



Corporate Report

NO: C013

COUNCIL DATE: Sept. 12/05

COUNCIL-IN-COMMITTEE

TO: **Mayor & Council** DATE: **September 8, 2005**

FROM: **General Manager, Planning and Development** FILE: **6520-20**
(North Grandview Heights Amendment)

SUBJECT: **North Grandview Heights Neighbourhood Concept Plan Amendment - Stage 2 Report**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Approve the final and complete North Grandview Heights Neighbourhood Concept Plan Amendment (the "NCP Amendment"), attached as Appendix "A", as a means to manage development in the area of the North Grandview Heights neighbourhood that is subject to this amendment and to provide services, amenities and facilities in support of the development of this neighbourhood;
3. Instruct the City Clerk to introduce amendments, as documented in Appendix "B", to Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law") to revise the amenity contributions for the NCP Amendment area; and
4. Instruct staff to bring forward Official Community Plan ("OCP") land use designation amendments in the NCP Amendment area, concurrently with the related site-specific rezoning applications.

INTENT

The purpose of this report is to:

- Document background to the North Grandview Heights NCP Amendment;
- Obtain Council approval of the final and complete North Grandview Heights NCP Amendment; and

- Obtain Council authorization to bring forward the necessary Zoning By-law amendment to establish the amenity contribution requirements for the area covered by the NCP Amendment.

BACKGROUND

The existing NCP for North Grandview Heights was approved by Council in January of 1999. The area covered by the North Grandview Heights NCP is bounded by 176 Street to the east, Highway 99 to the west, 28 Avenue to the south and 32 Avenue to the north. The NCP covers an area of approximately 342 hectares (845 acres). The NCP designates most of the area for either One-Acre Residential or One-Acre Gross Density Residential uses.

The NCP Amendment covers an area of 114 hectares (281 acres) located to the west of 168 Street, as illustrated in Figure 1 of the NCP Amendment Plan attached as Appendix "A" to this report. Figure 1 illustrates those areas west of 168 Street of the North Grandview Heights NCP that will remain unchanged and those portions that will be altered as a result of the NCP Amendment. The NCP area not covered by this amendment will continue to be subject to the provisions of the original North Grandview Heights NCP document. The properties within the NCP Amendment area will be subject to the provisions outlined in the North Grandview Heights NCP Amendment document. Appropriate notations and map amendments will be included in the original North Grandview Heights NCP document to identify the areas that will be governed by the NCP Amendment and areas which will remain subject to the original North Grandview NCP.

Southtrac Developments and Beech Developments (the "applicants") submitted a coordinated application to amend the North Grandview Heights NCP. This approach was taken in response to a Council resolution of May 10, 2004 that stipulated that if an amendment is pursued for the North Grandview Heights NCP, the amendment should be pursued in a comprehensive manner through the "Secondary Plan Amendment Process", as outlined in Surrey's OCP. Both applicants retained the same consultant to prepare the NCP Amendment submission and to conduct the necessary planning and other processes associated with completing the work associated with the NCP Amendment.

On May 18, 2005, Council considered Corporate Report No. C009 related to the Stage 1 Land Use Plan amendment and, subsequently, adopted the recommendations of that report, which acted to approve the Land Use Plan amendment to the North Grandview Heights NCP. Council at the same time authorized staff to proceed with the Stage 2 component of the NCP Amendment, including the resolution of certain outstanding land use issues, the preparation of design guidelines, the development of a servicing, phasing, and financing strategy, and the identification of requirements for amenity contributions to implement the Land Use Plan.

DISCUSSION

The Land Use Plan

The proposed Final Land Use Plan for the North Grandview Heights NCP Amendment area, as illustrated in Figure 2 of Appendix "A", allows for urban and suburban residential development at low to medium densities.

The medium-density residential land uses include Multi-family (15-25 units per acre) between Highway 99 and 156 Street. The densities decrease from west to east, away from Highway 99. Cluster housing (6-8 units per acre) and single detached residential (4-6 units per acre) are proposed between 156 Street and 164 Street and single detached residential (2 units per acre) is proposed between 164 Street and 168 Street, the area closest to the Agricultural Land Reserve (the "ALR"). A school site has been identified northwest of the intersection of 160 Street and 28 Avenue, based on consultation with the School District.

Approximately 19 hectares (47 acres) of the land within the NCP Amendment area are proposed for parks, setback areas from designated watercourses, green buffers along several streets and a multi-use recreational trail. The trail system will provide an east-west connection throughout the amendment area with connections to Rosemary Heights, the Pioneer Greenway in the Highway 99 Corridor Plan and the pedestrian bridge over Highway 99 located at 28 Avenue.

There are three active neighbourhood parks proposed within the NCP Amendment area. Two of these parks (one at 1.7 acres and one at 3 acres) are connected by the multi-use trail east of 160 Street. A 1.7 acre park is also proposed adjacent to the cemetery in the cluster housing area west of 160 Street, south of 32 Avenue. In addition to the multi-use trail, pedestrians will be accommodated on sidewalks adjacent to streets. Natural open space will also be retained in the multi-family and cluster housing developments through the clustering of development on these sites. Within the cluster housing designation, the NCP Amendment policies target a minimum of 35% open space within each development to accommodate mature trees, topographic features and new plantings.

The interfaces between existing and proposed residential land uses are to be accommodated through the incorporation of landscape buffers, deeper and wider single detached residential lots adjacent to existing one-acre residential development, and residential design guidelines that address the massing of single family residences and the character for multi-family buildings at the interface.

Neighbourhood entrance features will be incorporated at the entrance to the North Grandview Heights neighbourhood at 160 Street, on the south side of 32 Avenue, providing a similar entrance as now exists on the north side of 32 Avenue into Morgan Creek. The proposed design of these entry features is illustrated in Figure 13 of Appendix "A".

The NCP Amendment area, at build out, is expected to contain between 1,400 and 2,000 new residential dwelling units and to accommodate a population of between 3,400 and 4,800 people. With this amendment, the total North Grandview Heights NCP area, at

build out, will accommodate between 1,800 and 2,400 dwelling units and will have a total population of between 4,600 and 6,000 people.

The final Land Use Plan is the same as the Stage I Land Use Plan approved by Council in May 2005, except for the addition of some detention ponds to accommodate storm water runoff. This requirement is addressed in the associated Servicing Plan report that will be forwarded to Council for consideration at the same meeting as this report.

Sustainability Features

The plan for the NCP Amendment area incorporates servicing strategies, policies and measures that encourage sustainable development practices. These strategies, policies and measures incorporated into the NCP Amendment area include the following:

- A planning objective "To explore and implement sustainable development practices designed to create a liveable neighbourhood while minimizing impacts on both the environment and existing homes through natural and practical low-impact means";
- The urban densities proposed are supportive of ultimately providing transit service through the area;
- Pedestrian and bicycle systems have been enhanced along all roads. The multi-use trail system along the future sewer interceptor line continues to be part of the plan and will connect with the Pioneer Greenway system in the Highway 99 corridor;
- Reduced impermeable areas are proposed, along with other onsite storm water management and infiltration measures, such as enhanced soil depths to increase infiltration;
- Retention of natural areas and trees is proposed for development within the cluster housing and multi-family designations, in addition to the interface buffers and riparian areas. Figure 3 in Appendix "A" identifies important stands of trees in the amendment area. Generally, the more valuable trees stands are on lands within the multi-family and cluster housing designations. Within the cluster housing designation, a minimum area of 35% open space is set as a target for each development to ensure that a significant number of existing trees are preserved and that area exists within each development for supplementary planting. Tree retention in the single detached residential designations will be addressed on a site-by-site basis at the time of development application review; and
- Swales are proposed along roads to accommodate runoff, which will assist in minimizing downstream impacts, both in terms of water quality and quantity. The Servicing Plan report addresses this measure in more detail.

Land Use Issues

Several land use issues remained to be resolved at the time of the Stage 1 approval by Council. The following describes each issue and how it is addressed in the final NCP Amendment document:

1. *The proposed Land Use Plan and environmental recommendations are to be considered by Surrey's Environmental Advisory Committee ("EAC") and any concerns and comments addressed in the NCP amendment.*

The proposed Land Use Plan amendment was presented to the EAC on June 15, 2005. The EAC raised a concern regarding impacts of runoff, due to the relatively steep slopes in the area and recommended an increase in the width of riparian areas along streams in the NCP Amendment area. Council reviewed the recommendation of the EAC and concluded that this matter can be adequately addressed through the normal development review process. The following policy has been included in the NCP Amendment document:

"Expansion of the Department of Fisheries and Oceans Canada (DFO) recommended riparian zone setbacks will be considered at the time of development by City staff on a case-by-case basis to appropriately address issues of topography and flooding".

2. *The Pedestrian/Bicycle/Multi-Use routes will be refined to show the location of the paths along roads (i.e. on street or pathway adjacent), the width of the actual paths, the linkages to the Pioneer Greenway within the Highway 99 Corridor, and the alignment of the pathway along the interceptor. An acceptable local road alignment and inceptor pathway alignment to the east of 164 Street needs to be addressed. Similarly, the circulation plan will address linkages and interconnectivity between the cul-de-sacs and other internal roads to the main pedestrian/cycling routes (i.e., 160 Street).*

Plans, cross sections and policies have been revised to address the issues identified above. Sidewalks are within the road rights-of-way, but are separated from new development by landscape buffers. The multi-use trail along the sewer interceptor line is to be 4 metres in width, while all other sidewalks in the NCP Amendment area are to be consistent with City standards, based on the classification of the street along which the sidewalk is located. The properties just east of 164 Street, through which the sewer interceptor line is proposed to be aligned, are not part of the NCP Amendment area; therefore, this segment of the multi-use trail will follow the new east-west road between 164 Street and 166 Street. Figure 16 (Open Space/Walkway Circulation Plan) in Appendix "A" identifies the connection to the Pioneer Greenway and the pedestrian bridge over Highway 99. Figure 17 of Appendix "A" illustrates a cross section of the multi-use trail within the right-of-way for the sewer interceptor line.

3. *The land use transition must be refined to protect the adjacent agricultural lands (i.e. width and landscaping requirements). The transition should reference City Policy No. O-23 "Residential Buffering Adjacent to the ALR/Agricultural Boundary".*

Preliminary subdivision layouts have been reviewed with the objective of meeting the policies of the OCP, as well as City policy O-23 (Residential buffering adjacent to the ALR).

For the lots nearest the ALR boundary, the principal buildings on these lots will be separated from the ALR boundary by approximately 60 metres, which includes the 32 Avenue road allowance and a 20 metre in width landscaped area, including a berm. Development adjacent to the ALR will be at a maximum gross density of 2 units per acre. Development adjacent to the ALR boundary will be reviewed by the Agricultural Advisory Committee through the normal process associated with development application review.

4. *The methods to be used to preserve natural areas in the Cluster Housing and Multi-family areas need to be outlined. Similarly, the method to preserve, plant, and maintain buffers in single family areas needs to be outlined. Buffers between proposed Cluster Housing and existing single family developments must also be addressed.*

Policies and design guidelines have been added in the cluster housing residential section of the NCP Amendment document to:

- require a site assessment as part of the application submission that will assist in determining areas to be preserved through the development process;
 - establish a minimum target of 35% to be preserved in each cluster housing development for the preservation of natural areas;
 - require the issuance of a Development Permit for each cluster housing development;
 - establish a minimum recommended development parcel size of five acres for cluster housing applications to provide an adequate land base to preserve natural features;
 - require a restrictive covenant or easement to protect and maintain natural areas within cluster housing projects;
 - allow for a mix of unit sizes and types (i.e. single detached, duplex/townhouse) to accommodate the preservation of natural areas; and
 - make Strata Councils responsible for the on-going maintenance of natural areas and landscape buffers that have been preserved and/or established through the development process.
5. *The local road configuration must be finalized in conjunction with the Planning and Development, Engineering, and Fire Departments. Emergency access and pedestrian walkways will be reviewed to ensure easy and convenient pedestrian access from the cul-de-sacs to all major pathways and destinations in the neighbourhood.*

The road system has been adjusted to meet the "connectivity" objectives related to sustainability. The Servicing Plan report from the Engineering Department addresses this issue area more fully.

6. *The general lot configurations must be resolved to ensure adequacy of ALR and privacy buffers and appropriate solutions for any unavoidable double-fronting lots.*

Buffering for lots near the ALR boundary is discussed under 3 above.

The preliminary subdivision layout plans illustrate how the street buffers and buffers between proposed and existing development will be accommodated. The preliminary lot layout plans also demonstrate that double fronting lots can generally be avoided. There are two sites within the NCP Amendment area that will require additional attention at the subdivision stage to provide for the retention of existing houses, while at the same time avoiding a double frontage situation. The resolution will be somewhat dependent upon the design of the development proposed for the remainder of these sites.

7. *Design guidelines are to be developed pursuant to the design principles provided as part of the Stage 1 report and to address the above issues.*

Design guidelines have been developed by the proponents' consultant and reviewed by City staff. Design guidelines and supporting illustrations are proposed for each of the following components of the NCP Amendment area:

- Yards abutting public streets and public spaces (i.e. gates, fences, driveways, sidewalks, garages, service/parking areas and neighbourhood entrances);
- Linear parks, multi-use trails and pedestrian linkages and landscape buffers;
- Site assessment and tree preservation requirements;
- Private buffers;
- Streets; and
- Buildings.

8. *The requirements for the proposed school, including supporting infrastructure, will need to be confirmed between the City and School District as part of the Stage 2 process.*

The policies contained within the NCP Amendment, regarding the proposed elementary school have been developed pursuant to a review by the School District. The school site must be in the first phase of development in the NCP Amendment area to provide public road access to the school site at an early stage. If the School District decides to pursue another site, the site identified in this NCP Amendment may be developed under the provisions of the cluster housing designation, subject to the designation of an alternate school site in the catchment area to the satisfaction of the School District and the City of Surrey.

9. *Storm detention ponds may need to be integrated into the Land Use Plan in support of low impact development.*

Pursuant to additional analysis conducted as part of the Stage 2 process, detention ponds have been identified in the NCP Amendment area to address quality and quantity control of storm water runoff and to address the extent and frequency of

flooding in the lowlands. The location of each of the necessary detention ponds is identified conceptually in the Engineering section of the NCP document.

However, each pond will be sited more precisely as detailed design of individual development applications proceeds. The Servicing Plan report will further address storm water management provisions related to the NCP Amendment.

10. *Road standards will be reviewed to ensure opportunities for storm water exfiltration and water quality treatment to be incorporated where appropriate.*

The Servicing Plan report that will be forwarded to Council for consideration at the same meeting as this report will address this matter.

Council raised an additional concern during its deliberations, regarding the Corporate Report related to the Stage 1 Land Use Plan. More specifically, Council was concerned about the interface between the existing Morgan Creek/Deer Run development and the cluster housing development proposed at the intersection at 32 Avenue and 160 Street. The proponents' consultant has responded to this Council concern, as follows:

- The entry to this future development, off 160 Street to the south of 32 Avenue, will be designed to match the entry feature to Morgan Creek and Deer Run, north of 32 Avenue on 160 Street. Figure 13 in Appendix "A" illustrates this intersection in plan view. The design guidelines also stipulate the need for a matching gateway/entrance feature at this intersection.
- Design Guidelines for the cluster housing units include the need to preserve natural areas and to ensure that such units are designed in a manner that provides a single detached character, especially along public streets and entry points. Figure 9 in Appendix "A" illustrates how multi-unit cluster housing could look on the property at 32 Avenue, east of 160 Street, which has a gross site area of 4.3 acres. Including a riparian dedication of 1.8 acres, the gross density proposed for this site is 6.3 units per acre for a total of 27 cluster housing units. Four structures would face onto 32 Avenue, consistent with the number of houses that would be accommodated in Morgan Creek within the same frontage. The guidelines also stipulate that the maximum height for cluster units along 32 Avenue is two storeys, to reinforce a single detached character. The design guidelines also specify that the materials and overall design of the cluster units that front a street across from single family dwelling units be compatible with the fronting single family units. Specific building design guidelines are proposed for each individual residential project that take into account numerous parameters including proximity to 32 Avenue.
- A buffer approximately 15 metres in width is proposed along the south side of 32 Avenue, between the cemetery and 164 Street. This buffer will accommodate a public sidewalk, a berm and landscaping to attenuate noise and reduce visual intrusion related to 32 Avenue. Figure 10 in Appendix "A" illustrates a cross section of this buffer in relation to 32 Avenue to the east of 160 Street. The distance between existing single family residential lots in Morgan Creek and the proposed cluster housing development along 32 Avenue is approximately 111 metres, including the buffer, road right-of-way, and golf course. The existing Deer Run development, located on the northwest corner of 160 Street and 32 Avenue, is set back from

32 Avenue approximately 7 metres. The new development, west of 160 Street, will have an additional buffer of 15 metres, including a berm and landscaping to provide a visual and noise screen between new and existing development.

Public Consultation

The public consultation process conducted, prior to the Stage 1 approval, is detailed in the Stage 1 report, Corporate Report No. C009, attached as Appendix "C" and included the following:

1. Public Open House #1 – The initial land use option was presented along with the results of the background studies that led to the plan development (January 2005);
2. Community Representative Committee ("CRC") meeting #1 – held to present background information and identify issues (March 2005);
3. CRC meeting #2 – follow-up on the initial meeting to propose potential solutions to issues raised by the CRC (March 2005);
4. Public Open House #2 – The refined land use option was presented incorporating solutions discussed with the CRC and responding to issues identified through the City staff review (April 2005); and

The public process that took place following Council approval in May 2005 of the Stage 1 Land Use Plan included:

1. CRC meeting #3 – Reviewed the Stage 2 findings and answered questions of the CRC (June 23, 2005 – held prior to Public Open House #3);
2. Public Open House #3 - Planning and engineering information was presented that illustrated and described measures to address the issues identified in the Stage 1 Corporate Report and addressed proposed design guidelines and a servicing and financing strategy for the NCP Amendment area. Comment sheets were provided. It is estimated that approximately 150 people attended the open house and a total of 41 comment sheets were submitted. Of the comment sheets submitted, 26 were generally in support of the plan amendment, 10 did not support it and 5 did not identify their preference (held June 23, 2005).

The primary reasons cited by those not supporting the NCP Amendment included:

- concern with increased traffic;
- concern for environmental degradation;
- loss of the rural setting; and
- concern with increased density.

The primary reasons given for supporting the NCP Amendment included:

- the amount of trees/green space retained;
- inclusive process;

- noise abatement solutions along 32 Avenue;
- efficient use of land;
- variety of housing types proposed;
- elimination of septic systems; and
- the provision of sidewalks throughout the area.

Other comments made by those who support the plan included a preference for another type of fence along riparian areas (other than chain link), a preference for higher densities adjacent to 32 Avenue and the opinion that the buffer widths appeared excessive.

Amenity Requirements

To address the impact of new growth in accordance with Council policy, all new residential development within the area covered by the NCP Amendment will be required to make a monetary contribution towards the provision of new police, fire protection and library services and development of the parks, including the Grandview Interceptor Multi-Use Trail. There are no non-residential land uses proposed within the NCP Amendment area, except for the elementary school.

All properties within the North Grandview Heights NCP, but outside of the NCP Amendment area, will be subject to the provisions of the previously approved NCP document.

The monetary contributions toward police, fire and library materials will offset the capital costs of providing these services for new development in the area. The contributions for such services are collected on a standardized basis in all of Surrey's NCP areas. Monetary contributions toward park development are based on an estimate of the capital costs of the development of NCP-specific park and recreation amenities. In the NCP Amendment area, the following park developments and amenities are to be funded by the amenity contributions:

- An active neighbourhood park, approximately 0.7 hectares (2.0 acres) in area, between 156 and 160 Streets;
- An active neighbourhood park, approximately 0.7 hectares (2.0 acres) in area, between 160 Street and 164 Street;
- An active neighbourhood park, approximately 1.2 hectares (3 acres) in area between 164 Street and 168 Street;
- A linear park and an off-street multi-use pathway (gravel or paved surface) on the North Grandview Sewer Interceptor right-of-way, connecting the above-noted parks; and
- Urban forest management and restoration along creek riparian setbacks and dedicated parks.

