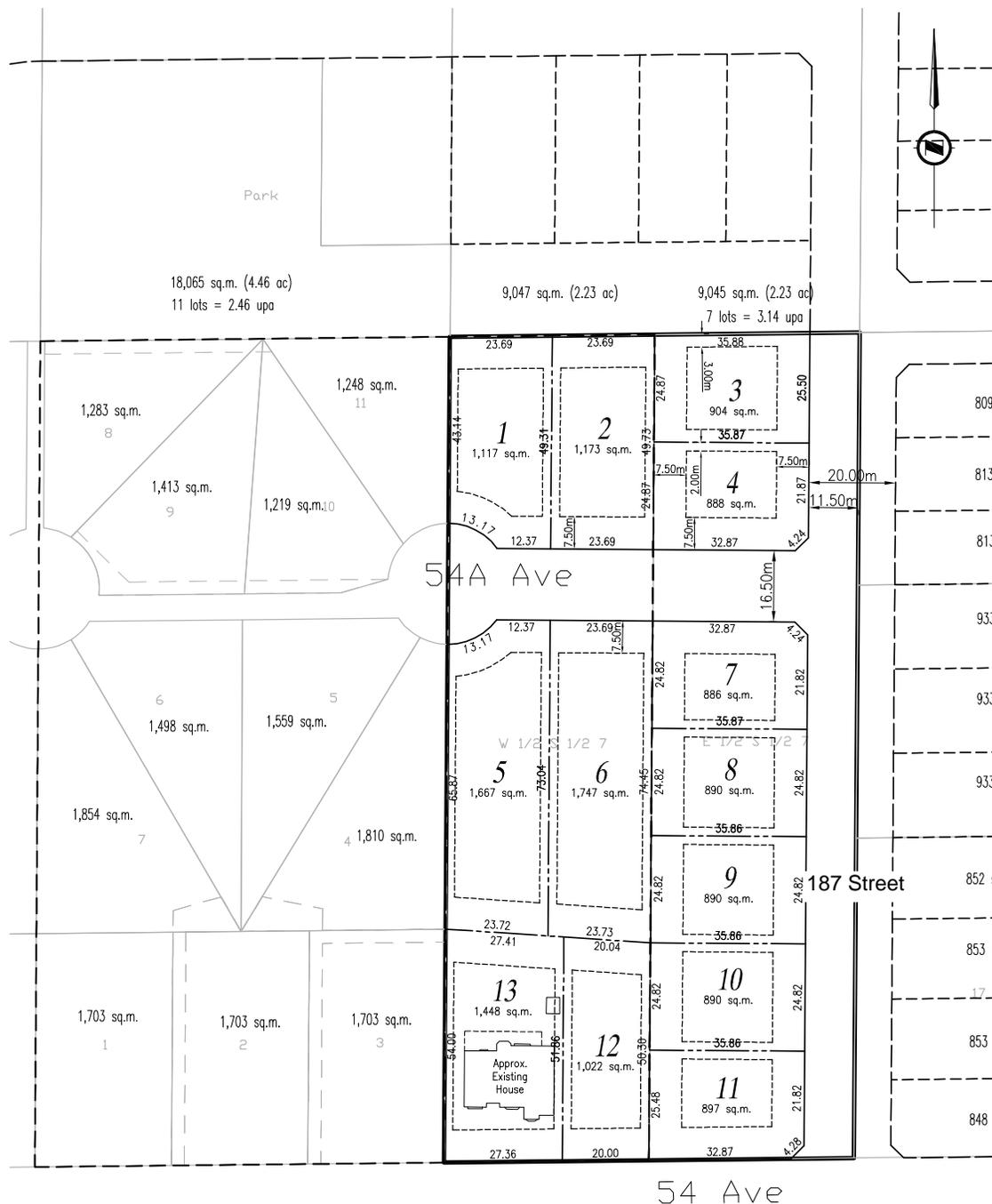
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.47 ac.
Hectares	1.809 ha
NUMBER OF LOTS	
Existing	2
Proposed	13
SIZE OF LOTS	
Range of lot widths (metres)	20 m. - 27 m.
Range of lot areas (square metres)	886 sq. m. 1447 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.19 lots/ha & 2.91 lots/ac
Lots/Hectare & Lots/Acre (Net)	na
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	20%
Estimated Road, Lane & Driveway Coverage	17%
Total Site Coverage	37%
PARKLAND	
Area (square metres)	na
% of Gross Site	
	Required
PARKLAND	
15% 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

This drawing and design is the property of McElhanney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhanney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.