The following table summarizes the applicable amenity contributions (per dwelling unit or per acre) by land use and provides an estimate of the total revenue the City can expect from the contributions, at build out of the NCP Amendment area:

North Grandview Heights Neighbourhood Concept Plan Amendment (NCP Amendment) Area			
Amenity Contributions			
	<i>Residential Contribution Per Unit/Lot</i>	<i>Non-residential Contribution Per Acre</i>	<i>Anticipated Revenue at Build-out (Based on 1,572 New Dwelling Units)</i>
Parks Open Space and Multi-Use Pathway Development	\$868.32	N/A	\$1,365,000.00
Library Materials	\$127.97	N/A	\$201,168.84
Police Protection	56.89	\$227.56/acre	\$89,431.08
Fire Protection	\$245.71	\$982.84/acre	\$386,256.12
Total:	\$1,298.89 per new unit/lot	\$1,210.40 per acre	\$2,041,856.04

Implementation of the NCP Amendment

1. Amendments to the OCP

In keeping with the practice followed for other NCPs, OCP land use designation amendments required to implement the NCP Amendment Land Use Plan amendments (e.g. from Suburban to Multiple Residential or Urban) will be processed concurrently with site-specific development applications. The sector of the NCP Amendment area east of 164 Street will remain at suburban densities and will not require an OCP amendment.

Figure 1 in Appendix "A" is proposed to be added to the existing North Grandview Heights NCP document to provide guidance in distinguishing between the areas covered by the provisions of the existing NCP document and those covered by the NCP Amendment document. The following notation is also proposed to be added to the existing NCP document, along with Figure 1:

"Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan (NCP) document applies to the lands outside of any Council-approved Amendment to the NGH NCP. All lands within the 2005 NGH

Neighbourhood Concept Plan Amendment (NCPA Amendment) area are subject to the conditions outlined in the 2005 NGH NCP Amendment Report. Figure 1 illustrates those areas that are subject to NGH NCP Amendment".

2. Zoning By-law Amendment for Amenity Contributions

The Zoning By-law will need to be amended to adjust the amenity fee contributions required for the NCP Amendment area. The necessary amendments to Schedules F and G of the Zoning By-law, to establish the required amenity fee contributions, are documented in Appendix "B".

3. Form and Character of New Development

Similar to the developed areas surrounding the NCP Amendment area, the primary land use in the Amendment area is single-family detached residential development. There are a few areas where low density multi-family residential development is proposed. To ensure compatibility between the new developments within the NCP Amendment area and the existing residential developments in the immediately adjacent areas, character guidelines are to be developed in conjunction with each development application and will be applied and administered through the City's standard building scheme process. The design of cluster housing and multi-family residential developments will be regulated through a Development Permit process to ensure that the designs of these developments are sensitive to the surrounding land uses. The design guidelines, as contained in the OCP, will also apply to all development in the NCP Amendment area.

4. Engineering Servicing, Financing and Phasing

Engineering servicing, financing and phasing plans have been prepared to support and allow reasonable implementation of development in the NCP Amendment area. These plans/strategies are described in a separate Corporate Report from the Engineering Department that will be forwarded to Council for consideration at the same meeting as this report will be considered.

CONCLUSION

The North Grandview Heights NCP Amendment has been developed in consultation with the property owners and community representatives and is supported by a majority of the owners and residents within the NCP Amendment area. The NCP Amendment is consistent with the City's OCP policies. Amenity contributions have been calculated in support of funding the various amenity needs of the NCP Amendment area. Based on the above discussion, it is recommended that Council:

- Approve the final and complete North Grandview Heights NCP Amendment, as contained in Appendix "A" of this report, as a means to manage development in the area of the North Grandview Heights neighbourhood that is subject to this

amendment, and to provide services, amenities and facilities in support of the development of this neighbourhood;

- Instruct the City Clerk to introduce amendments, as documented in Appendix "B", to the Zoning By-law to revise the amenity contributions for the NCP Amendment area; and
- Instruct staff to bring forward any necessary OCP Land Use designation amendments in the NCP Amendment area, concurrently with the related site-specific rezoning applications.

Original signed by

Murray Dinwoodie
General Manager
Planning and Development

LG/rdd/saw

Attachments:

Appendix "A"	Final North Grandview Heights NCP Amendment
Appendix "B"	Proposed Amendments to Schedules F and G of Surrey Zoning By-law
Appendix "C"	Corporate Report No. C009 – Approval of Stage 1 Component of the North Grandview Heights Neighbourhood Concept Plan Amendment Land Use Plan – Stage 1

Appendix "A"

NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN

2005 NCP AMENDMENT (NCPA)

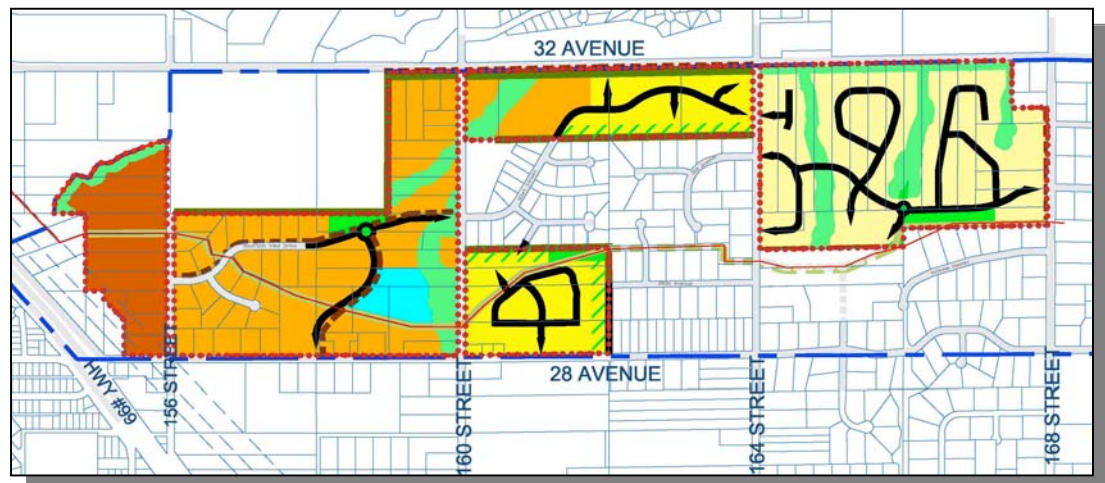
SUBMITTED ON BEHALF OF:
BEECH DEVELOPMENTS LTD.

AND

SOUTHTRAC HOLDINGS INC.

BY

APLIN & MARTIN CONSULTANTS LTD.



PLANNING SECTION ONLY

SEPTEMBER 7, 2005

A&M Project No. 24206

ACKNOWLEDGEMENTS

The proponents and the consultant team acknowledge the contributions and participation of the following people and organizations in the North Grandview Heights Neighbourhood Concept Plan amendment process:

Planning and Development Department

Judy McLeod, Manager, Long Range Planning and Policy Development
Jean Lamontagne, Manager, Civic Buildings and Park Facilities
Lynn Guilbault, Senior Planner
Hernan Bello, Senior Planner / Urban Design
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Ken Anderson, Morgan Heights
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Parm Boparai, Amendment Area
Gordon Culham, Amendment Area
Kathy Dyck, Amendment Area
Jim Dyson, Deer Run Strata Corporation
Wendy Fleenor, Grandview Heights
Jack Gill, Amendment Area
Sue Khazaie, Amendment Area
Anna Luczynski, Grandview Heights Residents Association
Robert Myers, East of 168 Street Area
Dale Quelch, Amendment Area
Larry Robinson, West of 169 Street
Gary Scott, Morgan Heights
Kim Tieszen, Morgan Creek Home Owners Association

EXECUTIVE SUMMARY

The North Grandview Heights Neighbourhood Concept Plan (NGH NCP) was adopted by Council on January 11, 1999. The plan covers a total area of approximately 342 hectares / 845 acres. Since 1999 there has been limited 0.4 hectare / one-acre development activity within the NCP area, however, there is significant development interest for other types of housing both in this area and in the surrounding areas.

In early 2004, Beech Developments Ltd. and Southtrac Holdings Inc., on behalf of a number of property owners in the North Grandview Heights NCP area, applied to the City of Surrey for an amendment to the existing NCP designations in the western part of the plan. The amendment is generally to allow for low and medium density residential development between 28 Avenue and 32 Avenue and 168 Street and Highway 99, an area covering approximately 114 hectares / 281 acres.

Of the approximately 114 hectares included in the NCP Amendment (NCPA) area, the proponents own and / or have written authorization to act on behalf of the owners for approximately 79 hectares / 194 acres which represents 69% of the total area and 60% of the total number of individual parcels.

In response to evolving residential market conditions and land use patterns in the area since the plan was approved in 1999, the NGH NCP has been amended to allow for the area within the NCPA to be developed at a higher overall residential density. The amended NCPA will change approximately 33% the NCP area's existing 0.4 hectare / one-acre or larger residential lots to a range of housing including Multiple Residential, Cluster Housing, urban and suburban Single Detached lots. This Report applies to only the NCPA area. The remaining 67% of the NGH NCP, covering approximately 228 hectares / 564 acres, will continue to be designated for the 0.4 hectare / one acre or one acre gross density residential lots and are subject to the policies contained in the original NGH NCP Report. **Figure 1** illustrates the NCP and NCPA areas for North Grandview Heights.

The planning rationale for the proposed NCPA is based on recent and evolving development patterns in the area, including the proximity of Highway 99 to the immediate west, which provides access to Greater Vancouver. Given the location of Morgan Creek Golf Course and low and medium density residential housing to the immediate north and commercial / business designations to the west, the densification of the western part of the NGH NCP is appropriate and complements neighbouring land uses while providing needed housing and appropriate open spaces.

The NCPA preserves environmentally sensitive lands adjacent to watercourses. The planning approach for the NCPA is to include the key factors, such as parks and open space and road network from the 1999 NGH NCP while increasing the residential densities where appropriate to reflect and respond to evolving development patterns in the area and to provide for economically viable development, which is at the same time in harmony with the local landscape and existing homes.

The NCPA will serve as the basis for two comprehensively planned residential communities on either side of 164 Street and provide for a multi-phased subdivision/development program over the next several years which will result in approximately 1,400 to 2,000 new low and medium density homes with a future resident population in the range of 3,400 to 4,800 persons. The resulting overall density within the NGH NCP area west of 168 Street will be a relatively low approximately 8.9 - 9.9 unit per hectare (uph) / 3.6 - 4.0 units per acre (upa). The neighbourhood plan also provides for a possible elementary school, appropriate active neighbourhood parks and linear parks, multi-use trails, and natural open space / preservation areas.

The overall neighbourhood planning vision is that the new residential areas be realized in a manner that both complements and is in harmony with both the area's landscape features and existing homes.

Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan Amendment (NCPA) Report is an addendum to the NGH NCP approved by Council on January 11, 1999. This NCPA applies to the lands within the 2005 Amendment Area, which includes most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All lands within the NGH NCP that are outside of the 2005 Amendment Area are subject to the conditions outlined in the 1999 NGH NCP Report. Figure 1 illustrates the NCP and NCPA areas.

***ENGINEERING SECTIONS 5.0 & 6.0 AND ALL
ASSOCIATED FIGURES, TABLES, AND APPENDICES
TO BE SUBMITTED AS SEPARATE REPORT***

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INTRODUCTION

This 2005 North Grandview Heights Neighbourhood Concept Plan Amendment (NCPA) Report represents an amendment to the original North Grandview Heights Neighbourhood Concept Plan (NGH NCP), which was adopted by Surrey City Council on January 11, 1999. See **Figure 1** for the extent of the 2005 NCPA area.

This NGH NCPA Report applies to most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All other lands within the NGH NCP area, but outside of the 2005 Amendment area, are subject to the conditions outlined in the 1999 NGH NCP Report.

This Report contains the following components for the NCPA area:

- Background information, existing conditions and the policy framework;
- An analysis of the impacts on all aspects of the existing NCP, including land uses, population, densities, schools, parks, amenities, landscape and environmental features and heritage resources;
- The NCPA Land Use Concept Plan (presented in **Figure 2**) and supporting policies intended to guide development as it is implemented through rezoning, subdivision and development permit applications;
- Strategies to make certain that new development interfaces with properties adjacent to and within the amendment area to ensure compatibility among uses and to minimize negative impacts;
- Principles, criteria, schematics, and general guidelines to guide the preparation of detailed Design Guidelines for residential development;
- An overview of the existing traffic conditions and a general transportation strategy;
- An overview of the existing conditions and strategies for providing sanitary sewer, water services and stormwater management;
- Detailed engineering utilities, infrastructure, transportation and funding strategies to support the land use amendments; and
- Implementation and phasing strategies.

This NGH NCPA Report was prepared by Aplin & Martin Consultants Ltd. on behalf of the two major proponents of the amendment application, Beech Developments Ltd. and Southtrac Holdings Inc.

Note: **Figure 1** refers to the entire North Grandview Heights NCP area and illustrates the location of the NCP and NCPA areas.

BACKGROUND

The Neighbourhood Concept Plan and Amendment Area

North Grandview Heights NCP Area

The North Grandview Heights Neighbourhood Concept Plan, a portion of which this Report amends, covers a long, narrow rectangular-shaped area of south Surrey approximately 1.0 kilometres north-south by approximately 4.0 kilometres east-west. The total NCP area covers approximately 342 hectares / 845 acres and is generally bounded by 32 Avenue on the north, 28 Avenue on the south, Highway 99 on the west and 176 Street (Highway 15) on the east. The North Grandview Heights NCP (1999) designated lands within this NCP area for 0.4 hectare / one-acre and one-acre gross density lots along with some greenways, natural areas and institutional uses (the existing cemetery lands).

The 2005 NGH NCP Amendment Area

This NCP Amendment (NCPA) applies to the westerly portion of the North Grandview Heights NCP area between Highway 99 and 168 Street. The lands under application for the amendment are identified in **Figure 1**. The NCPA applies to approximately 114 hectares (281 acres) which includes approximately 77 hectares (189 acres) west of 164 Street and 37 hectares (92 acres) east of 164 Street. The NCPA constitutes approximately 33% of North Grandview Heights. The remaining 67% of the NGH NCP area, covering approximately 228 hectares / 564 acres, will continue to be designated for the larger residential lots and is subject to the original NGH NCP document (1999).

Statement of Justification: Why an Amendment to the North Grandview Heights Neighbourhood Concept Plan?

Since approval of the North Grandview Heights NCP in 1999, very little development has occurred in the NCP area despite the relatively good availability of servicing and strong residential real estate market conditions. In addition, since the inception of the original NCP, considerable urban development has occurred to the north of the area in Rosemary Heights (both east and west of 152 Street) and in Morgan Creek. A large commercial development in close proximity to this area (at 24 Avenue and 160 Street) coupled with a proposed urban community immediately south of this NCP area (Morgan Heights - the first NCP in Grandview Heights) makes this area naturally conducive to densities higher than one dwelling unit per acre.

In addition to the limited market for larger lots, subdivision of the land into 0.4 hectare / one-acre lots as per the current NCP designations is no longer environmentally, socially or economically viable particularly when measured against an increasing public and municipal awareness of the need for more sustainable growth and development. There is an increasing belief that more efficient / effective use of land through the provision of smaller residential lots and a wider housing choice is more appropriate. There is also a need to move toward more sustainable and environmentally-friendly forms of development that preserve the existing landscape, use less energy and minimize stormwater run-off. A one-acre development pattern in this area of North

Grandview Heights does not efficiently utilize the City's infrastructure, services and community facilities, particularly given the surrounding urban development and higher residential densities.

In response to evolving residential market conditions and land use patterns since 1999, and as evidenced by the background and assessments provided in this Report, it is appropriate that the North Grandview Heights NCP be amended to accommodate higher densities and a development form to blend with the surrounding urban area while at the same time to appropriately interface with and be compatible with the existing larger lot subdivisions in the vicinity, especially those in the easterly portion of the NCP closer to the Agricultural Land Reserve.

How Was This NCP Amendment Initiated?

In September 2003, the City received an application from Beech Developments Ltd. for an amendment to the North Grandview Heights NCP (Surrey File: 7903-0264-00). The application entailed a proposed change in the land use designation for about 11 hectares / 28 acres of land along 32 Avenue from one-acre residential to a mix of cluster townhouse, half-acre and one-acre lots. This application was put on hold while the City contemplated how to coordinate this application in the context of other planning initiatives in the larger Grandview Heights area.

Since 2003, Council received two petitions from Beech Developments Ltd. and Southtrac Holdings Inc. respectively, on behalf of more than 70 property owners representing about 79 hectares / 194 acres or approximately 69% of the total area and 60% of the total number of individual parcels. These totals represent a significant commitment and support by property owners within the defined area to proceed with an amendment to the North Grandview Heights NCP. The petitioners were requesting that urban Single Detached and medium density residential development be allowed in the area.

In response to these petitions, on March 10, 2004, City Staff hosted a meeting involving the property owners in the North Grandview Heights area to select representatives to sit on the Grandview Heights General Land Use Plan Citizens Advisory Committee (CAC) and to hear the opinions of residents about potentially increasing the densities in the area. Approximately 100 individuals attended this meeting. It was concluded at that time by City staff that attendees had very strong opinions about the proposed changes, both for and against.

On May 10, 2004, City staff reported the nature of the petitions and the results of the community meeting to City Council. The **Corporate Report No. R115, 2004** entitled “**Requests to Review and Amend the North Grandview Heights Neighbourhood Concept Plan**” was approved by City Council.

The NCP amendment application process was consistent with the approved Council position, which directed that the proponents were to coordinate one NCP amendment application in accordance with the NCP amendment process as outlined in Surrey's Official Community Plan. While this NCP amendment entails two applications, as directed by City Council, the reports, analyses, stakeholder consultation and public open houses for the various properties under application have been managed in a coordinated fashion and consolidated into one single coordinated NCP amendment submission.

City Council reviewed the Stage I Report (**Appendix I**) and on May 18, 2005 unanimously approved the land use strategy in concept and directed that preparation of the Stage II Report proceed.

EXISTING Policy Framework

The North Grandview Heights area is currently designated 'Suburban' in the City's Official Community Plan (OCP). This designation is intended to support a semi-rural and suburban lifestyle on a range of larger sized lots.

The 1999 North Grandview Heights Neighbourhood Concept Plan designates the area for large lot Single Detached residential, including: 'Proposed One-Acre Residential (RA)', 'Proposed One Acre Residential Gross Density (RA-G)', and 'Existing One Acre and Half Acre Lots'. Open space and linear parks are proposed along the existing watercourses and future Grandview Trunk Interceptor. The existing Gardens of Gethsemani Cemetery are shown as an institutional land use.

The 1999 North Grandview Heights NCP projected approximately 610 Single Detached homes on large lots with a future population of approximately 2,000 persons.

Section 4 of Surrey's OCP directs how a proposed amendment to an NCP is to occur. This amendment to the North Grandview Heights NCP was undertaken in accordance with this policy, by providing a complete qualitative and quantitative analysis of the proposed changes and undertaking an appropriate public consultation process.

The OCP also contains a series of policies about building complete and compact communities, promoting sustainable development and others. The land uses and sustainable forms and development practices in this NCP amendment, respond to these OCP policies.

Some of the lands within the NCPA area (east of 164 Street) are located adjacent to the Agricultural Land Reserve (ALR) and as such will be subject to the City's policies respecting development adjacent to the ALR.

Existing Land Uses / Zoning

North Grandview Heights is currently characterized by a variety of lot sizes and low density development including one-acre enclaves and larger lots ranging from 0.4 hectares / 1 acre to 4.0 hectares / 10 acres in size. There is considerable tree cover and several watercourses along with a limited number of linear park spaces. A predominant use is the existing Gardens of Gethsemani Cemetery on 32 Avenue, which adds to the open space ambiance of the area.

The majority of the North Grandview Heights NCP is currently zoned as RA (One-Acre Residential), PC (Institutional) to accommodate the Gardens of Gethsemani Cemetery and an elementary school, A-1 (General Agricultural) and A-2 (Intensive Agricultural), and about thirty RA-G (Acreage Residential Gross Density) zoned lots. The RA zoned lots generally range in size from approximately 0.4 to 1.2 hectares (one to three acres).

Adjacent NCP Areas and Development / Density Context

The planning rationale for the NCPA is based on recent and emerging development patterns in the area as well as the proximity of the area to Highway 99 to the immediate west which provides good access to the Greater Vancouver area. Given the location of Morgan Creek Golf Course and medium density residential housing to the north and commercial / business designations to the west, the proposed densification of the western part of North Grandview Heights is appropriate and complements neighbouring land uses while providing a variety of housing types in South Surrey and preserving adequate open space.

The North Grandview Heights NCP is surrounded by existing and proposed NCPs to the north-west, west, and south. It is the objective of the NCPA process to develop a plan that is designed to stand alone, but also reflect and complement the adjacent existing and proposed land uses. In this context, the NCPA will feature a gradual decrease in densities moving away from Highway 99 toward the eastern suburban area and ALR. Similarly, from north to south, the NCPA will act as a suitable transition area in between lower density lots in Morgan Creek to high density in the future Morgan Heights. The NCPA also provides for proper interfaces between land uses and densities along its boundaries.

The following municipal plans apply to lands adjacent to the North Grandview Heights NCPA area:

- West: Rosemary Heights Business Park NCP (adopted by Council July 21, 1999);
- North: Rosemary Heights Central NCP (adopted by Council May 6, 1999);
- Northwest: Rosemary Heights West NCP (adopted by Council January 26, 1999);
- Southwest: Highway 99 Corridor (adopted by Council on December 11, 2003);
- South: Proposed future Grandview Heights NCP #1 or Morgan Heights (currently in process); and
- Southeast: Proposed future Grandview Heights NCP #4.

These abutting Neighbourhood Concept Plans provide for a variety of land use designations, including:

- Business Park, live / work and commercial;
- Cluster Housing, apartments, townhouses, compact Single Detached lots and suburban Single Detached lots;
- A seniors care home; and
- A variety of open space preservation areas, parks and schools.

Site Features and Assessment

Landscape features, including watercourses, tree stands and topography in the NCPA area are shown in **Figure 3**.

Topography

The North Grandview Heights NCPA area slopes to the north towards 32 Avenue. The highest elevation is about 65 metres on lands adjacent to 28 Avenue, falling to about 15 metres adjacent to 32 Avenue. The land falls away along a ridge with slopes in the range of about 5% to 15%.

Watercourses and Aquatic Resources

The following summarizes the Environmental Overview Study prepared by **Coast River Environmental Services Ltd** and **Enkon Environmental Ltd** which is included in **Appendix II**. The strategies recommended in this study were incorporated into the land use concept and accompanying policies and guidelines contained in this NCPA.

There are a number of south-north watercourses identified in the easterly portion of the NCPA area, including April Creek and Old Logging Ditch between 164 Street and 168 Street which flow north. These watercourses provide important rearing habitat for juvenile salmonids. While both creeks are identified as red-coded by the City of Surrey, recent field surveys indicate that except for a small lower reach of logging creek near 32 Avenue, these streams should be yellow-coded as they are ephemeral and not accessible to upstream migrant fish due to barriers in their lower reaches. Other appropriate adjustments and corrections to mapped watercourses have also been incorporated. **Figure 3** outlines the updated stream classifications. There are also minor watercourses in the area that provide food and nutrients to downstream fish populations. These watercourses apparently originate from artesian upwelling, and are yellow-coded by the City of Surrey.

The main watercourses on the western part of the area are Morgan Creek (alias Titman Creek) and Wills Brook which are both identified on the City of Surrey's watercourse classification map as fish bearing streams with headwaters classified as significant food and nutrient sources. Field surveys and watercourse classification maps indicate the presence of juvenile Coho within Wills Brook and fish within ponds in Morgan Creek. Based upon field surveys, appropriate adjustments have also been made to the location and coding of these watercourses.

The riparian plant communities for both Morgan Creek and Wills Brook are well established. A review of recent aerial photographs illustrates a near contiguous riparian community throughout the length of both creeks with the exception of existing road and driveway crossings. Riparian re-vegetation will be completed for the recently completed detention pond and environmental channels associated with the development at Wills Brook Road south east of 160 Street and 32 Avenue.

Trees and Vegetation

A detailed analysis of the existing tree resource, including classifying the levels of tree retention viability, was prepared by **Arbortech Consulting Ltd** (North Grandview Heights NCP Tree Stand Delineation and Retention Concepts, March 23, 2005). The strategies recommended in this study are summarized below and were incorporated into the land use concept and accompanying policies and guidelines contained in this NCPA. **Figure 3** shows the landscape features of the area, including the existing tree resources.

The tree resource covering the area varies with the existing land uses. Clearings for existing roads, surrounding homes and in hobby farmyards exist along with separate pioneer deciduous stands and remnant second growth coniferous stands and groves.

The pioneer deciduous forest stands are predominantly paper birch (*Betula papyrifera*), red alder (*alnus rubra*) and black cottonwood (*Populus trichocarpa*), with occasional bigleaf maple (*Acer macrophyllum*) trees in densely spaced codominant structural classes. These are short lived species that typically colonize disturbed soils. As a result of their relatively fast succession rates, they develop inherent structural weaknesses as they mature and the stand naturally thins. Examples of defects observed on this site include heart rot, sap rot and root rot diseases, shallow rooting due to shallow and wet soils, and poor stem to height ratio (spindly trunks) as a result of the very dense and competitive growing environment. These attributes make them candidates for retention in riparian or background landscapes only. Retaining such trees in close proximity to active land uses results in high risk of tree failures resulting in personal injury or property damage.

By contrast, the coniferous stands are more stable and have much longer life spans, making them higher value for retention, and better candidates for successful and safe retention. The coniferous tree stands were observed to consist of predominantly Douglas-fir (*Pseudotsuga menziesii*) and western red cedar (*Thuja plicata*), in the form of small clusters of 2 to 50 trees, to large stands of several hundred trees. The many clearings and individual groves expose many of the trees to wind buffeting and sunlight. As a result, these edge trees were consistently found to have developed good structural form. In addition, the remnant stands were observed to have moderate to sparse densities, allowing the interior stand trees to develop stronger tapered trunks and more robust crowns than their counterparts in the dense deciduous stands. While some disease was noted (during the environmental consultant's cursory field review), the coniferous stands are rated as good candidates for retention.

In addition to the natural forest type of resource, some planted landscape shade and ornamental trees were found in yard areas of existing homes. There are limited quantities of such trees, however most are likely suitable for retention consideration in development applications.

Wildlife and Wildlife Habitat

Wildlife usage and habitat is restricted to existing stream corridors. West of 164th Street, landscapes with higher habitat value are found within the Morgan Creek and Wills Brook riparian corridors. Riparian areas provide feeding and breeding areas, movement corridors, and security cover for birds, raptors, herptiles, small mammals and large mammals. Provided that watercourse protection is in place, these high rated wildlife habitats would be retained and continue to provide life requisites to resident and transient wildlife.

The larger NGH NCP area has been historically impacted by past logging and farming activities and is currently suburban in context due to the surrounding developments; consequently it does not retain any 'natural' characteristics. Surrounding development, including major road networks, have effectively divided existing habitat into blocks and restricted movement. The

watercourses and roadside ditch networks, however, have provided important salmonid habitat, indicating that accessibility to original and created habitats has been maintained.

Intact woodland habitat also warrants a high wildlife rating in theory, but the quality of the woodland habitat is highly dependent on the size of the woodland and whether it is connected to adjacent woodlands or riparian habitat. West of 164 Street to 160 Street, very little intact woodland habitat still exists. The most significant stand of woodlands is a band of deciduous forest west of 160 Street and north of 28 Avenue.

Moderate rated wildlife habitats are found adjacent to riparian areas. These areas may be smaller patches of woodland or shrub dominated areas that provide partial life requisites (e.g. food) but are lacking other habitat qualities (e.g., security cover). Much of the woodland habitats of NGH NCPA area would be evaluated as moderate, not high, due to their size and lack of connectivity to high rated habitat.

Low ratings would be assigned to the majority of the landscapes in North Grandview Heights NCP. Landscapes that have undergone a great deal of alteration due to human disturbances generally have low habitat value. For example, agricultural land and landscaped land do not provide nesting habitat for birds, nor do they provide security cover for deer. These landscapes do, however, provide ideal hunting grounds for raptors.

Listed species at risk have been identified on the basis of their reported ranges, which extend beyond this site. Therefore, on this basis, it is possible for these species to occur at the site from time to time. Blue Heron, in particular, have been observed to visit aquatic areas in the neighborhood, where fish are present, to take advantage of feeding opportunities. Barn owls may occur as wildlife rescue personnel have apparently released rehabilitated individuals into the area. Red leg frog and pacific watershrew have ranges that extend beyond the site and therefore are considered to have the potential to occur, although neither of these species have been observed or documented on this site. Invasive and exotic species have encroached along the various watercourses. To date, no specific benthic invertebrate or shrew trapping studies have been conducted to assess the potential presence of protected species.

Agricultural Land Reserve

Agricultural lands within the Agricultural Land Reserve (ALR) are located to the north and east of the easterly portion of the larger NCP area. A buffer along 32 Avenue will serve to separate proposed residential land uses from existing agricultural activities in the NCPA area. This buffer will consist of the 32 Avenue road right-of-way (ultimately 27 metres wide) and an environmental dedication for the identified watercourse and utility corridor between 164 Street and 168 Street (20 metres wide total). The proposed development on the south side of 32 Avenue is 5 uph / 2 upa Single Detached residential housing. The proposed buffer and distances between the ALR and the proposed residential development (47 metres) exceeds the minimum separation between these two land uses as required in the **City of Surrey Policy No. 0-23 “Residential Buffering Adjacent to the ALR / Agricultural Boundary.”**

Community Heritage Features

An assessment of the heritage resources in North Grandview Heights was undertaken by **Donald Luxton and Associates** in connection with the NCP amendment analysis (North Grandview Heights Heritage Study, March 2005).

The first settlements in the area were in the last part of the nineteenth-century in association with logging and agricultural activities. Initial development was small lot agricultural in the first half of the twentieth-century and large estate lot development in the second half of the twentieth-century.

There are only a limited number of sites in North Grandview Heights NCP area that have been identified by the City of Surrey as having heritage value and are listed on the Heritage Registry:

- Kensington Prairie Elementary School located at 16842 - 32 Avenue which was constructed in 1914; and
- Larsen House & Garage located at 3071 - 176 Street which was constructed in 1935 - 37.

Another site with possible heritage value is the Gardens of Gethsemani Cemetery which opened in 1965. All three of these sites are outside of the NCPA area. There are few heritage buildings in the area because there was limited early development and the modest buildings that were constructed have not been preserved or retained. The main heritage features in the area are natural which includes significant landscaping, trees and a semi-rural character. No archaeological sites have been identified in the area.

Existing Road Network and Traffic Conditions

Appendix III presents the complete **Traffic Review** conducted by **T.J. Ward Consultants Ltd.** Following is an extract of the highlights related to the existing road network traffic conditions, transit service and pedestrian facilities. **Figure 4** presents the existing traffic conditions determined in the traffic review for the larger area.

The main east-west roads in the area are 32 Avenue, which bounds the larger NGH NCP to the north, and 28 Avenue, which bounds the NCP to the south. These roads access and cross Highway 99 west of the NCP area via the 32 Avenue Diversion. The main north-south roads through the area are 160 Street, 164 Street, 168 Street, and 176 Street (Highway 15). **Appendix III** provides a full summary of the existing road network and traffic conditions in and around the NCP area.

The key arterial road in this neighbourhood is 32 Avenue which runs in an east-west direction along the north side of the neighbourhood. It currently varies from a five lane cross-section west of 154 Street transitioning to a two lane cross-section east of 160 Street. It is also a designated truck route. Other highways and arterial roads on the fringe include Highway 99, which is a four lane freeway, 152 Street, which is a four and two lane arterial road running in a north-south direction, King George Highway, which is a two lane arterial to the west of Highway 99, 168 Street, which is another two lane arterial towards the east side of the neighbourhood, and

176 Street / Highway 15 on the very east side. 164 Street and 28 Avenue west of 168 Street are designated as collector roads. 168 Street is designated as an arterial through road.

The traffic assessment indicates that the four signalized intersections bounding the amendment area (32 Avenue at 152 Street, 160 Street and 176 Street) as well as 24 Avenue at 176 Street all operate at an acceptable level of service in both the a.m. and p.m. peak hours. Of the three unsignalized intersections (32 Avenue at 164 Street and 168 Street and 28 Avenue at 156 Street) the 32 Avenue / 168 Street intersection is most in need of an improvement during both peak hours.

Existing Transit

Currently there are no transit services within the North Grandview Heights area. The closest is Route 354 which travels north on 152 Street from the south and then turns west on 32 Avenue destined for the temporary South Surrey Park and Ride lot on the west side of Highway 99 south of the 32 Avenue Diversion. Consequently, there are bus stops at this intersection and this is the closest stop to the area. From this same Park and Ride facility, this route and two other bus routes run express service to Downtown Vancouver, these being Routes 351 and 352. Another bus runs to the King George Station of the Sky Train line, this being Route 345.

TransLink uses 400 metres as the maximum walking distance to define the area served by transit routes within residential neighbourhoods. The minimum walking distance to the existing Park and Ride facility from the most westerly point of the North Grandview neighbourhood is 800 metres, which far exceeds this acceptable distance. The Park and Ride facility will eventually be moved to a permanent location at King George Highway and Highway 99 near 40 Avenue, which is even farther away.

Existing Pedestrian Facilities

There are a few isolated short segments of sidewalk in front of new developments in the area, however no comprehensive pedestrian network is currently found within the North Grandview Heights NCPA.

Neighbourhood Design Considerations

Based on an evaluation of the existing conditions, a number of design considerations in formulating the amended land use concept were identified. These design considerations are described below and identified in **Figure 5**.

- View potentials to the North Shore mountains;
- Existing significant trees and vegetation;
- Proximity to Morgan Creek Golf Course;
- Development of linear park / trail networks, including a greenway along the Grandview Interceptor right-of-way;

- Proximity to Highway 99;
- Proximity to servicing and infrastructure, and ability to facilitate the acquisition of right-of-ways for the Grandview Interceptor sanitary sewer;
- Existing grid road network and good access;
- Proximity to Southridge School and a future public elementary school;
- Potential for infill opportunities and more efficient use of land;
- Opportunities to use low impact development techniques to preserve the natural landscape, retain native soils and utilize at-source controls for stormwater infiltration;
- Existence of relatively undeveloped and under-utilized larger parcels of land;
- Desirability among property owners to collaborate in preparing a plan and creating a sustainable, attractive neighbourhood; and
- Desirable part of Surrey.
- Watercourses and required environmental setbacks;
- Agricultural Land Reserve and required buffers;
- North sloping away from sun; and
- Integrating and blending new development with existing homes.

The Planning and Public Consultation Process

In late 2004, the proponents of the NCPA engaged a consulting team to undertake a traffic / transportation assessment, environmental studies, a heritage assessment, and an urban design and land use planning and engineering review.

A reflected noise assessment to determine potential noise impacts on existing homes in Morgan Creek was also undertaken by **Brown Strachan Associates** (Traffic Noise Assessment, North Grandview Heights, March 16, 2005). This assessment was undertaken in response to enquiries from representatives from the Morgan Creek area that attended two Community Representative Committee (CRC) meetings in March, 2005. Several schematics contained in this noise assessment report illustrate that reflective noise from the new buildings on the south side of 32 Avenue will have less than audible noise impacts on the existing development on the north side.

As part of this process, input was also obtained, on an ongoing basis, from staff of the City of Surrey Planning & Development, Engineering, and Parks & Recreation Departments, and the Surrey School District, who also participated in an on-site tour of the NCPA area. There were also ongoing consultations with property owners on an individual or small group basis. Considerable consultation and coordination with the proponents of the NCP to the south of 28 Avenue were undertaken to ensure that the two areas would be compatible and to address the interface along common boundaries.

A land use option was drafted for review by the participating property owners and City staff. The draft land use concept and supporting materials such as the vision, design principles and background were presented to the public at an Open House on January 27, 2005. As per City policy, this meeting was advertised twice in the local newspapers and an invitation letter was sent to all owners within the NCPA area and those within 100 metres of the area. At this meeting, the public had the opportunity to comment on the proposals and have any questions or concerns considered and addressed.

Over 200 people attended the first Open House and 113 comment sheets were received. The comments received were compiled and dealt with through subsequent stages of the planning process, along with the School District's requirement for an elementary school site to be located in or near this NCPA area. Parks issues and interface considerations were also reviewed and site-specific development designs for some proposed Cluster Housing areas were undertaken by the consulting architectural firm, the landscape architect and the arborist. It is noted that a large majority of the comment sheet respondents were in support of the NCP amendment land use concept proposed.

Under direction by City staff, a committee of local residents was formed to comment on the proposal and to provide more input into the NCPA process. This committee, known as the North Grandview Heights Community Representative Committee (CRC), met during March 2005. The meetings also involved the proponents and members of the consulting team. The committee reviewed the land use plan, the planning principles and had the opportunity to make suggestions and comments on the plans and supporting materials.

The Stage I Report presenting the proposed land use plan and supporting materials were refined to reflect the concerns and comment received. This land use concept and supporting information was presented to the public at a second Open House on April 13, 2005. Again, comments were received at the meeting both on a one-on-one basis and via comment sheets. These comments were reviewed and incorporated, as appropriate, into the NCPA land use concept and supporting policies. While most of the property owners within the amendment area were in favour of the proposal, the overall majority of residents who submitted comment sheets (most of whom lived outside the amendment area) did not support it.

City Council reviewed the Stage I Report and on May 18, 2005 unanimously approved the land use strategy in concept and directed that Stage II of the amendment process proceed.

A third Open House was held on June 23, 2005. This Open House focused on the specific issues identified by City staff and council based on the previous Open Houses, such as transition buffers between differing land uses, open space, and urban Design Guidelines. Over a hundred people attended the event and it was generally well received, with the majority of written comments submitted expressing support for the proposal.

PLANNING OBJECTIVES, LAND USE PLAN, AND POLICIES

Plan Purpose

The purpose of this section of the NCPA Report is to describe the vision, objectives, land uses and associated policies to guide the future development of the neighbourhood. It is intended to be used as a basis for development proponents and the City to plan and evaluate development proposals in the NCPA area.

Vision and Objectives

The overall vision for the NCPA area is:

“To build a residential community and balanced neighbourhood that includes sustainable design features in harmony with the existing homes and the natural landscape of North Grandview Heights.”

The planning objectives for the NCPA area are:

- To enhance neighbourhood character.
- To provide new parks, trail networks, open spaces and amenities close to the neighbourhood.
- To preserve important environmental features through conservation and innovative forms of development.
- To provide a variety of housing choices.
- To improve infrastructure systems and the transportation network in an environmentally responsible way.
- To explore and implement sustainable development practices designed to create a livable neighbourhood while minimizing impacts on both the environment and existing homes through natural and practical low-impact means.
- To manage growth and to ensure adequate provision of facilities and amenities to cater to the needs of the existing and new population.
- To plan for adequate provision of services, including water, sanitary sewer, storm sewer, drainage facilities, other major utility infrastructure and roads, to meet the demand of existing and new developments by determining servicing requirements and staging and financing of service provisions.

Planning Principles

This NCPA is based upon a series of principles that guided preparation of the land use concept and supporting policies and development guidelines. In summary, the principles reflect the following key ideas:

- Reflect existing and proposed land uses and densities both within and surrounding the area;
- Harmonize with the local landscape and existing homes in the area;
- Transition densities from the highway to the Agricultural Land Reserve and from north to south;
- Protect existing one-acre lots and other existing land uses and be sensitive to the rural suburban ambiance of the area through Design Guidelines, clustered development and minimizing impermeable areas;
- Implement Surrey's OCP policies respecting complete, compact and sustainable communities;
- Introduce an enhanced and sustainable transportation and pedestrian / bicycle circulation system;
- Preserve natural features and wildlife habitat and encourage sustainable building and development systems;
- Provide a variety of different types of parks and an elementary school; and
- Maintain the natural beauty and view opportunities.

Overview of Proposed Land Uses

The proposed land use concept provides for a gradual transition from medium density development closer to the Highway 99 to lower density residential development to the east and adjacent to the Agricultural Land Reserve. An extensive network of greenways, linkages and several neighbourhood parks is proposed. There are a number of natural open spaces surrounding the important watercourses and wildlife habitat areas. The housing types proposed will ensure that the trees and natural areas are maximized both within and around the future residential precincts. **Figure 2** presents the land use concept and land use designations for the NCPA area.