37.84	34.29	34.29					
43.98 14	15	16	7	8	9	1,666 sq.m.	1,

Total Area approx. 18,092 sq.m. (4.47 acres)
 Layout assumes CD zone; minimum 850 sq.m.
 Density shown 7.19 units/ha (2.91 units/acre)
 Typical building setbacks shown:
 Front yard 7.5m, Rear yard 7.5m,
 Side yard 2.0m, Side yard on Flanking Street 7.5m.

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.

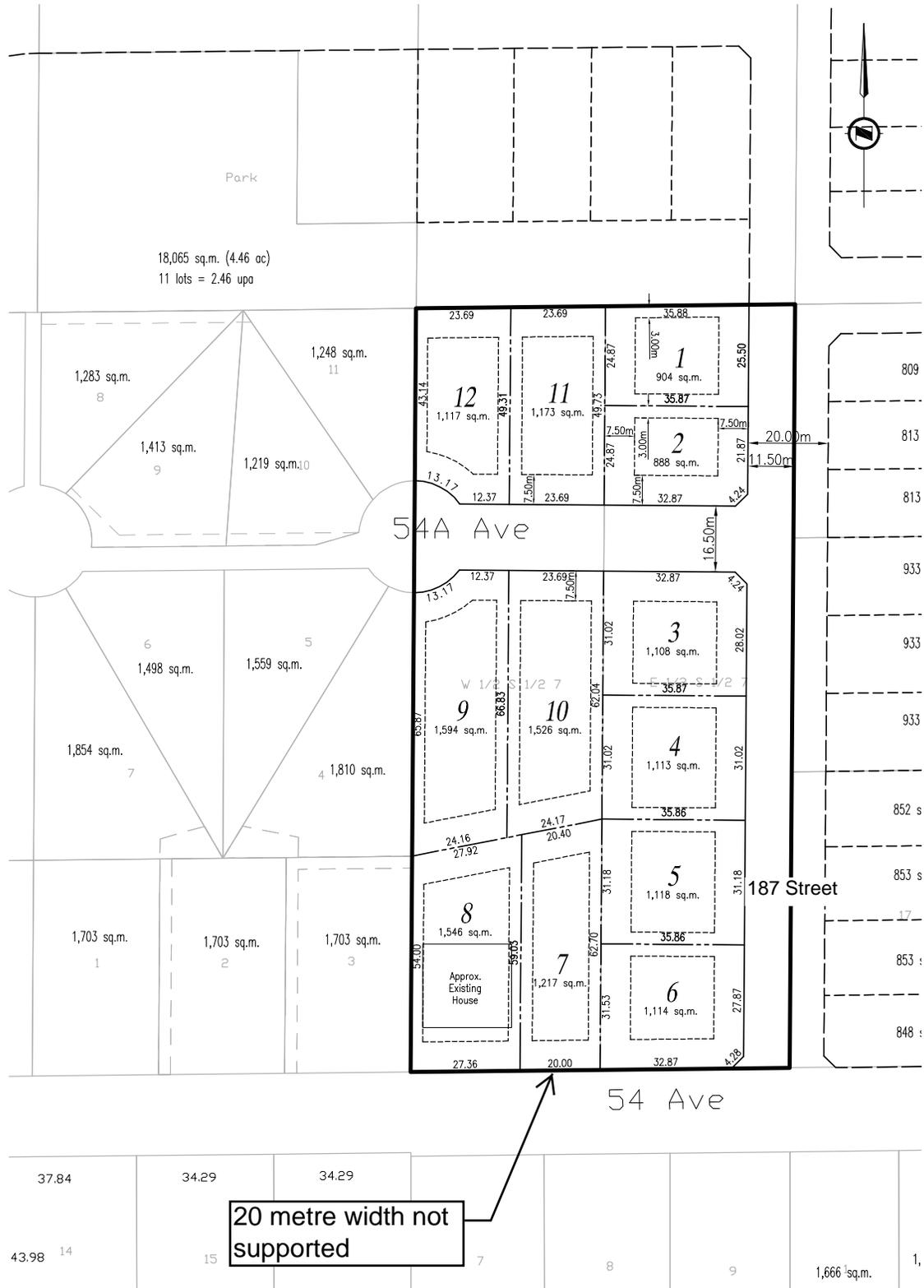
McElhanney
 McElhanney Consulting Services Ltd.
 13160-88TH AVENUE
 SURREY, B.C. PHONE (604) 596-0391
 FAX (604) 596-8853

SKETCH 3

Scale: 1:1000
 Date: March 14, 2012
 Job No.: 2111-02767-0

H:\P\2111-02767-0\ENR - 187377 - 54 Ave\10.00 DRAWINGS\10.02 Plans\10.02 Drawing\02767-0 Sheet 3 100174.dwg, 3/14/2012 10:51:53 AM

This drawing and design is the property of McElhanney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhanney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.



Total Area approx. 18,092 sq.m. (4.47 acres)
 Layout assumes CD zone; minimum 850 sq.m.
 Density shown 6.63 units/ha (2.68 units/acre)
 Typical building setbacks shown:
 Front yard 7.5m, Rear yard 7.5m,
 Side yard 3.0m, Side yard on Flanking Street 7.5m.

- 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
 McElhanney Consulting Services Ltd.
 13160-88TH AVENUE
 SURREY, B.C. PHONE (604) 596-0391
 FAX (604) 596-8853

SKETCH 4

Scale: 1:1000
 Date: February 27, 2012
 Job No.: 2111-02767-0

H:\P\2111-02767-0\ENR - 187377 - 54 Ave\10.02.DRAWINGS\10.02.Plan\10.02.DRAWING\02767-0\Sheet 4 130227.dwg, 130227.dwg, 2/27/2012 3:36:58 PM

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0071-00
Project Location: 18711 and 18737 – 54 Avenue, 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 suburban neighbourhood. Lots west of the subject site are zoned RH-G. Lots south of the subject site are designated RH and CD based on RH-G. Lots east of the subject site are zoned RA. The neighbourhood has an obvious suburban character with large estate quality homes situated on large lots.

The steep south sloping topography at the south side of the subject site is significant to the home design strategy suitable for this site. New homes fronting 54 Avenue will likely have the garage at the basement level, with three storeys all set back from one another visible from the street, and two storeys visible from the rear yard.

Existing homes were constructed in four distinct eras: the 1970's, the 1990's, the 2000's, and homes under construction in 2011. There were three homes (17%) constructed in the 1970's. One is a 2400 sq.ft., 70+ foot wide low profile Bungalow with 5:12 slope Dutch hip roof, situated in a dense forest setting. Although this home is not objectionable, it does not provide specific context for the subject site, because the massing design requires updating. Two homes are Two-Storey type; one brightly coloured 3500+ sq.ft. "Traditional Queen Anne" style Two storey home with vinyl siding, wood shingles in projections, and a cedar shingle roof. The other is a 3000 sq.ft "Rural Heritage" style Two-Storey type dwelling with blue horizontal cedar siding and white trim including shutters.

Thirty nine percent of homes were constructed in the 1990's. These homes include one Bungalow, two 1 ½ Storey homes, and four Two-Storey type. The Bungalow is a 70 foot wide low profile structure with 9:12 slope main common hip roof with shake profile concrete tile roof surface and five street facing common gable projections. The home is clad in stucco and has a significant stone accent. There is a 3000 sq ft low profile 1 ½ storey home with 10:12 pitch common hip roof with cedar shingle surface and stucco clad walls. The other 1 ½ storey home is a 3000+ sq ft. home with small mass upper floor. The home has a 7:12 pitch common hip roof with cedar shingle surface and is clad in stucco only. Both 1 ½ storey homes provide suitable massing design context for the subject site. There are four Two-Storey type homes including a desirable 3500 sq.ft. Cape Cod Heritage style home with steeply sloped cedar shingle roof, and five street facing dormers, a 3000+ sq.ft. low mass "West Coast modern design with steeply sloped cedar shingle roof, an architecturally significant 3000 sq.ft Heritage style home at 18675 – 54A Avenue, and a 3500+ sq.ft "West Coast Modern" design that would

benefit from updated massing design strategies. This home has a 7:12 pitch cedar shingle roof and is clad in stucco.

There are six year 2000's homes; three 1 ½ storey, and three Two-Storey type, five of which provide desirable architectural context. The five context homes are located at 18711, 18670, 18698, 18728, and 18740 – 54 Avenue. These traditional/heritage designs have low to mid-scale, well balanced, proportionally correct and aesthetically pleasing massing designs. The homes are trimmed and detailed to a high standard, and all have high quality cladding and roofing materials. All are considered context homes.