The NCPA provides for larger lot Single Detached development in the central part of the NCPA east of 164 Street. These lower density residential developments will also allow for the preservation of watercourses, create an abundance of natural open space and facilitate the gradual transition into rural and agricultural land uses to the east. The eastern two-fifths of the NCP east of 168 Street will retain its current land use designations as per the 1999 North Grandview NCP.

The following section describes the nature of each of the land uses proposed and prescribes policies and guidelines to achieve the goal and objectives for the North Grandview Heights NCPA area.

Residential Development

Overview

As shown on **Figure 2**, the proposed residential land uses in the North Grandview Heights NCPA are:

- Multiple Residential (15-25 units per acre) residential closest to Highway 99 (along 156 Street).
- Cluster Housing (6-8 upa) on the western part of the NCPA area and in the vicinity of the intersection of 32 Avenue and 160 Street adjacent to the cemetery.
- A variety of sizes of Single Detached lots east of 160 Street, including regular Single Detached (4-6 upa), transition lots (2-3 upa), and half-acre gross density (2 upa) between 164 Street and 168 Street.

All densities (units per hectare / units per acre) in this Report refer to gross site areas unless otherwise noted.

The residential component of this area will be designed and constructed to high standards to take full advantage of the existing natural beauty of the area and to complement the existing homes. In addition, low-impact development standards will be applied to residential developments, which are described later in this Report.

Specific policies respecting Cluster Housing will ensure that the maximum number of trees (both natural and existing landscaping or ornamental trees, natural mixed deciduous / coniferous tree stands, and single species stands), as prescribed by arborist reports, are retained and incorporated into the developments. Cluster Housing will provide landowners with the ability to construct a variety of attached homes with private roads at Single Detached densities, with the objective of preserving environmental features and the rural neighbourhood character of the area.

The following policies will apply to residential developments within the NCPA area that have densities greater than 2.5 units per hectare / 1 unit per acre:

General Policies

- Single Detached developments will be subject to Registered Design Guidelines and will feature architecturally designed buildings and extensive site landscaping.
- All development will incorporate the principle of “eyes on all public spaces” (i.e., roads, linear park spaces and trails), as prescribed in common CPTED (Crime Prevention Through Environmental Design) practices.
- Privacy features, such as buffers and landscaping will be incorporated into new developments (see Interface, Buffering and Transitional Policies Section).

- Residential buildings along multi-use trails and public spaces will be articulated to focus attention to the design of building sides and rear yards.
- All Cluster Housing and Multiple Residential development will be subject to Development Permit standards contained in Surrey's OCP and supplemental Design Guidelines contained in this Report (See **Appendix IV**)
- Residential developments will be encouraged to incorporate sustainable development practices such as on-site stormwater management and infiltration measures, limited impermeable surfaces, solar orientation, alternative energy and other low-impact development features through the development of Builders Requirements and / or Home Owner's Manual at the time of development.
- Impermeable areas will be minimized in new developments through the application of sustainable development design and practices. Permeable surface materials such as permeable pavers and asphalt will be encouraged in all developments, especially where common parking areas, lanes and driveways are components of the development, and on pedestrian routes / pathways.
- Developments will be encouraged to utilize enhanced and sustainable stormwater and energy systems where possible.
- To facilitate innovative measures to promote the retention of trees, protection of watercourses and open space, the density allocations allowed are based on the gross areas including roads and environmental areas.

Single Detached Residential Policies

- The Single Detached residential developments (at 5 uph / 2 upa) east of 164 Street will be designed to respond to the existing suburban homes in the area. New houses will be designed to a high quality standard styled upon the adjacent Morgan Creek community. It is anticipated that these suburban Single Detached residential areas would be developed under a comprehensive development (CD) type zoning with special regulations developed to reflect the suburban density and environmental / open space preservation goals for the area.
- Transition Single Detached lots (5-7 uph / 2-3 upa) are located along the boundaries with existing one acre lots between 160 and 164 Streets. **Figure 6** presents a plan view of the treatment of transition lots in relation to existing one acre lots to demonstrate that lots of this size can provide a successful transition from larger to smaller lots. Design Guidelines will ensure the new homes are compatible with and complement existing houses in the neighbourhood.
- The Single Detached residential developments (10-15 uph / 4-6 upa) west of 164 Street will similarly be designed to be compatible with and complement the existing homes in the neighbourhood.
- Design Guidelines for the Single Detached developments will address such features as site landscaping and buffering, building sitting on the lot and relationship to the road, house size, building materials and colours, roof pitch and garage design. **Appendix IV**

provides a more detailed list of the considerations that will be addressed in the preparation of detailed Design Guidelines for the Single Detached homes, Cluster Housing, and Multiple Residential developments.

- No individual driveways will be permitted onto arterial roads such as 160 Street, 168 Street, and 32 Avenue.

Cluster Housing Residential Policies

- The purpose of the Cluster Housing designation is to preserve significant natural environmental features and open space by providing flexibility in land use and the siting of buildings. Residential units within land designated as Cluster Housing shall be grouped to minimize their impact on the existing landscape and to preserve as much open space as possible. The Cluster Housing designation is targeted at 6 to 8 units per gross acre. Achievable density may be below these targets depending on the site features. **Figure 52** demonstrates one example of how Cluster Housing developments differ from traditional residential developments.
- The target amount of natural open space recommended to be preserved on privately owned property (excluding required public park space) is 35-40% of the gross site area. This natural open space is to be protected through a Restrictive Covenant or Easement for maintenance purposes and to prevent the removal of trees or the construction of structures.
- Cluster Housing developments should include a mix of unit sizes and types, including single units, duplex units, triplex units, and quad-plex units. The variety of units should reflect the location of trees, site features, and environmental watercourses. The illustrations in **Figures 7, 8, and 9** illustrate potential Cluster Housing built forms.
- It is anticipated that the Cluster Housing residential areas could be developed under a comprehensive development (CD) zone with special regulations developed to reflect the purpose of the Cluster Housing concept. This CD zone could be based on RM-10 / RM-15 and RC zones and include elements to preserve appropriate open spaces.
- The minimum recommended parent parcel size for Cluster Housing is 2 hectares / 5 acres, unless the proponent can demonstrate that a land assembly of this size is not feasible or that development located on a smaller site can be designed to properly reflect the site topography, preserve environmental features and trees, provide suitable site access, and achieve the recommended minimum target of 35-40% for natural open space.
- All Cluster Housing developments will require Development Permits to reinforce design and environmental objectives. The **General Residential Design Guidelines in Appendix IV** of this NGH NCPA provide design guidelines and site assessment and tree preservation guidelines for Cluster Housing.
- A Cluster Housing development application will include a site assessment analysis by a qualified professional(s), which will identify (based upon site terrain, environmental / landscape features and site grading / servicing requirements) potential areas to be preserved on a site.

- To encourage a similar street-oriented appearance with no direct access to individual units on both sides of 28 Avenue, development in NGH NCPA will be coordinated with developments in the Morgan Heights NCP to the south of 28 Avenue.

Multiple Residential Policies

- Medium density Multiple Residential development (at 37-62 units per hectare / 15 - 25 units per acre) will also be clustered to allow for the preservation of significant open space and environmentally sensitive lands such as watercourses and important habitat.
- Multiple Residential development will primarily be in the form of ground-oriented townhouses, stacked townhouses and / or row townhouses. Where feasible, small 3 storey apartment buildings may be included on less sensitive sites.
- Design, treatment, and massing of Multiple Residential units along 156 Street and 28 Avenue will be designed to consider the change in density interfaces with adjacent uses.
- Unit designs, locations, and yields will reflect the individual site environmental features.

General Residential Design Guidelines

One purpose of this NCPA is to advocate and encourage development of a variety of housing types either within comprehensively designed Cluster Housing residential or Multiple Residential sites or as Single Detached homes on a range of lot sizes aimed at complementing and preserving the existing residential character of North Grandview Heights.

Appendix IV contains the **General Residential Design Guidelines** that will serve as the basis for the preparation of detailed Design Guidelines to accompany specific development rezoning and subdivision applications. Also included are proposed architectural features and design specifics that must be addressed in the detailed Design Guidelines aimed at preserving, complementing and enhancing the multi-faceted residential character of North Grandview Heights.

Interface, Buffering and Transition Policies

Overview

The NCPA recognizes that there are a number of existing one-acre enclaves within North Grandview Heights and that it is important that these established areas are appropriately buffered and that new development respects the existing ambiance and character of the area. The graduated Single Detached lot densities from larger lots to smaller promote compatibility, however additional buffering and transition policies are proposed below.

Buffering and Transition Policies

The following policies will apply to new residential developments within the NCPA area:

32 Avenue & Morgan Creek Community West of 164 Street

- An appropriate buffer of approximately 15 metres will be established between proposed residential uses along 32 Avenue and existing residential development to the north in the Morgan Creek community. This buffer will be located outside of the proposed 32 Avenue right-of-way widening. A sidewalk will be constructed within the increased road right-of-way. The buffer will be located on private property and assist with noise attenuation (both direct and reflected), provide a 'green' ambiance to the street with a berm and landscaping, and protect future and existing residents from any negative impacts from traffic. **Figure 10** illustrates the interface conditions for both Single Detached lots and Cluster Housing conditions along 32 Avenue. The buffer will be included in the backs of private Single Detached lots and as part of the Cluster Housing strata development. An appropriate Restrictive Covenant or Easement will be placed upon the buffer area to prevent the removal of trees or construction of structures.

32 Avenue & Agricultural Land Reserve East of 164 Street

- Agricultural lands within the Agricultural Land Reserve (ALR) are located to the north and east of the easterly portion of the NCPA area. A buffer along 32 Avenue east of 164 Street will serve to separate proposed residential land uses from existing agricultural activities. This buffer will consist of the 32 Avenue road right-of-way (ultimately 27 metres wide) and a public environmental / utility corridor dedication to accommodate the identified watercourse (20 metres wide). (See Section 2.7.5 of this Report)

Existing Homes on 30B Avenue Between 160 Street and 164 Street

- A buffer area (approximately 10-15 metres in width) will be established adjacent to the north side of the existing 0.4 hectare / one-acre lots on 30B Avenue between 160 Street and 164 Street. The buffer will incorporate a row of existing trees with additional planting, where appropriate. This planting buffer will be protected either in the form of a Restrictive Covenant or an easement placed on the new lots at the time of subdivision approval to prevent the removal of trees or construction of structures. The proposed transition Single Detached lots in this area will be deepened to 45+ metres to incorporate the buffer. Given the location of existing homes to the south, with the proposed building setback (7.5 metres) beyond the buffer, a significant and effective separation distance of approximately 75 metres is achieved between existing and new homes. **Figure 6** illustrates this buffer and relationship.

Proposed Homes on 31 Avenue Between 160 Street and 164 Street

- A 6 metre buffer will be incorporated into the new Cluster Housing development to provide a buffer between the proposed 4-6 upa Single Detached homes to the east on 31 Avenue between 160 Street and 162 Street. This buffering relationship is illustrated on **Figure 11**.

- The location of new homes on new lots adjacent to existing 0.4 hectare / one-acre enclaves will mimic the existing development pattern. Changes in residential densities proposed will occur at the rear or side of property lines rather than on the street face. This will be accommodated by having flared rear yards with private buffers that back onto established one-acre lots in order to best match existing lot sizes. **Figure 10** illustrates this concept.

Proposed Homes Between 164 Street and 168 Street

- A 5-15 metre buffer strip consisting of existing and planted trees will be provided along the southern boundary of the 5 uph / 2 upa Single Detached lots east of 164 Street. The buffer will be 5 metres wide between 164 Street and 166 Street and 15 metres wide between 166 Street and 168 Street. It will be located either in a private buffer area or incorporated into the Grandview Interceptor right-of-way / linear greenway depending on the final location of the Interceptor. If the buffer is located within a private lot, it will be protected in the form of either a Restrictive Covenant or an easement placed on the lots at the time of subdivision approval. The final location will be determined when the interceptor right-of-way is confirmed. Any Restrictive Covenants or easements put in place on private property will be removed when the lands to the immediate south are developed and the interceptor ROW secured, as a buffer will no longer be required between similar land uses. Additional buffering in this area will be provided by the proposed neighbourhood park.
- **Figure 12** illustrates the proposed buffering between environmental areas and Single Detached areas.
- As identified in preliminary watercourse analyses for April Creek, as part of the 32 Avenue widening plan it was proposed that the portion of April Creek adjacent to 32 Avenue, between 164 Street and Old Logging Ditch be relocated to the north side of the road. This NCPA makes provision for April Creek on the south side of 32 Avenue with a public 20 metre wide green belt, which will also act as a significant buffer, between the road and the proposed Single Detached large lots. This buffer will be wide enough to accommodate an enhanced April Creek and utility corridor on the south side of the road.

Existing Lots Between 162 Street and 164 Street

- At 28 Avenue and 162 Street, there is an interface from the side lot lines of existing 0.2 hectare / half acre and 0.4 hectare / one acre lots east of 162 Street and the new development. The lot sizes in the new development in the western interface area along 162 Street will be approximately 0.2 hectare / half-acre in size and mimic the existing development pattern.

Entry Features, Round-Abouts, and Traffic Circles

- Provide a major entry feature into the development on the south side of the 32 Avenue and 160 Street intersection. This entry feature, including appropriate landscaping, would be designed to match the existing entry feature on the north side of this intersection into Morgan Creek. Entry features will be located on private strata lands and will be constructed and funded by the developer. **Figure 13** conceptually illustrates the proposed design and landscaping elements of this major entry feature. **Figure 14** presents a concept

for a minor entry feature at 28 Avenue and 160 Street; similar minor entry features could potentially be located at other intersections.

- Roundabouts will be provided along the new east-west local roads in the two new neighbourhoods; one between 156 Street and 160 Street and one between 164 Street and 168 Street. See **Figure 15** for details. Any landscape / water features in the roundabout will have to be maintained under either a strata agreement or by a local homeowners association; the City will not be responsible for maintaining landscape / water features. The particular design and maintenance arrangements will be determined at the application approval stage.
- Several traffic circles are proposed throughout the development to serve as traffic calming features.

Land Use Comparisons, Statistics and Projected Population

Based on the proposed NCPA area (the approximate western three-fifths of the North Grandview Heights NCP area), the proposed land use areas and densities are summarized in **Table 3.8.1** below.

The NCPA area will provide for between approximately 1,400 and 2,000 residential units with a total population of between about 3,400 and 4,800 residents. The overall density within this amendment area of 114 hectares / 281 acres will be in the range of 12.3 - 17.5 units per hectare / 5.0 - 7.0 units per acre. The ultimate density of the entire North Grandview Heights NCP area west of 168 Street will be approximately 9.0 - 9.9 units per hectare / 3.6 - 4.0 units per acre including both the proposed and existing development areas.

Table 3.8.1 presents the Land Use Inventory for the designated land use areas as per **Figure 2** Land Use Plan. The areas shown for designated residential uses include potential public and private roads within the NCPA area.

Table 3.8.1 – Land Use Inventory

Land Use Category	Area (approx) (ha)	Area (approx) (ac)	% of Amendment Area	% of Total NCP Area
Environmental Open Space	13.2	32.6	12%	
Neighbourhood Parks (2)	3.4	8.4	3%	
Linear Open Space	2.4	6.0	2%	
Elementary School	2.5	6.1	2%	
Single Detached Residential (2 upa) (3)	29.1	71.9	25%	
Single Detached Residential (3) - Urban (4 - 6 upa) / Transitional (2 - 3 upa)	19.4	47.9	17%	
Cluster Housing Residential (6 - 8 upa) (3)	33.8	83.5	30%	
Multiple Residential (15 - 25 upa) (3)	10.0	24.7	9%	
NCP AMENDMENT AREA (rounded)	114	281	100%	33%
EXISTING NCP OUTSIDE AMENDMENT AREA (unchanged)	228	564		67%
NGH NCP: TOTAL	342	845		100%

- Notes: (1) UPA = units per acre
 (2) Neighbourhood Parks include Linear Open Space in areas where the two types of parks overlap.
 (3) Residential areas within NCP Amendment (NCPA) Area include public and private roads.

Table 3.8.2 presents the Estimated Residential Unit Yield for the NCPA area. Estimated yields are based upon application of the proposed density ranges for each residential density.

Table 3.8.2 – Estimated Residential Unit Yield

Land Use Category	Gross Area (approx ac)	Gross Area (approx ha)	UNIT YIELDS					
			low range	upa	high range	upa	mid range	upa
Single Detached Residential (2 upa)	89.80	36.36	180	2	180	2	180	2
Transition Areas (2-3 upa)	7.26	2.94	15	2	22	3	22	3
Single Detached Residential (4-6 upa)	41.78	16.91	167	4	251	6	209	5
Cluster Housing Residential (6-8 upa)	100.13	40.54	601	6	801	8	601	6
Multiple Residential (15-25 upa)	28.03	11.35	420	15	701	25	560	20
TOTAL	267.00	108.10	1,383		1,955		1,572	

Notes:

- (1) "Gross Area" includes proposed public roads, potential private roads, environmental open space, linear open space; excludes neighbourhood parks, the school site, and existing public roads.
- (2) Estimated unit yields based on allowable density for gross area. Land use categories only include residential land uses. Including non-residential uses, total NCPA Area equals 114 hectares / 281 acres.

Estimated yields include an upper and lower forecast based upon minimum/maximum gross density limits established in the NCPA for each land use category. A mid range estimated yield is also provided which serves as the basis for calculating anticipated amenity contribution levies and Development Cost Charges (DCC) revenues.

For the purposes of calculating estimated unit yield, the high, low, and mid range density factors have been applied to the gross area of each residential use type. Gross areas include proposed public and potential private roads as well as environmental / open space and linear open space areas associated with each residential area.

Based upon the Land Use Concept Plan, the development within the NCPA area will result in approximately 1,400 (1,383) to 2,000 (1,955) residential units in the area. The mid range yield is just under 1,600 (1,572) residential units.

Note that the number of residential units actually achieved on each site will depend on individual site characteristics, including site terrain, open space dedication requirements, and parcel size and shape. The land use category densities are a target range for each site and are anticipated to be achieved for the overall land use plan, however individual smaller parcels may not achieve the target densities depending on individual site characteristics.

Schools and Community Amenities

Overview – Schools

The North Grandview Heights NCP area currently contains one school – Kensington Prairie Elementary School located at the southeast corner of 32 Avenue and 168 Street. Staff of Surrey School District No. 36 report that this school will soon be closed and that a new elementary school site is required to serve the future students of North Grandview Heights and the NCP area in Grandview Heights south of 28 Avenue (Morgan Heights).

A centrally located and physically appropriate elementary school site located northwest of 28 Avenue and 160 Street has been identified as potentially suitable to adequately meet the school needs for the area. The school site – about 6.1 acres in area – has been designated as such in the NCPA. The site will have good access via a proposed through local road immediately adjacent to the west and adjacent to the site. It will be the responsibility of the School District to acquire either this site or another suitable property in the catchment area and provide necessary on-site and off-site infrastructure. Off-site services will be designed to accommodate the school's needs.

If the land currently designated for an elementary school is determined to not meet the requirements of the School District for the needs of the new local residential population, it may be developed under the provisions of the Cluster Housing designation in this NCPA document, subject to the designation of an alternative school site in the catchment area to the satisfaction of the School District and the City of Surrey.

Secondary students in the NCPA area attend either Semiahmoo Secondary School (located at 148 Street and 18 Avenue) or Earl Marriott Secondary School (located at 158 Street and 16 Avenue). Both of these secondary schools are located about 3 - 4 kilometres to the southwest of the North Grandview NCPA area. There is also Southridge School (private) located south of 28 Avenue on 160 Street. Southridge School has a current enrollment of about 660 students who live throughout the region. The Grandview Heights area will ultimately require an additional secondary school.

Overview – Community Amenities

Due to its relatively undeveloped nature, the North Grandview Heights NCPA area contains a limited number of community facilities and amenities. Residents obtain most of their everyday shopping and service needs from the South Pointe shopping area and Semiahmoo Town Centre, which has a library and recreational facilities. There is also a semi-public golf course immediately to the north of this area along with the cemetery lands along 32 Avenue which contribute substantially to the 'green' ambiance in the area. Civic facilities and services may also be established in the greater Grandview Heights area to the south as the area builds out over the next 10-15 years.

The North Grandview Heights NCPA will bring a number of new parks and protected natural areas and a multi-use trail network into the area. It will also facilitate the construction of the Grandview Interceptor and completion of the area's road network.

School and Community Amenities Policies

The following policies will guide development of the future school and community amenities within the NCPA area:

- As shown on **Figure 2**, a new elementary school site of approximately 2.5 hectares / 6.1 acres in size has been identified near the corner of 160 Street and 28 Avenue. The school site and associated passive environmental spaces (see Section 3.10 below) will also be interconnected with the community through linear parks, trails and pathways. An Open Space and Pedestrian / Bicycle Circulation Plan including linkages to the Pioneer Greenway west of 156 Street and route along the proposed sewer interceptor is shown in **Figure 16**.
- Access to the school site will be via local roads internal to the new residential area between 156 Street, 160 Street and 28 Avenue.
- It will be encouraged that the school naming committee consider naming the new school in consideration of the local pioneer families who settled in the area.
- A new school should be constructed to complement the natural beauty of the area and incorporate low impact development features.
- Each new development in the NCP area will be required, as per the City's amenity contribution policy, to contribute toward the capital costs for police, fire and library facilities, and for the development of public parks and open spaces within the NCPA area.
- Access to a school site will be via a public road. In addition, the existing pedestrian walkway over Highway 99 will be used for students coming from west of the highway.
- A school site will be included in the early phases of the development to ensure public road access to the site.

Parks and Open Space

Overview

As shown on **Figure 16**, a number of open spaces and linear parks in conjunction with preservation areas and environmental management setbacks from designated watercourses have been identified. The lands identified for parks and environmental management total approximately 19 hectares / 47 acres, or nearly 17% of the amendment area.

The location, size and function of these parks and open spaces enhances the open space systems proposed in the 1999 North Grandview Heights NCP. In particular, the east-west multi-use corridor along the future Grandview Interceptor (sewer) right-of-way will remain and be enhanced by three neighbourhood parks.

The NGH NCPA area will feature linear parks and multi-use trails connecting the main activity areas within the community and connecting the active park areas with the natural protected areas.

In addition, there are linear pathways linking the various existing and future subdivisions allowing many pedestrian and bicycling route options throughout the area.

In addition to parks, the area has significant green space in the form of natural treed areas within and adjacent to future development, through clustering and tree preservation, the cemetery and Morgan Creek Golf Course to the north. Some of this open space may be privately held but publicly accessible.

Parks and Open Space Policies

The policies to guide the location and development of parks and open spaces within the NCPA area are as follows:

- Through right-of-way acquisition / dedication, partly in conjunction with new development, a multi-use trail with a minimum pathway width of 4.0 metres will be established along the Grandview Interceptor right-of-way, which will link Rosemary Heights in the west to 172 Street in the east. North-south connections will provide convenient access for residents to the multi-use trail. This multi-use corridor along the future Grandview Interceptor (sewer) right-of-way will be enhanced by small neighbourhood parks along its length within the NCPA area. **Figure 17** provides a conceptual illustration of the main design elements and dimensions of the multi-use trail. The detailed right-of-way and multi-use trail design and landscaping requirements will be determined at the time of development applications.
- A sidewalk will be provided along the south side of 32 Avenue between the cemetery and 168 Street within the road ROW. See **Figure 18**.
- Where a walkway or multi-use trail is also utilized as a municipal utility corridor, an adequate width will be determined to accommodate the necessary utilities at the time of development.
- Watercourse environmental setback requirements will be provided as per Fisheries and Oceans Canada (DFO) standards. Setbacks may be expanded to address the topography and will be considered on a case-by-case basis at the time of development. Any walkways along environmentally sensitive areas will have to be provided as an additional open space dedication beyond required environmental setbacks. The width of this additional open space will be determined in relation to required walkway / trail and buffer requirements.
- While open space dedicated for riparian setbacks can be counted towards the required 5% park dedication area for the entire NGH NCP development area in conformance with City policies, approximately 2.6 hectares / 6.4 acres of the NGH NCPA area is also provided as dedicated neighbourhood park specifically to serve Single Detached development areas. Park dedication requirements for Cluster Housing and Multiple Residential development will be reviewed at the application stage. Open space on Cluster Housing and Multiple Residential development sites typically remains under the ownership and management of a strata or homeowners organization.

- An active neighbourhood park of about 0.7 hectares / 1.7 acres in size will be located at about 159 Street and 30 Avenue and will provide some active parkland.
- An active neighbourhood park of about 0.7 hectares / 1.7 acres in size (excludes through Linear Park area) will be located in the vicinity of 162 Street and 29 Avenue and will be connected to the linear park system. Including the Linear Park area the total open space area is approximately 1.1 hectares / 2.7 acres.
- An active neighbourhood park of about 1.2 hectares / 3.0 acres in size (excludes through Linear Park area) will be located within the 5 uph / 2 upa residential developments east of 164 Street and will be connected to the linear park system. Including the Linear Park area the total open space area is approximately 1.6 hectares / 4.0 acres.
- Linear parks will connect the main activity areas within the community and the active and natural park areas.
- Detailed park designs will be finalized with input from the local community through a public planning process prior to park development.
- Significant private green space will be provided in the form of natural treed areas within future developments, through clustering and tree preservation, retention of the cemetery and Morgan Creek Golf Course to the north.
- Open space will be set aside in conjunction with the Single Detached residential developments east of 164 Street.
- Parks and walkways will meet Crime Prevention Through Environmental Design (CPTED) standards, including walkways being visually open, located away from rear yard property lines, and feature low fencing to allow for visual access or surveillance. These walkways will be located along roads and public areas where possible. **Figure 19** conceptually illustrates this relationship.
- Each new residential development in the NCPA area will be required, as per the City's amenity contribution policy, to contribute toward the capital costs for the development of public parks and open spaces.
- Impermeable areas will be minimized in all park and open space development through the application of sustainable development design and practices. Permeable surface materials such as permeable pavers and asphalt will be encouraged in common parking areas, lanes and driveways, and on pedestrian routes / pathways. Infiltration measures such as topsoil management will be encouraged in the design of all parks and public open spaces.

Pedestrian Connections Policies

As shown on **Figure 16**, pedestrian connections will be provided throughout the residential neighbourhood in the form of interlinking multi-use trails in linear parks on the sewer interceptor right-of-way and sidewalks within road rights-of-ways. The main west-east road between 156 Street and 160 Street will contain sidewalks on both sides of the road. This enhanced sidewalk will be in the form of a wider sidewalk surface, possibly meandering, and extra planting within the road right-of-way.

Pedestrian access will also be provided along the edges of the neighbourhood in the form of a walkway along 32 Avenue and a sidewalk along 160 Street. Where access to these walkways is provided through Single Detached lots on a cul-de-sac, the public walkways will be wide enough to accommodate underground municipal utilities.

Pedestrian walkways along 32 Avenue will be designed to consider the road right-of-way needs of the City, private property yards, environmental features, and pedestrian enjoyment.

Environmental Management

Overview

An environmental assessment was undertaken for the NCPA area. This assessment and the associated recommendations will be adhered to as development proceeds.

In addition to protecting the natural watercourses and associated wildlife habitat, the essence of this NCPA is to provide for innovative, environmentally-sensitive development through development form (i.e., clustering), at-source stormwater control, tree-retention, and through general neighbourhood design.

The North Grandview Heights NCPA incorporates watercourse and environmentally sensitive area protection measures, land use planning, parks and open space designations and stormwater management strategies that have all been designed to respect the aquatic and wildlife values found in the area.

The following policies will guide development in the NCPA area in the context of environmental management and protection:

General Environmental Policies

- The recommendations made by the environmental consultants will be adhered to in the development of the North Grandview Heights NCPA area.

Watercourse Protection

- The riparian zone setbacks from watercourses will be provided as required by Fisheries and Oceans Canada (DFO). **Figure 12** shows an example of Single Detached development and watercourse protection setbacks. Expansion of the DFO recommended riparian zone setbacks may be considered at the time of development by City staff on a case by case basis to appropriately address issues of topography and flooding.
- Riparian setbacks requirements will be determined at the time of development application and abide by the applicable legislation in effect at that time. The riparian setback regulations are currently being reviewed and updated by the City of Surrey in conjunction with the Ministry of Environment and Department of Fisheries and Oceans.

- Watercourse crossings will be minimized.
- Open bottom structures (which may have granular bases) will be used where road crossings of watercourses are necessary.
- Watercourse base flows will be maintained.
- A stormwater management plan will be followed to increase the use of pervious surfaces and utilize landscaping and other techniques as a means to retain stormwater.
- Riparian habitat setbacks will be fenced as per Fisheries and Oceans Canada standards.

Wildlife Protection

- Green space corridors will be retained to permit wildlife movement throughout the larger area and reduce the potential for habitat fragmentation. The recommended minimum corridor width for wildlife movement is 30 metres.
- Significant trees identified through arborist reports will be retained, and if raptor nests are found, active raptor nest trees will be retained and buffered according to Provincial Best Management Practices.
- Nest boxes or nest platforms for raptor nests may be installed along with bat houses for insectivorous bats such as the little brown bat.

Vegetation

- Invasive and exotic plant species will be removed and re-vegetated with native species, including landscaped areas within the community.

Tree Preservation

Overview

The land use concept proposed for this NCPA area incorporates design features based upon sound principles to achieve maximum tree retention. These features include:

- Identifying on-site tree stands and locating building envelopes and clusters of development to accommodate these stands (this analysis to be undertaken by a qualified professionals prior to detailed subdivision and development design);
- Protecting riparian habitat;
- Locating higher residential densities in areas that are already clear or that contain predominantly pioneer deciduous forest cover;
- Utilizing existing roadway corridors for upgraded roads and services;
- Using water infiltration and soil management techniques to retain the natural conditions to the greatest degree possible; and

- Designing Cluster Housing and Multiple Residential housing to respect the retention of coniferous and other high retention value tree resources.

Tree Retention Policies

The following policies will guide development in the NCPA in the context of tree retention and protection:

- The selection of trees for retention will consider the health and structure of the trees and their location and proximity to infrastructure and building elements. A detailed qualitative assessment of the resource will be undertaken to guide the planning of specific sites, park, greenway, and landscape elements in order to maintain the mature forest character of the site, and to meet City of Surrey Tree Preservation Bylaw requirements as amended from time to time.
- The densities and building form in areas where significant tree stands exist will reflect the available space in context with the tree resource.
- The following opportunities and concepts for retention of trees will be encouraged in the Multiple Residential areas of the NCPA:
 - Density trade-offs - i.e., mixed densities within a site to accommodate areas for tree retention;
 - Increased building massing - i.e., increase building height in one part of the site to make up for potential loss in developable land where tree retention is proposed;
 - General detailed design efforts for all building and infrastructure items that include consideration for the tree resource and the protection needs of proposed retention trees;
 - Soft surface pathway specifications; and
 - Innovative stormwater runoff controls - i.e., swale and drainage pipe infrastructure requirements relaxed so that the controls are implemented on the uphill side of tree retention areas only; not at the downhill property line as conventional civil design requirements prescribe.

IMPLEMENTATION

There are a number of ways that this NCPA will be implemented, including through policy, regulations, and funding approaches. The following sections outline these implementation approaches.

Surrey's Official Community Plan

The area in the North Grandview Heights NCP is currently designated as 'Suburban' in Surrey's Official Community Plan (OCP). To implement the plans and policies of the NCP amendment, the applicable lands west of 164 Street will require a change in the OCP designation to 'Urban'. The portion of the NCPA area affecting lands east of 164 Street will not require an OCP amendment because the densities (5 units per hectare / 2 units per acre) are allowable within the 'Suburban' designation.

Due to the number of properties involved and the uncertainty regarding the timing of development, applications to amend the OCP designation will occur concurrent with applications to rezone and / or subdivide property in the NCPA area.

Phasing

It is anticipated that the land within the NCPA area designated for five or more units per hectare / two or more units per acre will build out over a period of 5-10 years. Development will occur as rezoning and subdivision applications are submitted by property owners. Due to the proximity to servicing, it is expected that the first phases of development will be north of the future Grandview Interceptor (future linear greenway). The latter phases would be the areas south of the Grandview Interceptor which could be developed once the Interceptor is extended east to 160 Street. The possible elementary school site, which is also north of the Grandview Interceptor, will be included in the early phases of the development to ensure access to the site and allow for the funding and construction of the school facility to coincide with the school needs of the area.

New or Revised Zoning Mechanisms

The implementation of this NCPA area may require new or amended zones to accommodate the innovative building forms and development proposed. In particular, a zone to accommodate urban Cluster Housing and suburban development may be required to ensure that the objectives of this NCPA are achieved. It may be possible to develop such a zone in connection with the first development applications received by the City.

Rezoning, Subdivision, and Development Permits

Development proposals within the NGH NCPA will be planned and evaluated pursuant to the land use concept and policies contained in this NCPA Report.

Amenity Contributions

Overview

Consistent with the City's policy regarding Neighbourhood Concept Plans and the provision of amenity contributions for new urban development, the amenity needs of the North Grandview Heights NCPA area are to be addressed through monetary contributions payable at the time of rezoning, or subdivision approvals. The monetary contribution is necessary to fund the costs of the capital requirements for the provision of additional police, fire protection and library services as well as the development of new park / open space required as a result of the new development.

The original North Grandview Heights NCP made provision only for contributions toward specific expenditure associated with developing parks, open space and pathways. Contributions toward the costs of capital works required for fire, police and library facilities were not required. The total contribution for park, open space and pathway development covered the following capital works:

- Development of a multi-use pathway (gravel surface) on the North Grandview Sewer Interceptor right-of-way (2,600 linear metres);
- Staging area for multi-use pathway under the Hydro right-of-way; and
- Urban forest management (along creek setbacks and forested dedicated parks).

It is intended that, in addition to the park development costs and due to the more urban densities in the NCPA area, monetary contributions toward police, fire and library materials should be required to offset the capital costs of providing these services as applied on a standardized basis to all NCPs in Surrey.

Amenity Contributions Toward Parks / Open Space and Pathway Development

Monetary contributions toward park development are derived by the specific open space needs of the NCPA area. The costs are divided among residential units or on the basis of acreage (for non-residential uses) to ensure an equitable contribution among all new development. Non-residential uses are exempted from contributing towards park amenities and library materials because these uses have minimal impact on these services as they do not directly require them. The estimated cost of developing parks and related amenities within the North Grandview Heights NCPA area is approximately \$1,365,000. This figure is based on the following estimated costs of development / construction provided by City staff:

- A park approximately 1.7 acres in area between 156 and 160 Streets - \$211,000;
- A park approximately 1.7 acres in area between 160 and 164 Streets - \$228,000;
- A park approximately 3.0 acres in area between 164 and 168 Streets - \$259,000;
- Development of a linear park and off-street multi-use pathway (gravel or paved surface) connecting these parks on the North Grandview Sewer Interceptor right-of-way (1,300 linear metres) - \$496,000; and
- Urban forest management and restoration (along creek setbacks and forested dedicated parks) - \$171,000.

New development at 0.4 hectare / one-acre densities outside of the NCPA area will continue to be subject to the amenity requirements for park / open space / pathway development as contemplated in the original NGH NCP adopted in 1999.

Amenity Contributions Toward Police, Fire and Library Facilities

New development within the NCPA area will be required to contribute toward the capital costs of providing additional police, fire and library facilities. These contributions are applied on a standardized basis for all NCPs within the City of Surrey.

Summary of Amenity Contributions

A summary of the applicable amenity contributions (per dwelling unit / lot or per acre) and the estimated revenue the City can expect to receive from the NCPA area at build out is outlined in the following table. All figures are in 2005 dollars.

Table 4.5.4 – Amenity Contributions

Amenity	Residential Contribution (per dwelling unit) (± 1,400-2,000 units)	Non-Residential Contribution (per acre) (1)	Anticipated Revenue at Built Out (Based Upon 1,572 New Residential Units) (2)
Parks, Open Space & Pathway Development	\$868.32 / unit	N/A	\$1,365,000
Police Protection	\$56.66 / unit	\$227.48 / acre	\$89,000
Fire Protection	\$245.63 / unit	\$982.84 / acre	\$386,000
Library Materials	\$127.30 / unit	N/A	\$200,000
Total	\$1,297.91 per unit	N/A	\$2,040,000

Notes:

- (1) Does not apply to any proposed development in the NGH NCPA area.
- (2) For the purposes of calculating anticipated amenity contribution revenues, build out is assumed to be 1,572 residential units which corresponds to the figure applied in Section 6.3.2 of this Report to determine Development Cost Charges (DCC) revenues. This figure represents a conservative assumption at the lower end of the 1,400 to 2,000 residential units that will result from the density ranges established in the NGH NCPA area for each of the residential uses.

Design Guidelines

Detailed Design Guidelines will be prepared in conjunction with development applications and will be based on the **General Residential Design Guidelines** contained in **Appendix IV**.

Low-Impact Development Practices and Standards

One of the most prominent characteristics of this NCPA is the multiple approaches proposed to accomplish sustainability features through several ‘green’ initiatives. In addition to the

innovative development forms to retain tree and vegetation and the high proportion of open space, a series of low-impact development standards will be prescribed for new development.

For urban areas, some of the practices to be explored and implemented may include:

- Rain gardens within developments and on boulevards, parks or roundabouts.
- Bio-filtration swales.
- Permeable surface materials.
- Various forms of infiltration trenches and pits.
- Greener road designs.
- A set of Builders Requirements and / or a Home Owner's Manual to ensure effective implementation of the low-impact practices to be created by the developers.

Utility Corridors

Public utility corridors will be provided within the development as required to properly service the area. As an example, where residential cul-de-sacs are located at the bottom of a hill, a necessary utility corridor will be provided between lots. The width of the utility corridor will be determined at the time of detailed infrastructure design. Where possible, the utility corridor will be combined with a public walkway.

Independent Development Within 5 uph / 2 upa Densities

In areas designated as Single Detached and Larger Transition Lots, it is encouraged that larger assemblies of properties be developed cooperatively to efficiently accommodate the required watercourse/environmental preservation, road layout, and parks requirements as identified in the North Grandview Heights Amendment area. All applications will be reviewed pursuant to the NCPA policies on a case-by-case basis.

Cluster Housing Minimum Parcel Size Development

To achieve NCPA objectives, it is recommended that Cluster Housing developments be a minimum of five acres in area. Proposals with less than five acres may be considered on a case-by-case basis subject to the proponent demonstrating how Cluster Housing objectives, such as reflecting the terrain of the land, preserving at least 35-40% of the land in an open space tract that contains environmental features and providing suitable site access can be achieved. Other factors to consider a smaller Cluster Housing development parcel include the character of adjacent Cluster Housing development, potential remainders of land designated as Cluster Housing, the amount of environmental features on the site, and the feasibility of assembling the minimum parcel size.

Temporary Access

Temporary access from within the Single Detached developments in the central / eastern part of the NCPA area may be required if through access is not immediately available. This temporary

access could be in the form of right in / right out roads onto 32 Avenue at approximately mid-block between 160 Street and 164 Street and mid-block between 164 Street and 168 Street. A temporary access will not be permitted, however, unless a three lane cross section, including the middle turning lane, has been constructed for 32 Avenue at the location of the temporary access point. Once the ultimate road network for the area is provided, these temporary access roads will be closed.

Alternative Road Network

In the event that properties are developed in a different phasing order than envisioned in this Report or are independently developed, alternative road networks may be considered for internal roads subject to approval by the City Planning and Engineering Departments.