There are two new homes currently under construction. Both are 3500+ sq.ft. Neo-Traditional style Two-storey type dwelling with attractive massing designs and a 12:12 slope roof with shake profile concrete tile surface. Wall cladding is not yet applied on one of the homes, and the other had recently had stucco and an extensive stone veneers applied. These two homes; one at 18716 and one at 18686 – 54 Avenue provide excellent architectural context for the subject site.

Overall, 83 percent of homes in this area provide suitable architectural context for a new suburban development in this area. The character of this area is now established by estate quality "Traditional", "Neo-Traditional", "Heritage", and "Neo-Heritage" style homes. It would not be appropriate to attempt to establish a new character for this area. Rather, the size, style, type, massing design, and finishing materials standards evident on neighbouring homes, should be emulated at the subject site.

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

- 1) Context Homes: Eighty three percent of homes in this area can be considered context homes. The recommendation is to emulate the quality of massing designs, construction materials, and trim and detailing elements on the existing homes (and not to attempt to establish a new character).
- 2) Style Character: "Neo-Traditional", "Traditional", "Neo-Heritage" and "Heritage" styles are dominant in this area. This is the recommended style range for the subject site.
- 3) Home Types: Dominance of Two-Storey home type (61%). A desirable subset of Two-Storey type homes (1 ½ Storey homes) account for another 28 percent.
- 4) Massing Designs: Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned, and can be emulated
- 5) Front Entrance Design: Front entrance porticos range from one to two storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area). The home with the Two-Storey high front entrance, has an entrance element that is out of scale and proportionally inconsistent with other elements. The recommendation is to limit the front entrance height to 1 ½ storeys.
- 6) Exterior Wall Cladding: Only two homes in this area are clad in vinyl siding. Vinyl is not recommended for the new dwellings.
- 7) Roof surface: Roof surfaces are cedar shingles (dominant at 56%), shake profile concrete roof tiles (28%), or asphalt shingles (17%).
- 8) Roof Slope: Seventy two percent of homes have a roof slope of 8:12 or higher. Forty four percent of homes have a roof slope of 12:12.

Dwelling Types/Locations:	Two-Storey.....	61%
	Basement Entry/Cathedral Entry	0%
	Rancher (bungalow).....	11%
	Split Levels.....	0%
	1 ½ Storey	28%

Exterior Treatment /Materials: Context homes are clad in Hardiplank or cedar with wood wall shingles or Hardipanel with 1x4 vertical wood battens at gable ends. Most new context homes have a brick or stone accent.

Roof Pitch and Materials: A variety of roof surface materials have been used in this area including: Wood shakes / shingles, Concrete roof tiles, Asphalt shingles

Window/Door Details: Rectangular dominant.

Streetscape: The subject site is located in an area with a readily recognizable suburban-estate identity. Lots are large, and well landscaped. Most homes are 3500+ Two-Storey type with a traditional / heritage character. Most of the homes have well balanced, well proportioned massing designs that meet current standards for new suburban-estate developments. Roof slopes on most context homes range from 8:12. Roof surfaces include cedar shingles, shake profile concrete roof tiles, and asphalt shingles. Homes are clad in high quality materials including cedar siding, cedar shingles, Hardiplank and stone.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- 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. New homes are readily identifiable as one of the following styles: “Traditional” (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes” in the 18600 and 18700 blocks of 54 Avenue and the 18600 block of 54A Avenue. Homes will therefore be “Neo-Traditional”, “Traditional”, “Heritage”, and “Neo-Heritage” styles only. Similar home types and sizes. Similar massing characteristics to the context homes identified in the character study. Similar roof types, roof pitch, roofing materials. Similar siding materials.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. No Vinyl. “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:

Cedar shingles, shake profile concrete roof tiles, and 40 year (+) warranty shake profile asphalt shingles with a raised ridge cap. Grey, black, or brown only.