TRANSPORTATION AND INFRASTRUCTURE SERVICING

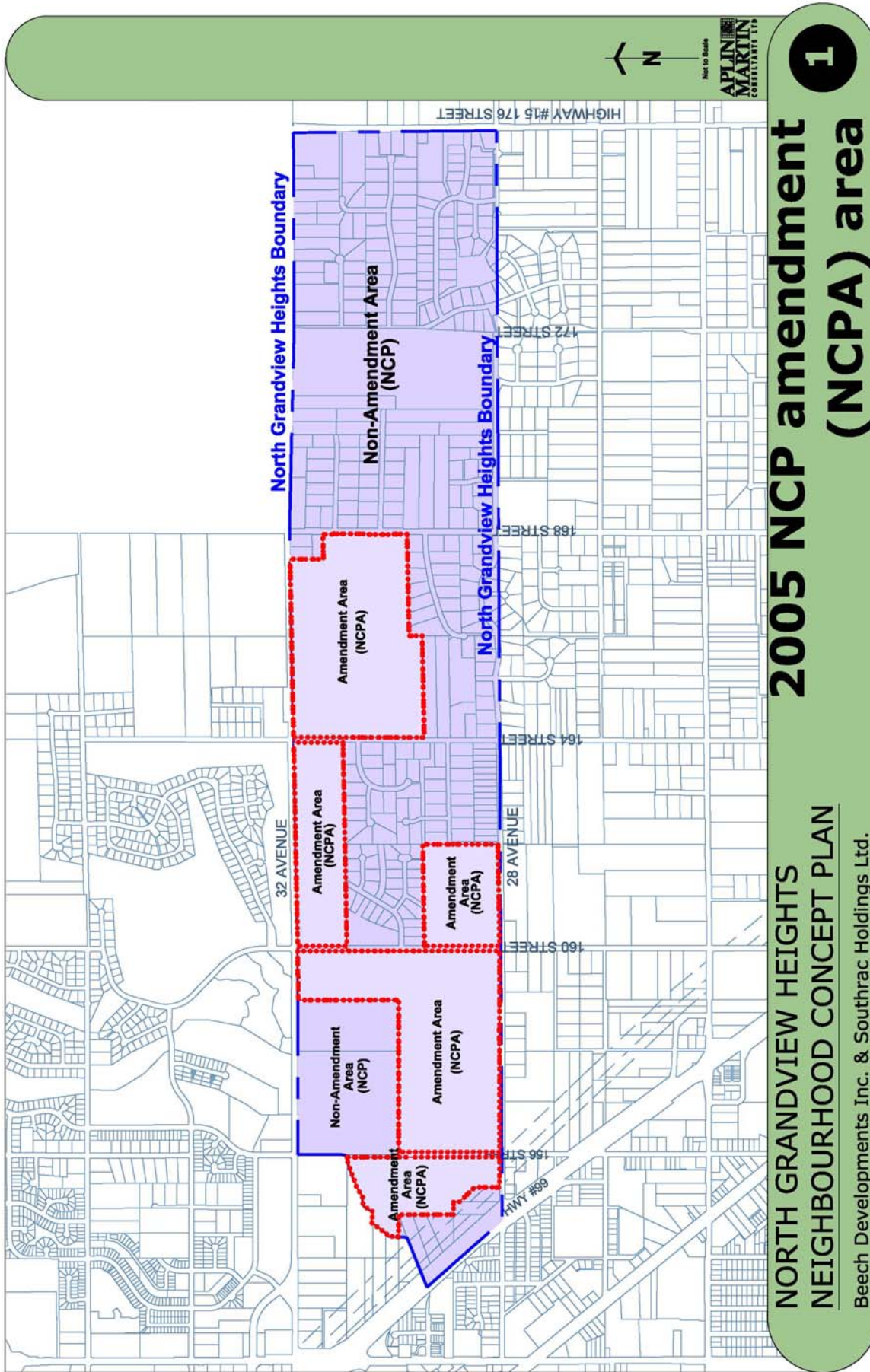
***ENGINEERING SECTIONS 5.0 & 6.0 AND ALL
ASSOCIATED FIGURES, TABLES, AND APPENDICES
TO BE SUBMITTED AS SEPARATE REPORT***

INFRASTRUCTURE PHASING AND FUNDING

***ENGINEERING SECTIONS 5.0 & 6.0 AND ALL
ASSOCIATED FIGURES, TABLES, AND APPENDICES
TO BE SUBMITTED AS SEPARATE REPORT***

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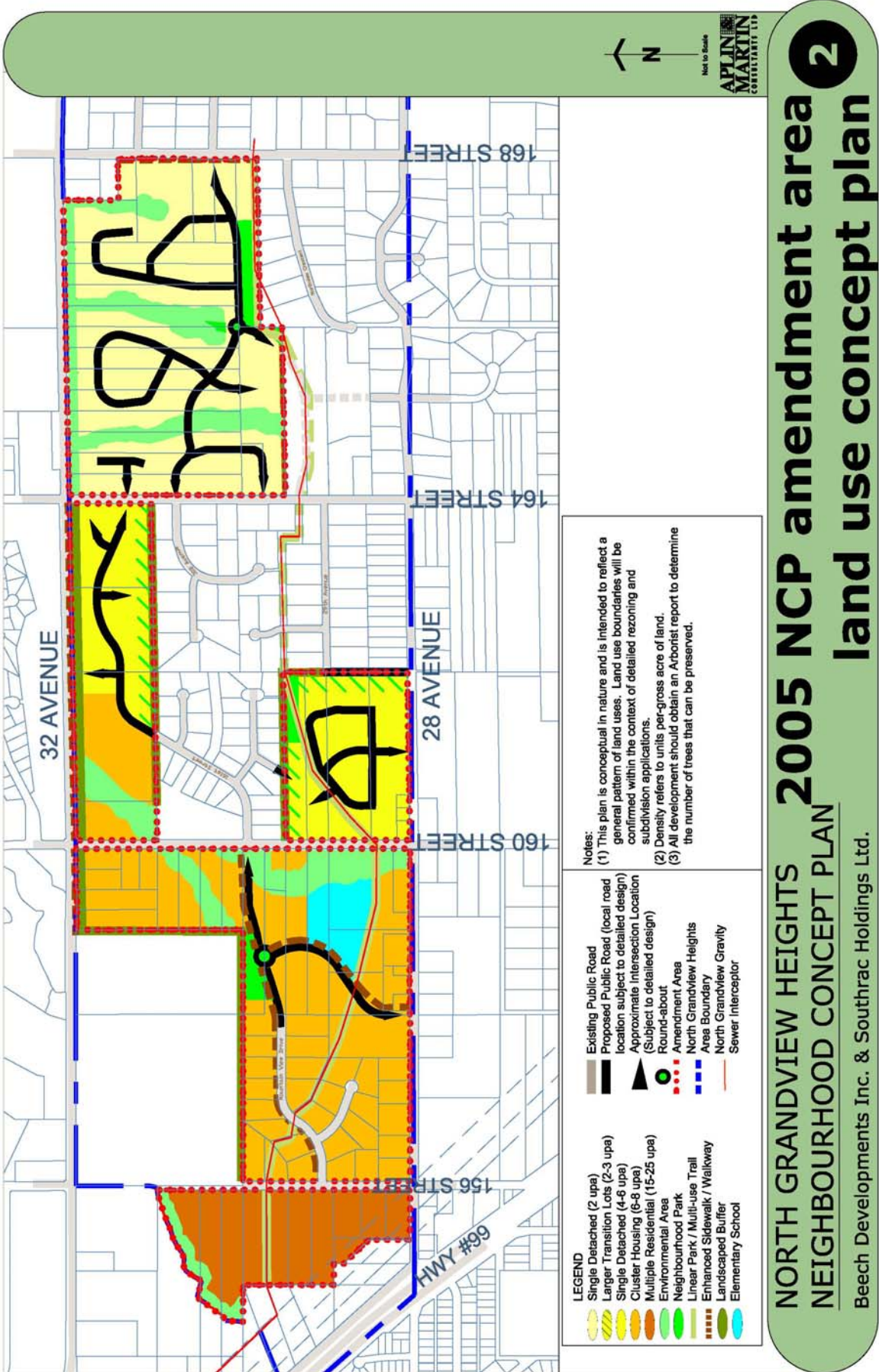
FIGURES



2005 NCP amendment (NCPA) area

NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN
 Beech Developments Inc. & Southrac Holdings Ltd.

1



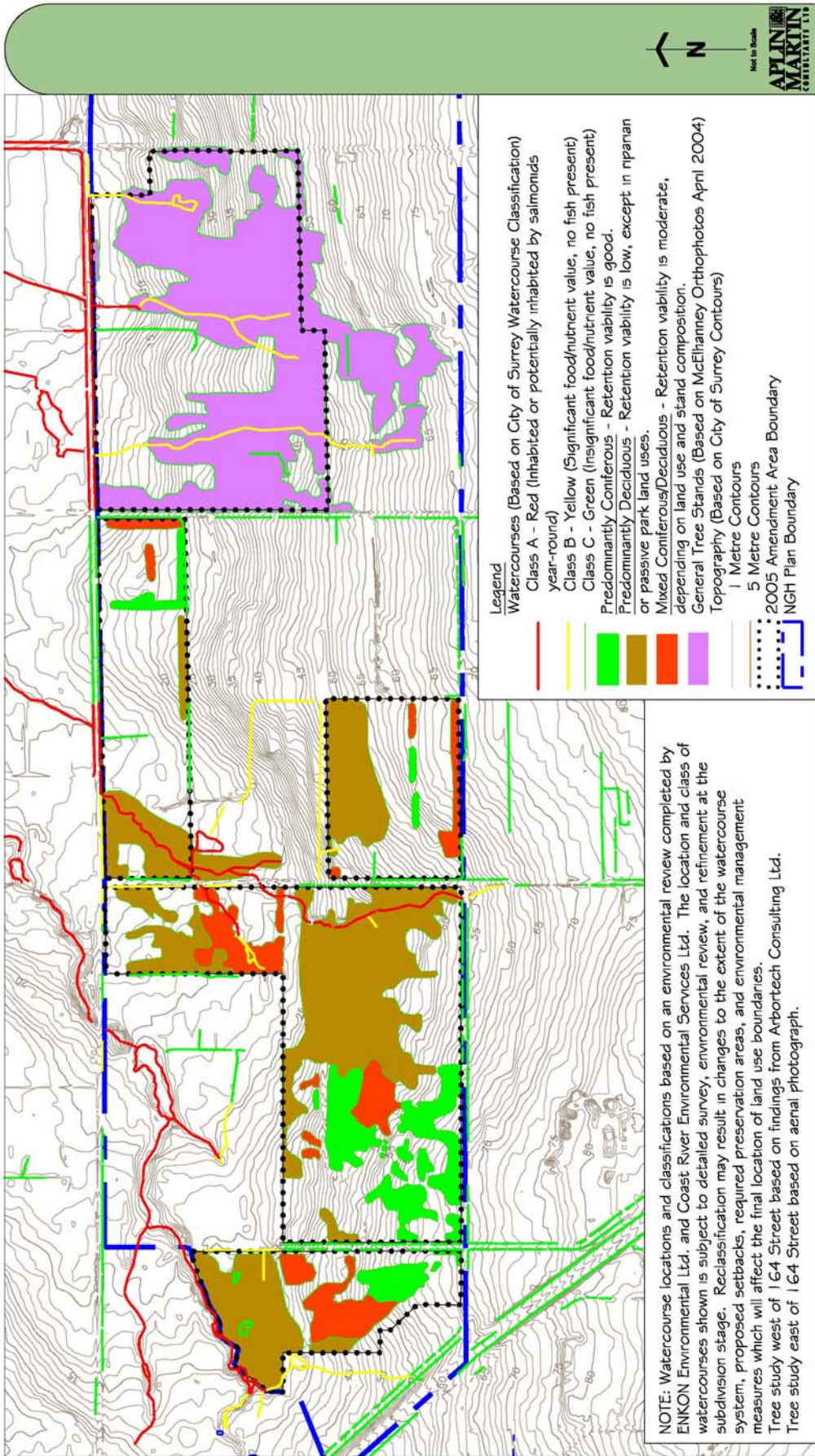
NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN

2005 NCP amendment area

land use concept plan

2

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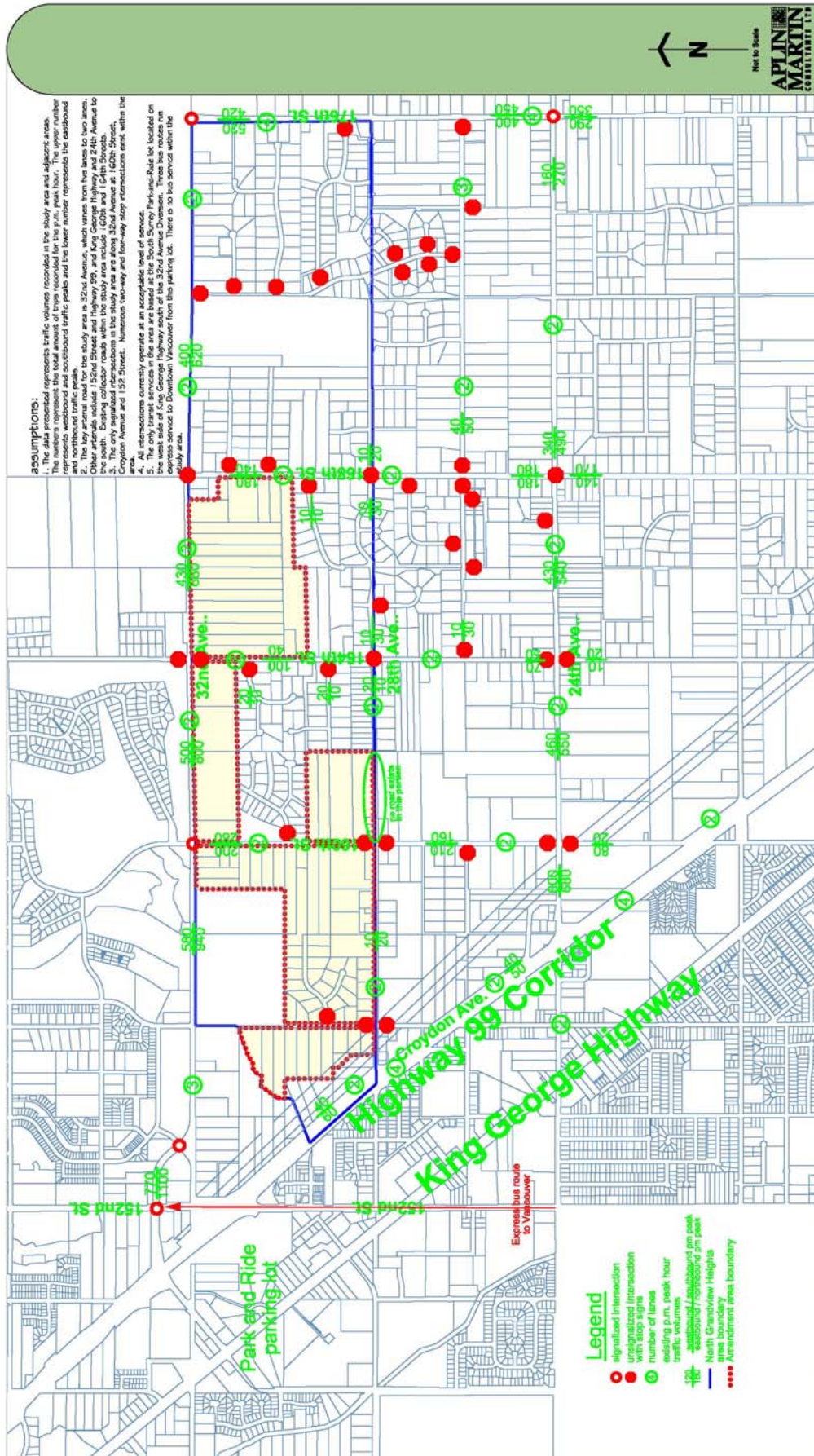


**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**

Beech Developments Inc. & Southrac Holdings Ltd.

landscape features

3

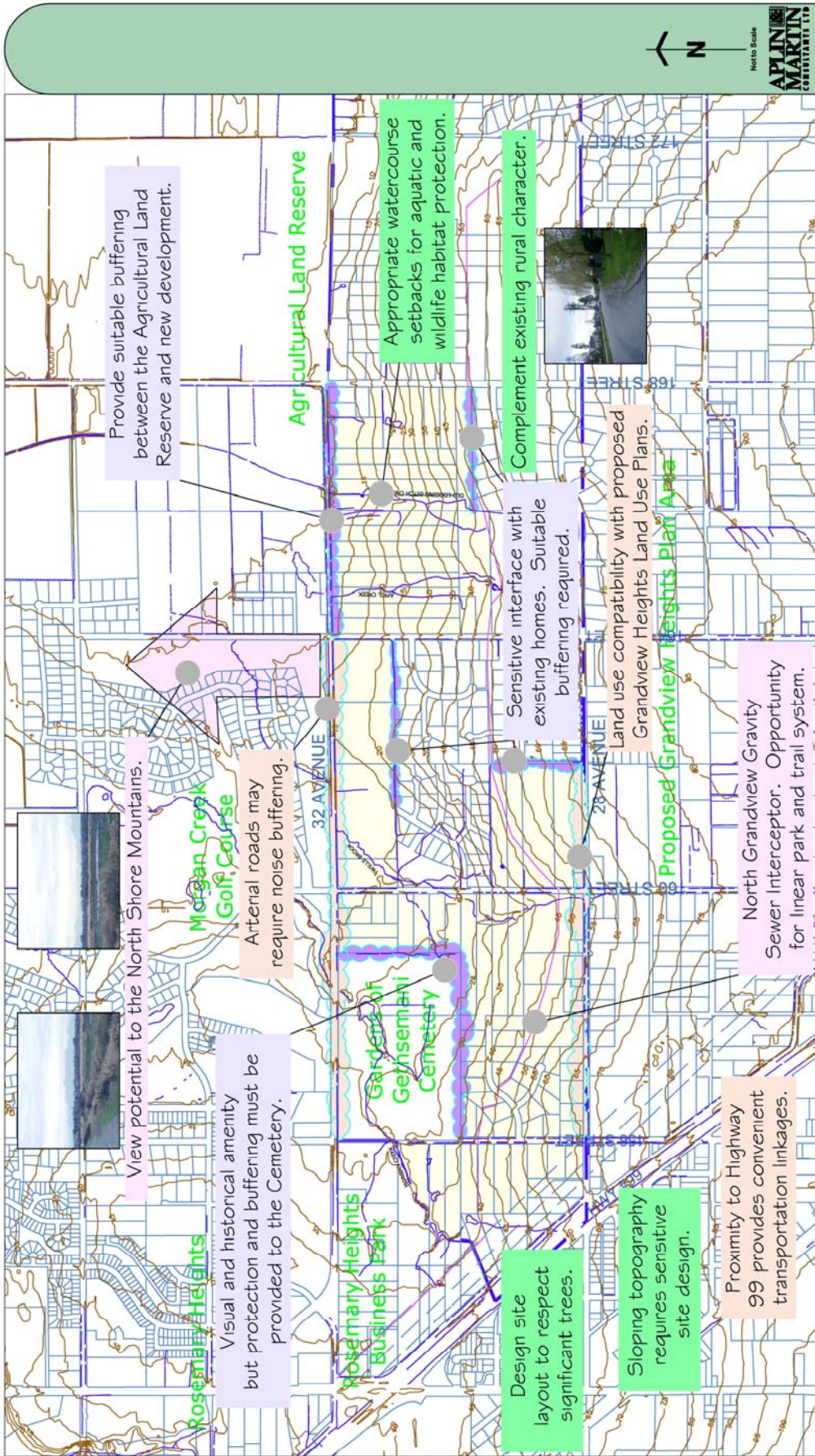


4

NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN

existing road network conditions

Beech Developments Inc. & Southtrac Holdings Ltd.



Provide suitable buffering between the Agricultural Land Reserve and new development.

Agricultural Land Reserve

Appropriate watercourse setbacks for aquatic and wildlife habitat protection.

Complement existing rural character.



Sensitive interface with existing homes. Suitable buffering required.

Land use compatibility with proposed Grandview Heights Land Use Plans.

Proposed Grandview Heights Plan Area

View potential to the North Shore Mountains.

Morgan Creek Golf Course

Arterial roads may require noise buffering.

Gardens of Gethsemani Cemetery

Visual and historical amenity but protection and buffering must be provided to the Cemetery.

Rosemary Heights Business Park

Design site layout to respect significant trees.

Sloping topography requires sensitive site design.

Proximity to Highway 99 provides convenient transportation linkages.

North Grandview Gravity Sewer Interceptor. Opportunity for linear park and trail system.

NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN

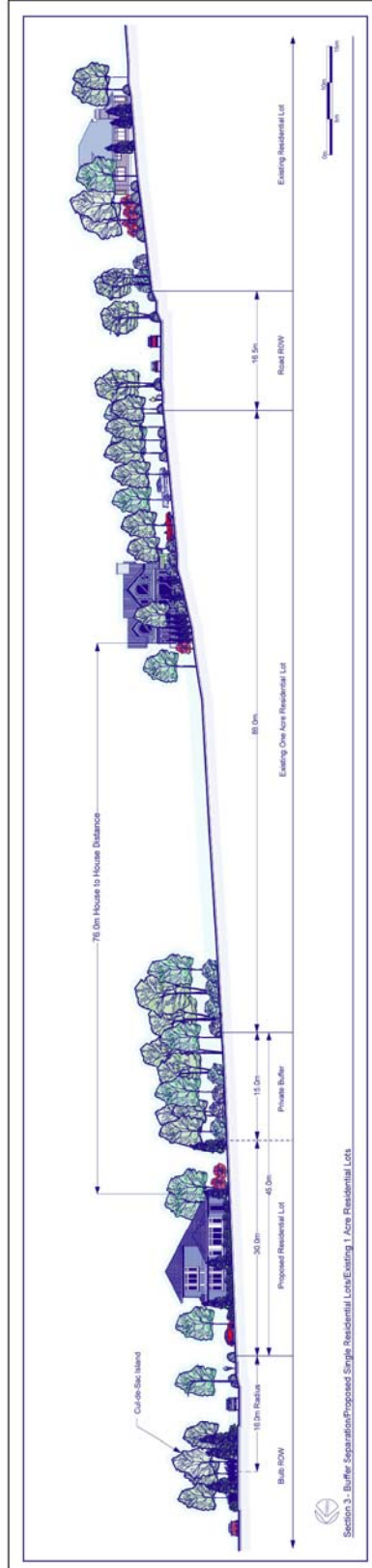
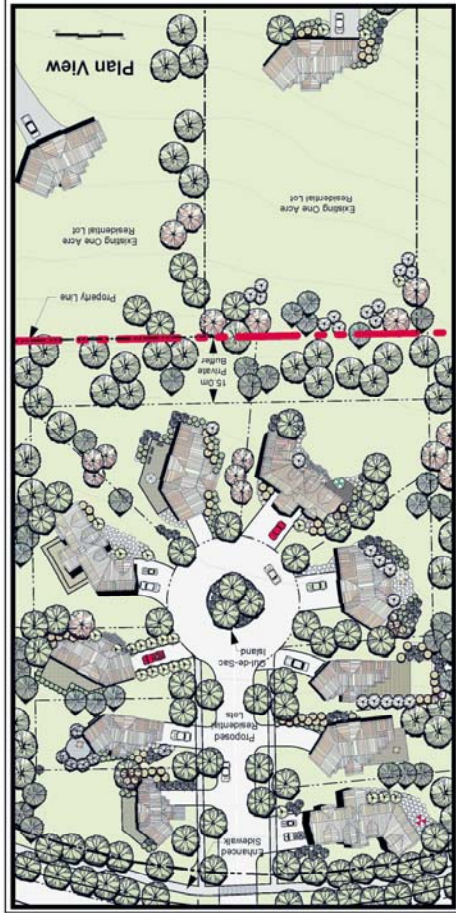
neighbourhood design considerations

5

Beech Developments Inc. & Southrac Holdings Ltd.

transition buffer

A private buffer will also be established to provide a transition from the existing one-acre lots (1 upa) to the proposed single family detached lots (4 - 6 upa). This transition area will be at 2-3 upa density. Buffer use will be restricted by either a Restrictive Covenant or Easement.



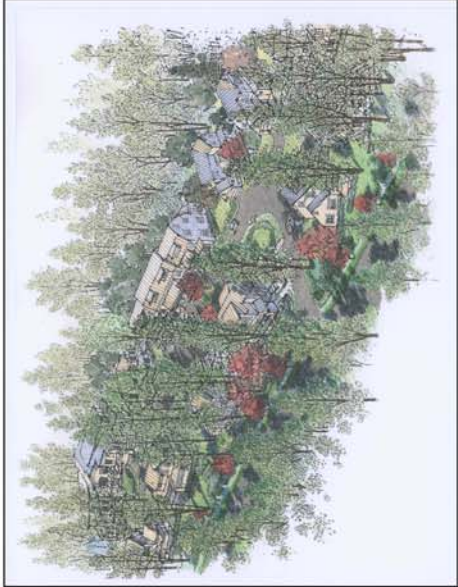
NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN

Beech Developments Inc. & Southrac Holdings Ltd.

built form transition: 4-6 upa to existing 1 upa

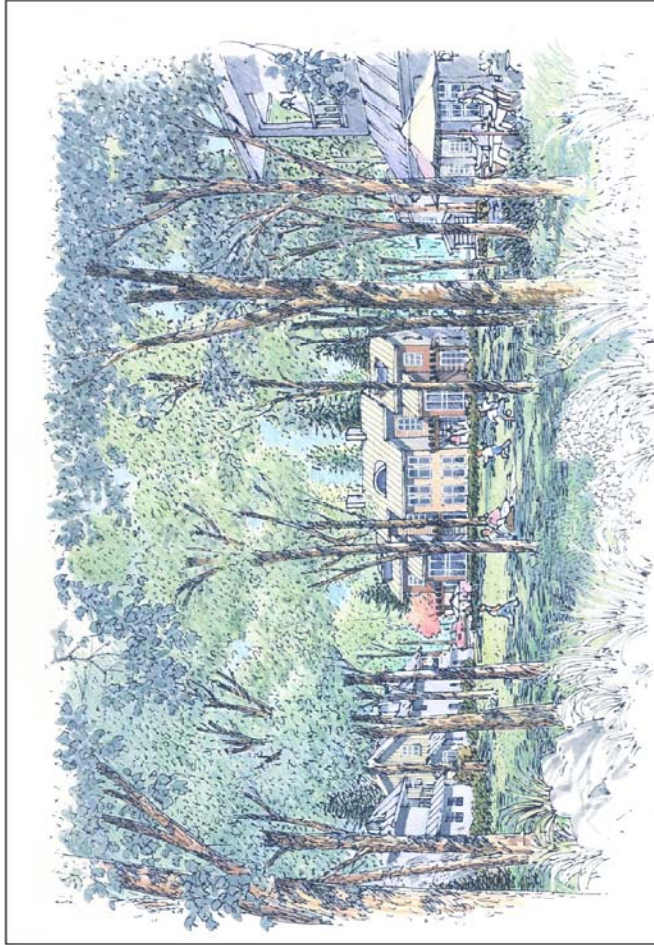
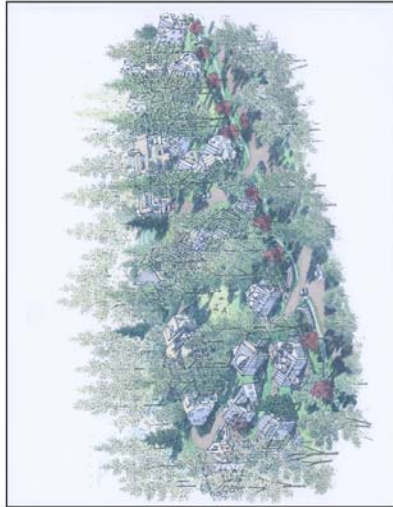
6

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**built form: cluster housing
6-8 upa density**

**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**
Beech Developments Inc. & Southrac Holdings Ltd.

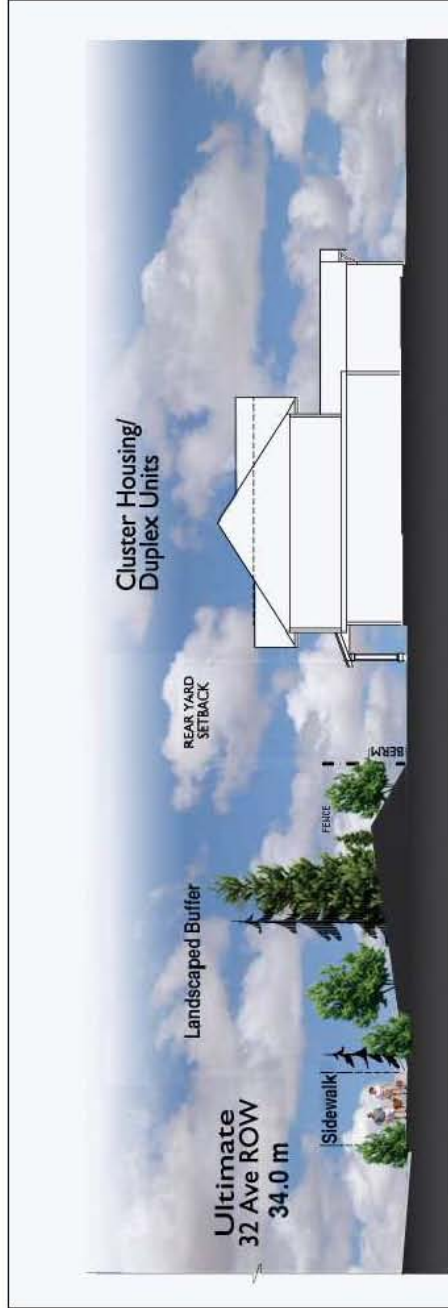


**built form: cluster housing
(30 Avenue - west of 160 Street)**

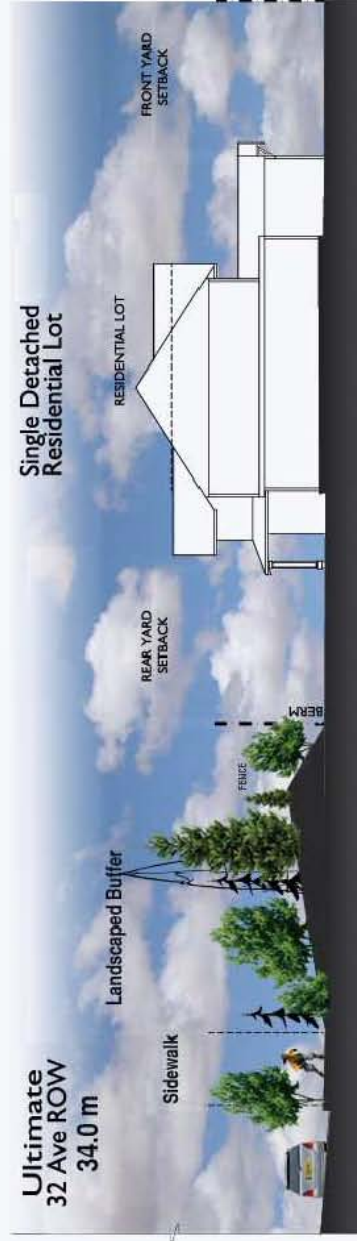
**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**

Beech Developments Inc. & Southrac Holdings Ltd.





Cross Section of Cluster Housing (6-8 UPA) to 32nd Ave. at 160th Str.



Cross Section of Single Detached (4-6 UPA) to 32nd Ave. between 160th & 164th Str.

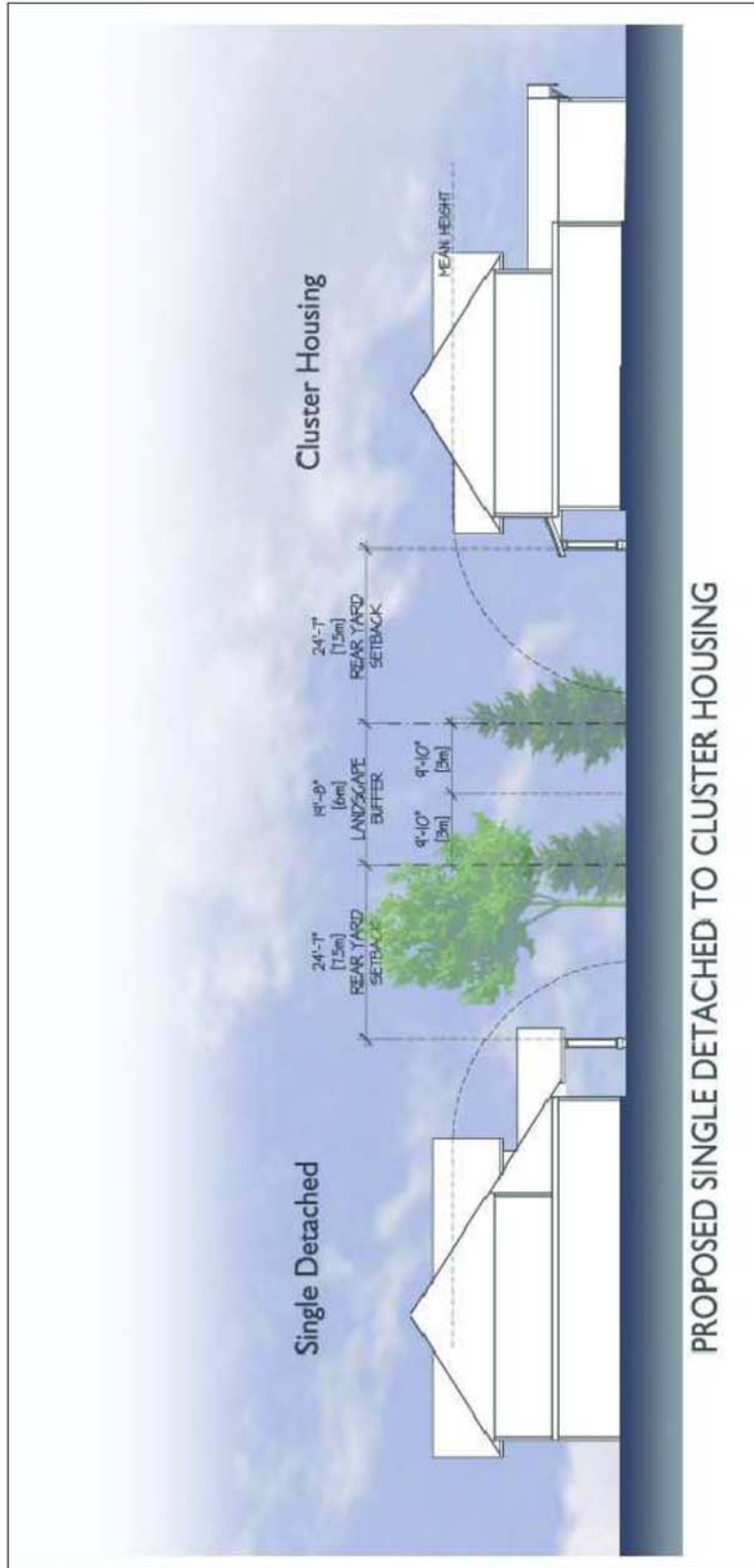
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**NORTH GRANDVIEW HEIGHTS
 NEIGHBOURHOOD CONCEPT PLAN**

Beech Developments Inc. & Southrac Holdings Ltd.

**built form: interface
 along 32 Avenue**

10



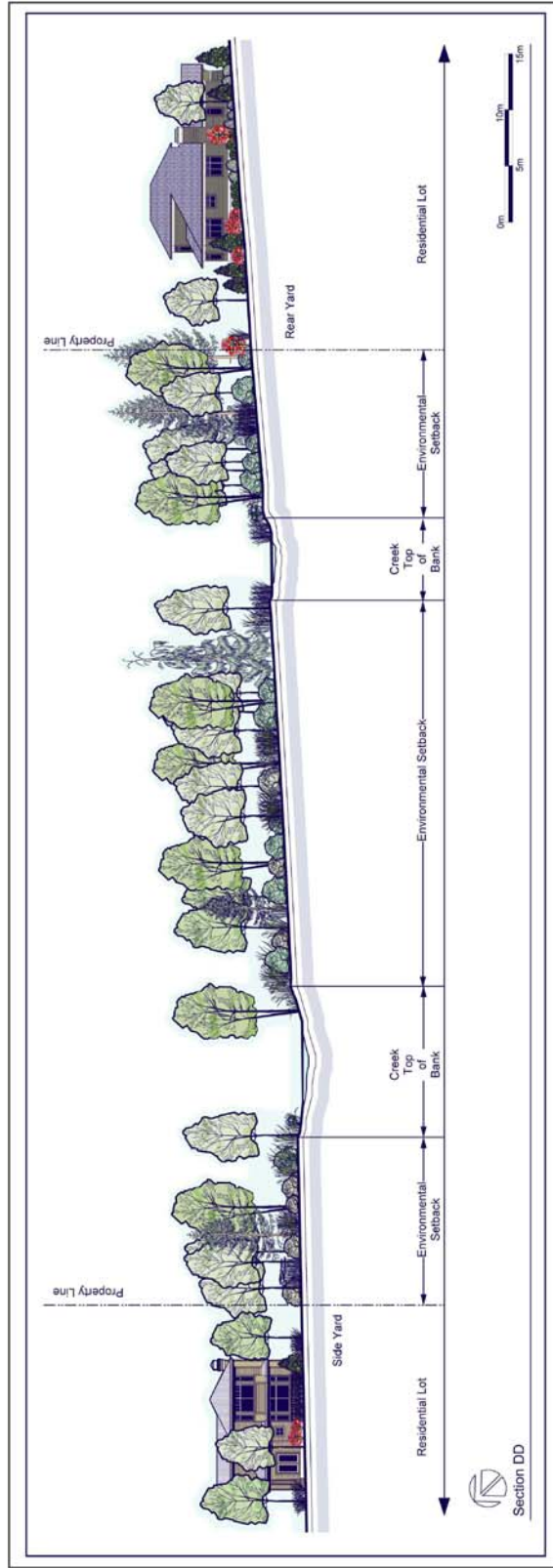
**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**

Beech Developments Inc. & Southrac Holdings Ltd.

**built form transition:
single detached to cluster**

**built form transition:
residential to environmental**

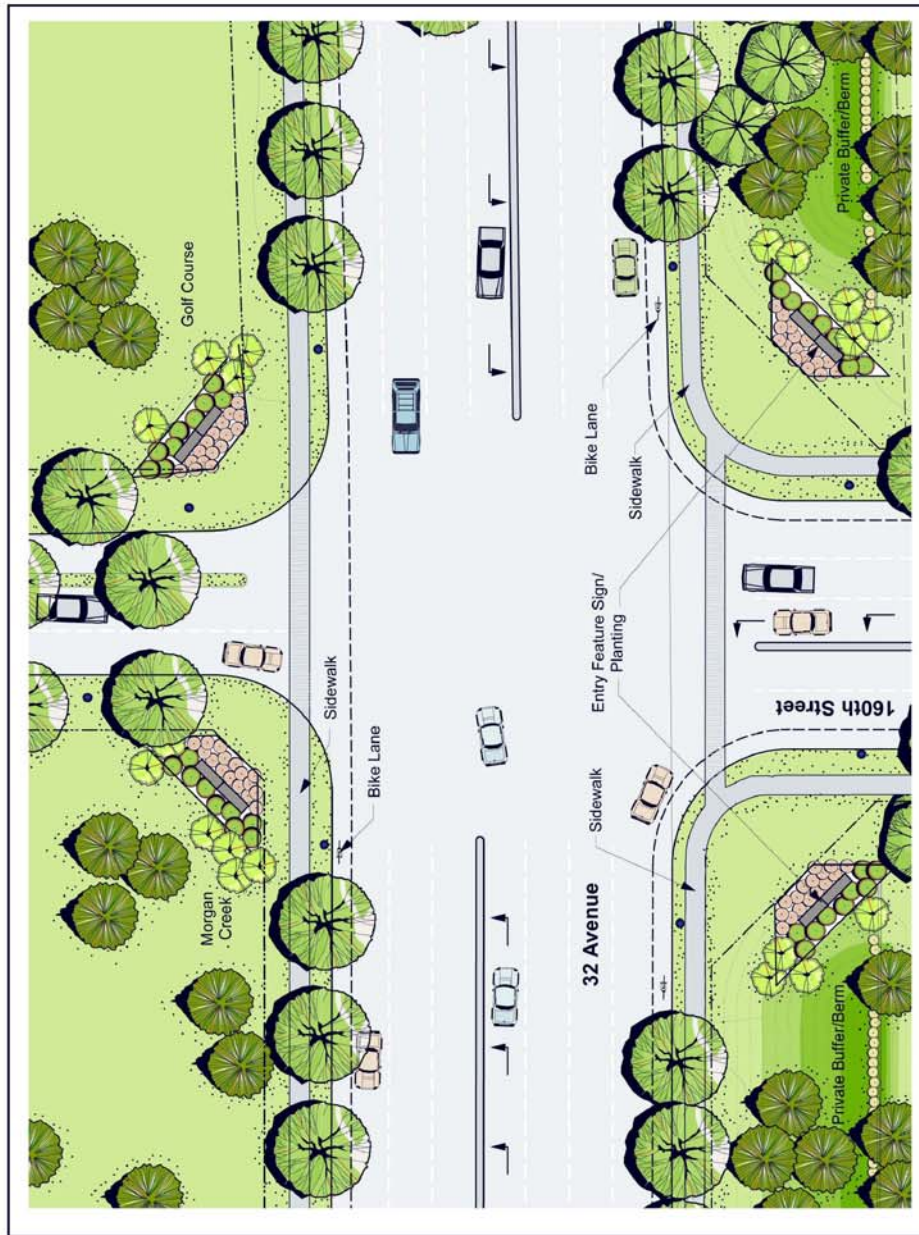
**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**
Beech Developments Inc. & Southrac Holdings Ltd.