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots:

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping:

High quality suburban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. There are three corner lots on which a minimum of 55 shrubs of a 3 gallon pot size are recommended, of which not less than 20 shrubs should be planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

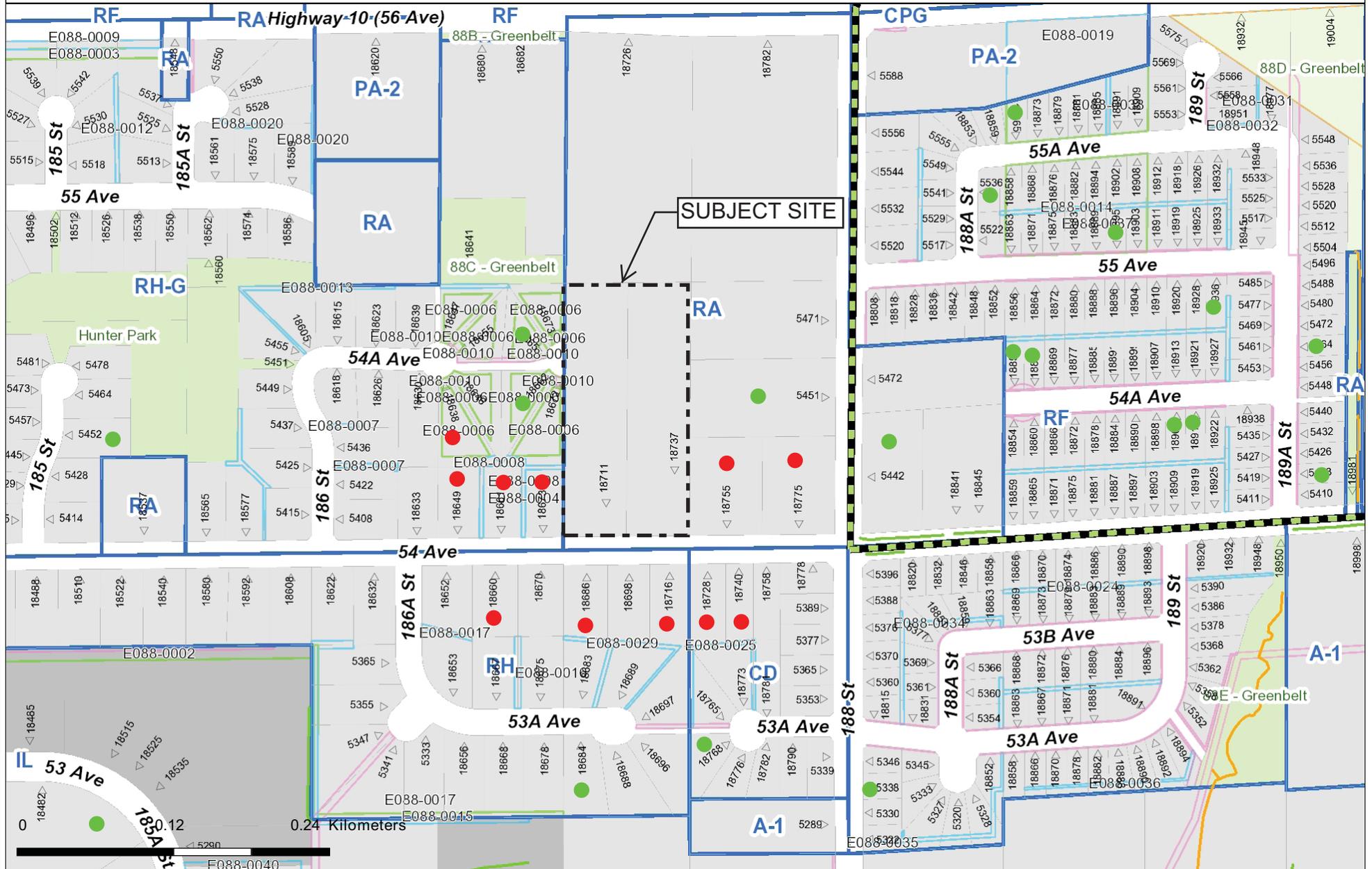
Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd.
Reviewed and Approved by:



Date: Dec 10, 2011

Date: December 10, 2011



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

Enter Map Description

Scale: 1: 3,924

Map created on: March-16-12



SCHOOL DISTRICT #36 (SURREY)

Tuesday, May 03, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0071 00

SUMMARY

The proposed 13 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2010 Enrolment/School Capacity

Sunrise Ridge Elementary

Enrolment (K/1-7):	34 K + 264
Capacity (K/1-7):	40 K + 225

Lord Tweedsmuir Secondary

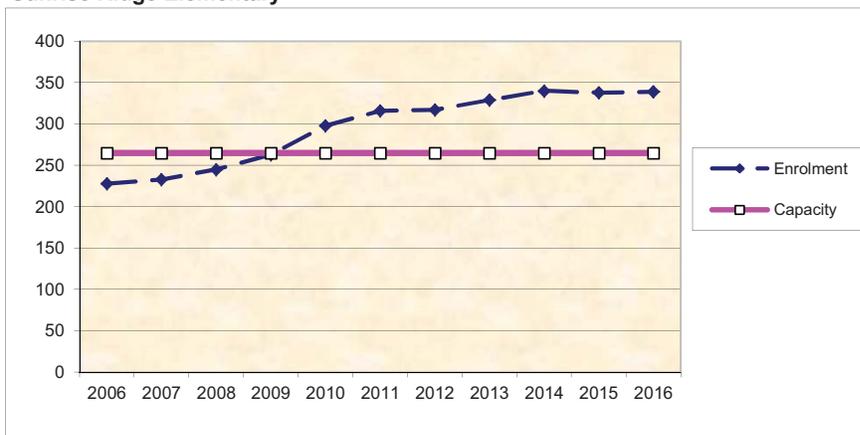
Enrolment (8-12):	1711
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

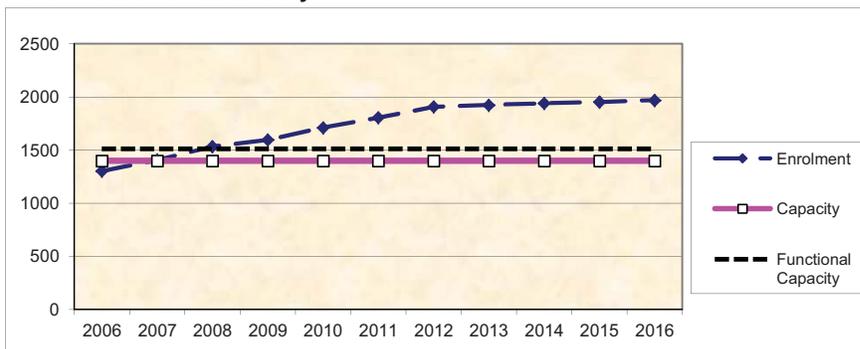
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

It is noted that students in the neighborhood need to safely cross HWY #10 to get to Sunrise Ridge Elementary. Late French Immersion which was added to Sunrise Ridge a number of years ago when there was room at the school and Don Christian was overcrowded. Recently Don Christian has been relieved of portables and has space for growth due to an enrolment move to the new Adams Road Elementary which opened mid school year 2010-2011. Recent enrolment growth and portables at Sunrise Ridge will result in a review of possible enrolment moves from Sunrise Ridge to Don Christian in the following year. There are no new capital projects proposed at Sunrise Ridge Elementary and no new capital projects identified for Lord Tweedsmuir Secondary. The school district has a future secondary school planned in North Clayton Area (priority #30 in the 2010-2014 Five Year Capital Plan), which when completed will reduce projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary.

Sunrise Ridge Elementary

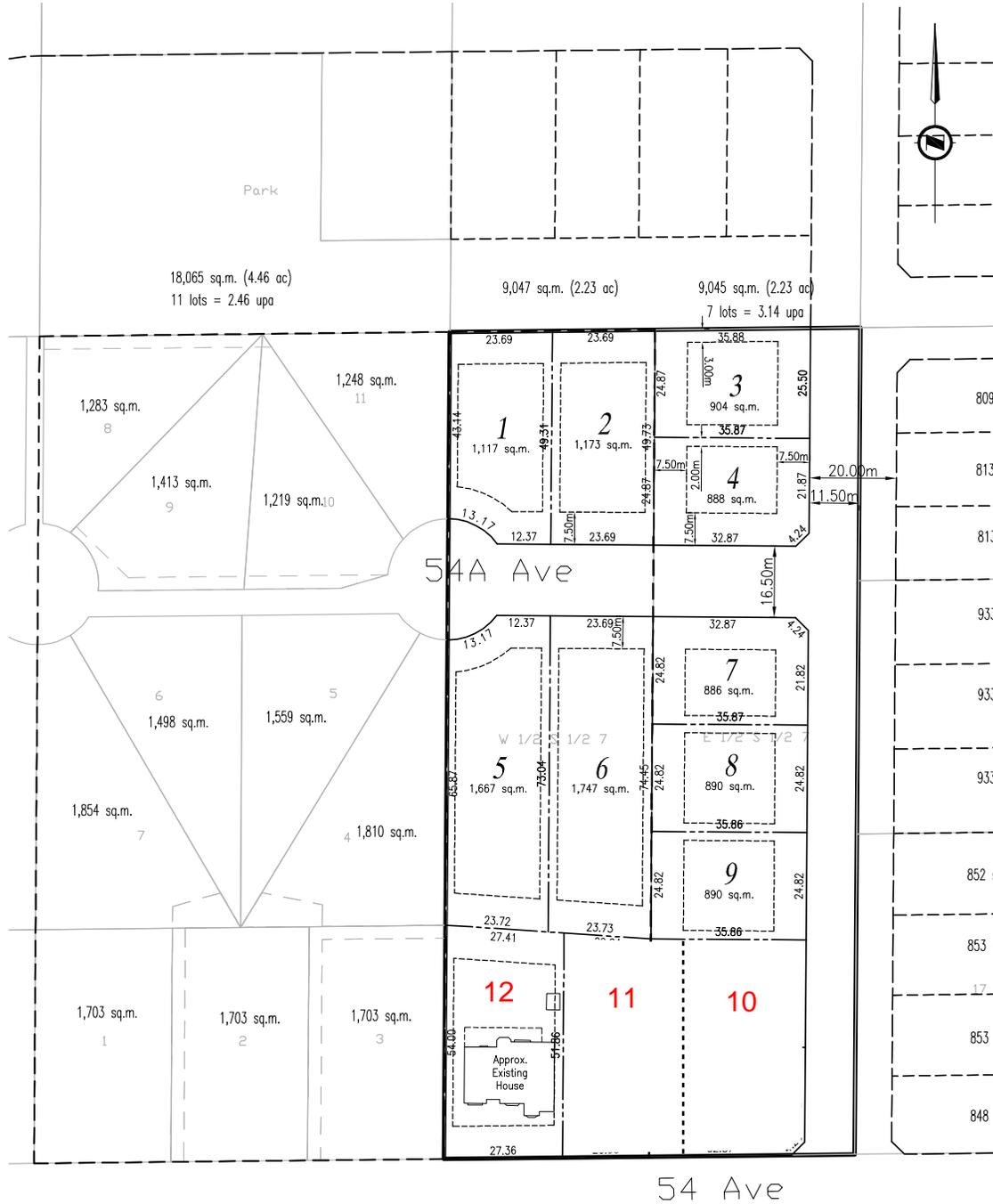


Lord Tweedsmuir Secondary



*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.

This drawing and design is the property of McElhanney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhanney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.



37.84	34.29	34.29					
43.98 14	15	16	7	8	9	1,666 sq.m.	1,

Total Area approx. 18,092 sq.m. (4.47 acres)
 Layout assumes CD zone; minimum 850 sq.m.
 Density shown 7.19 units/ha (2.91 units/acre)
 Typical building setbacks shown:
 Front yard 7.5m, Rear yard 7.5m,
 Side yard 2.0m, Side yard on Flanking Street 7.5m.

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.

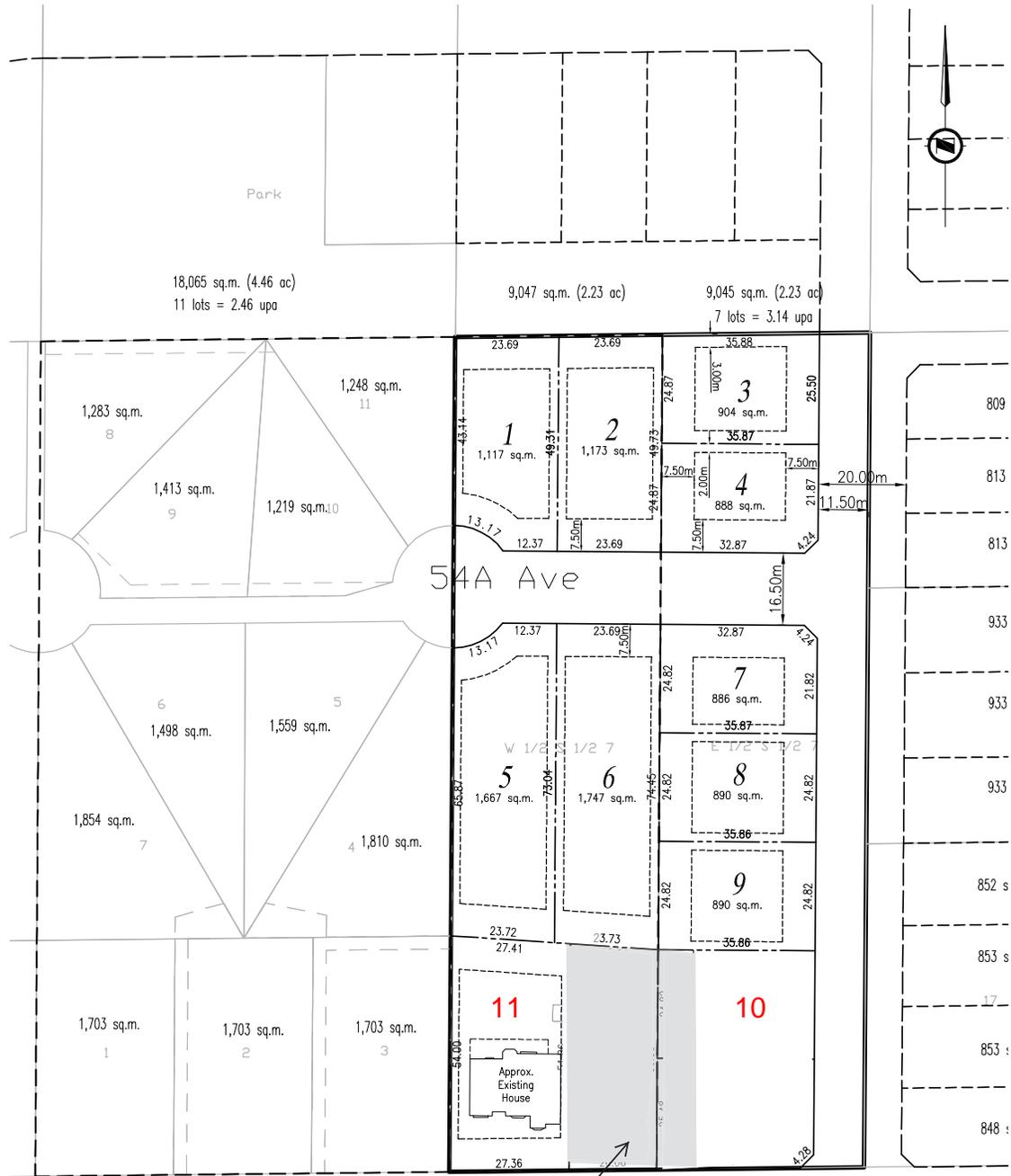
McElhanney
 McElhanney Consulting Services Ltd.
 13160-88TH AVENUE
 SURREY, B.C. PHONE (604) 596-0391
 FAX (604) 596-8853

SKETCH 3

Scale: 1:1000
 Date: March 14, 2012
 Job No.: 2111-02767-0

H:\P\2111-02767-0\ENR - 187377 - 54 Ave\1.0.0 DRAWINGS\1.0.2 Plans\1.0.2.1 Drawing\02767-0-Base 3 120714.dwg, 3/14/2012 10:51:53 AM

This drawing and design is the property of McElhanney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhanney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.



37.84	34.29	34.29					
43.98 14	15	16	7	8	9	1,666 sq.m.	1,

Total Area approx. 18,092 sq.m. (4.47 acres)
 Layout assumes CD zone; minimum 850 sq.m.
 Density shown 7.19 units/ha (2.91 units/acre)
 Typical building setbacks shown:
 Front yard 7.5m, Rear yard 7.5m,
 Side yard 2.0m, Side yard on Flanking Street 7.5m.

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
 McElhanney Consulting Services Ltd.
 13160-88TH AVENUE
 SURREY, B.C. PHONE (604)596-0391
 FAX (604)596-8853

SKETCH 3

Scale: 1:1000
 Date: March 14, 2012
 Job No.: 2111-02767-0

H:\P\2111-02767-0\ENR - 187377 - 54 Ave\11.02.DRAWINGS\11.02.Plan\11.02.Dwg\1102767-0-Base 3 120114.dwg 3/14/2012 10:51:53 AM