Major Street Entry Feature 32nd Ave. & 160th St.

NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN

Beech Developments Inc. & Southrac Holdings Ltd.

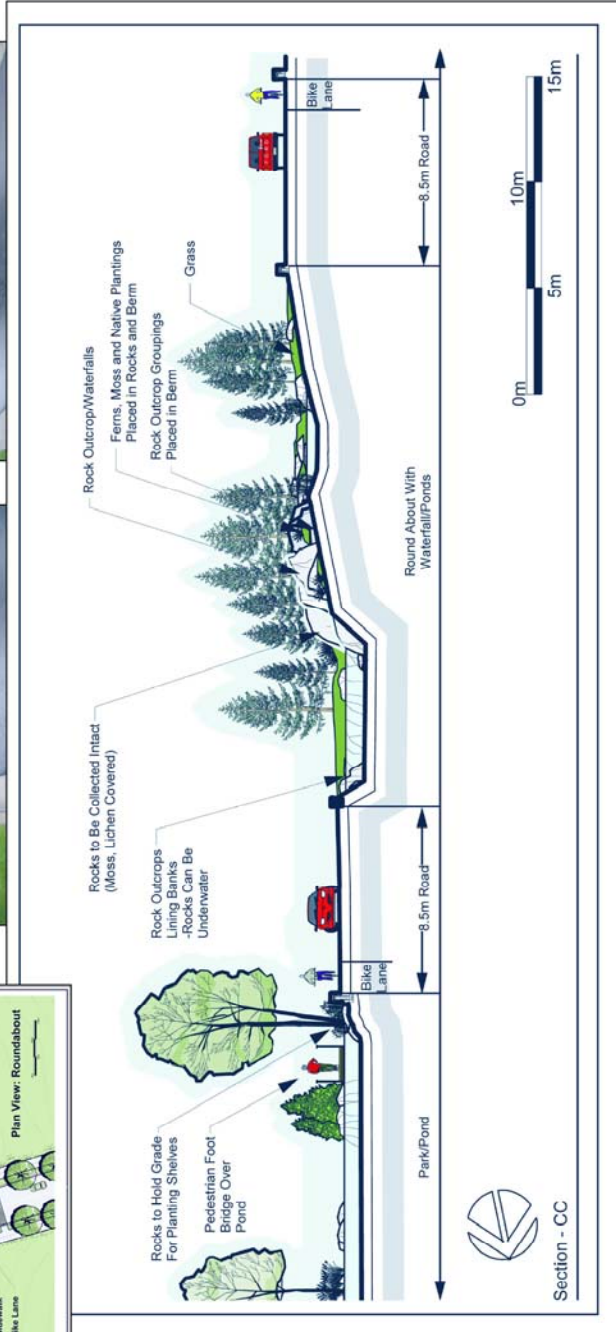
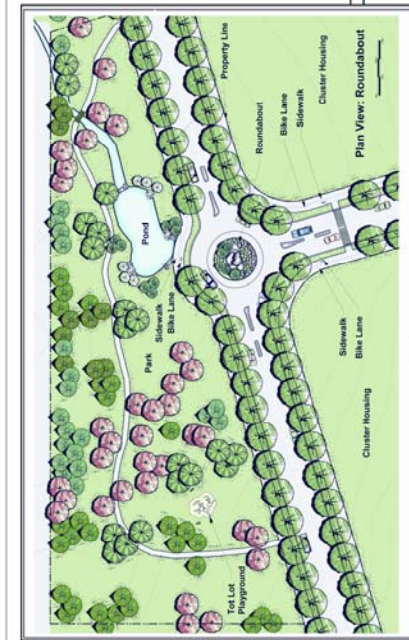




**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**

Beech Developments Inc. & Southrac Holdings Ltd.

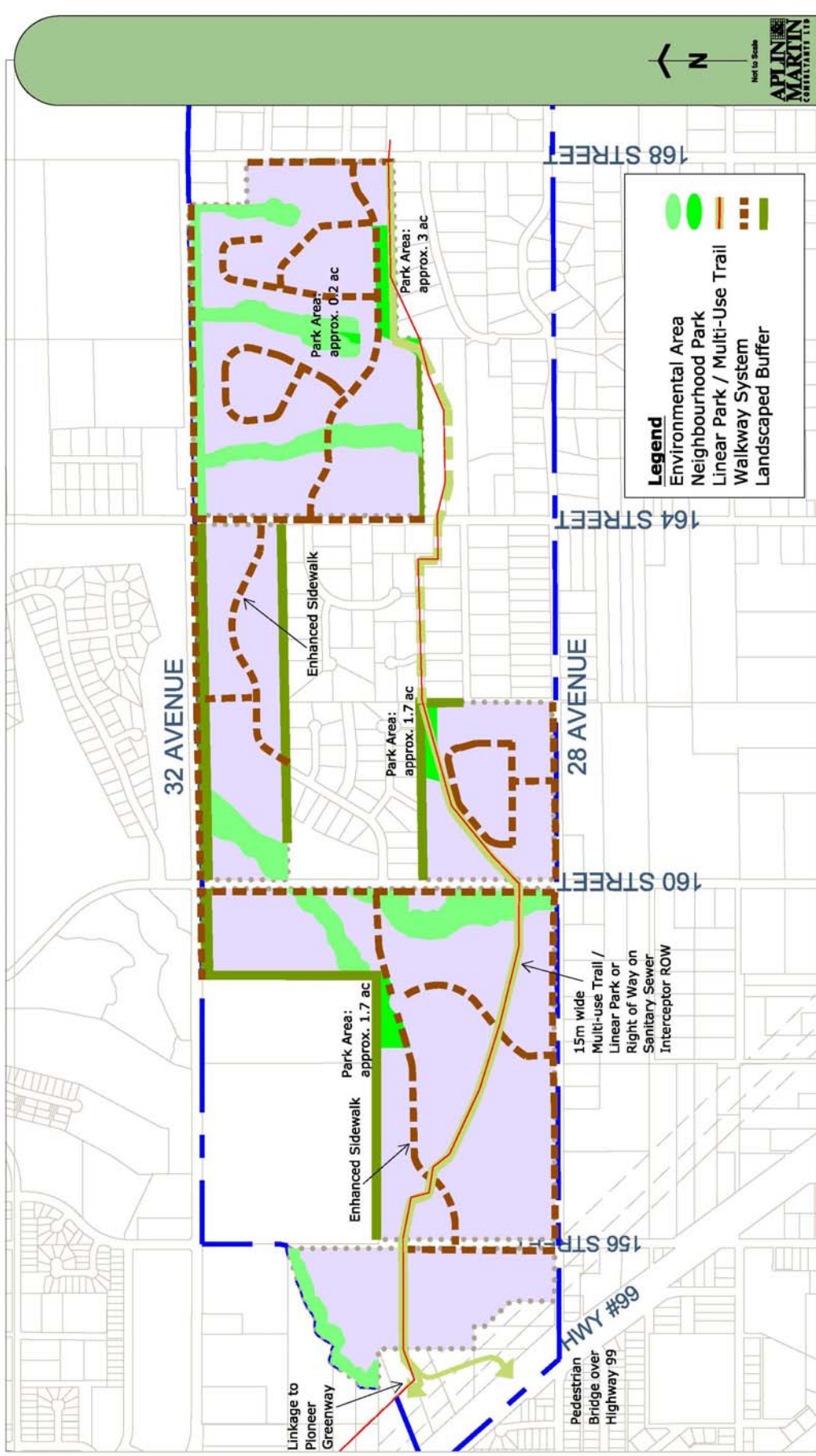
**Minor Street Entry Feature
at 28th Avenue and 158th Street**



Note:
 Any water features in the round-about will have to be maintained under either a strata agreement or by a local home owners association; the City will not be responsible for maintaining such a water feature.

**NORTH GRANDVIEW HEIGHTS
 NEIGHBOURHOOD CONCEPT PLAN**
 Beech Developments Inc. & Southtrac Holdings Ltd.

round-about cross-section & plan view

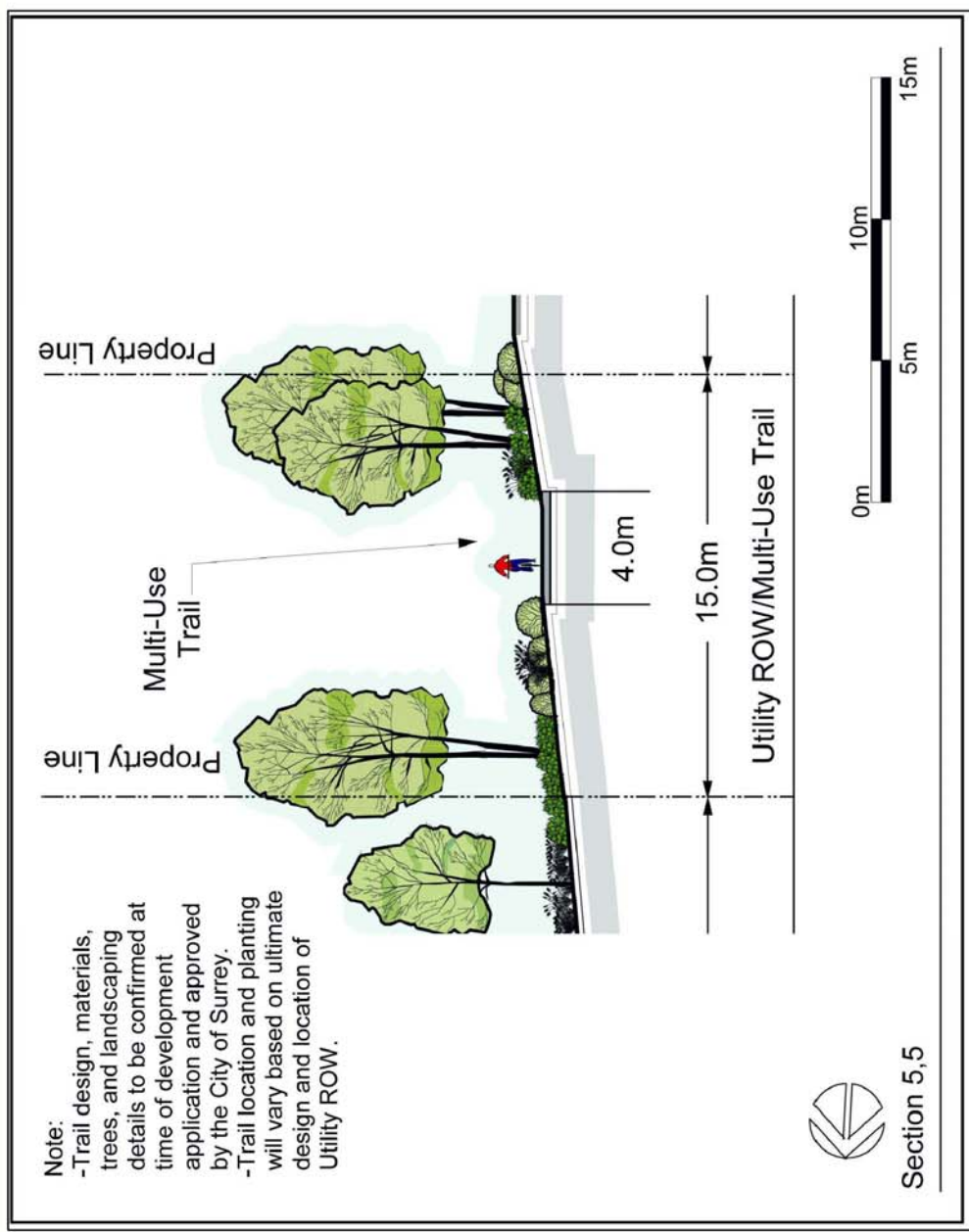


16

open space / walkway circulation plan

**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**

Beech Developments Inc. & Southrac Holdings Ltd.



Note:
 -Trail design, materials, trees, and landscaping details to be confirmed at time of development application and approved by the City of Surrey.
 -Trail location and planting will vary based on ultimate design and location of Utility ROW.



Section 5,5

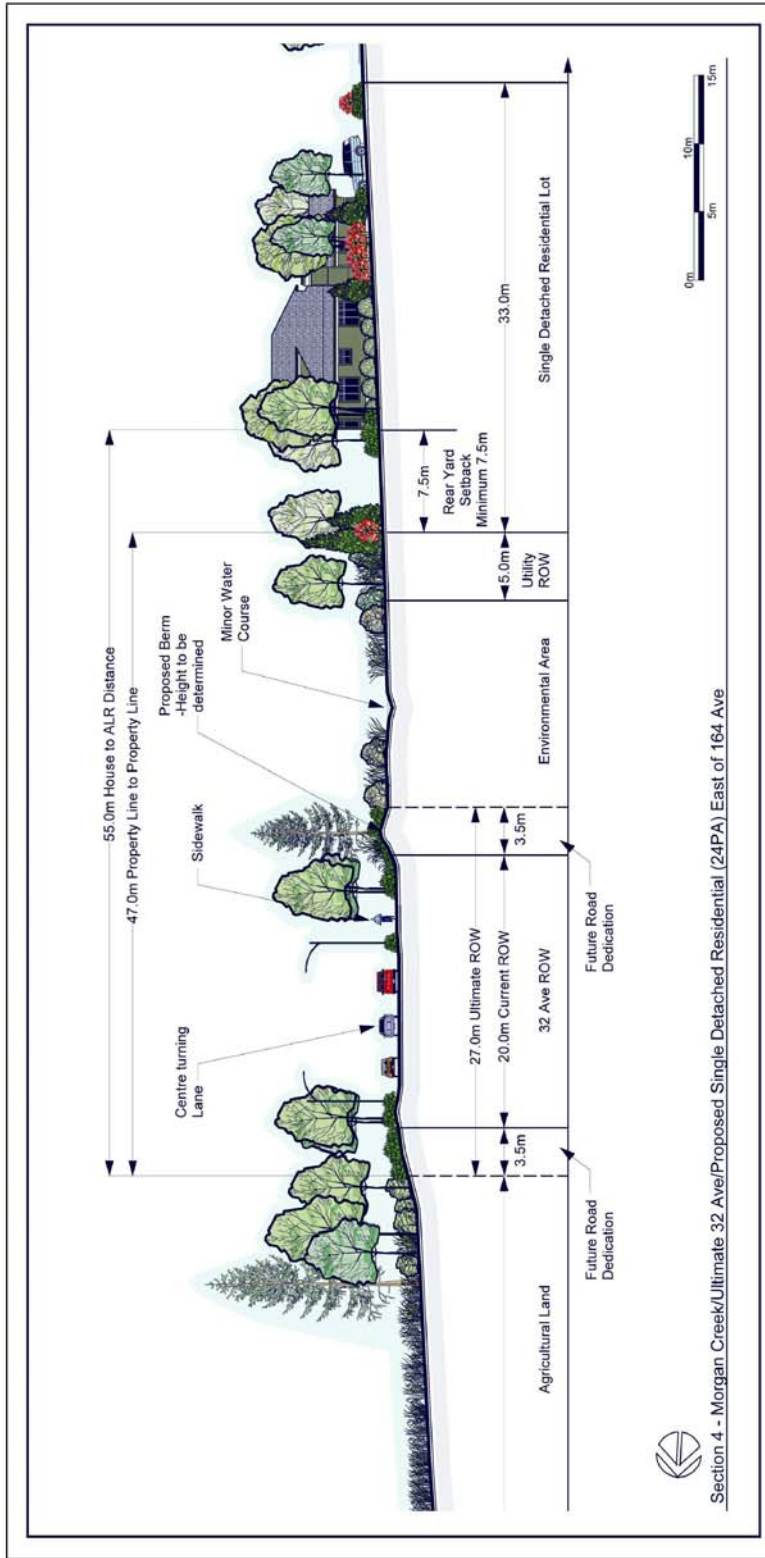
NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN
 Beech Developments Inc. & Southrac Holdings Ltd.

multi-use trail - typical cross-section over Grandview Interceptor ROW

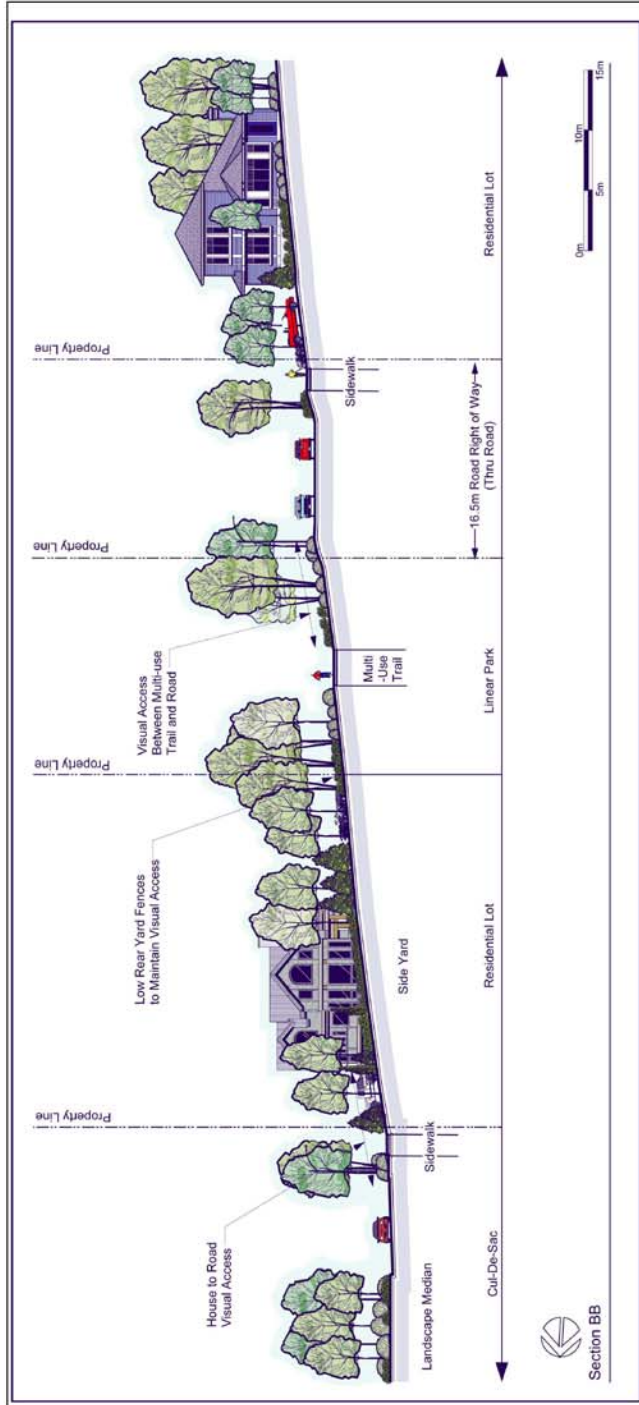
ALR cross-section along 32 Avenue

NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN

Beech Developments Inc. & Southtrac Holdings Ltd.



Parks and walkways will meet Crime Prevention Through Environmental Design (CPTED) standards, including walkways being visually open, located away from rear yard property lines, and feature low fences and vegetation to allow for visual access and surveillance.



**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**

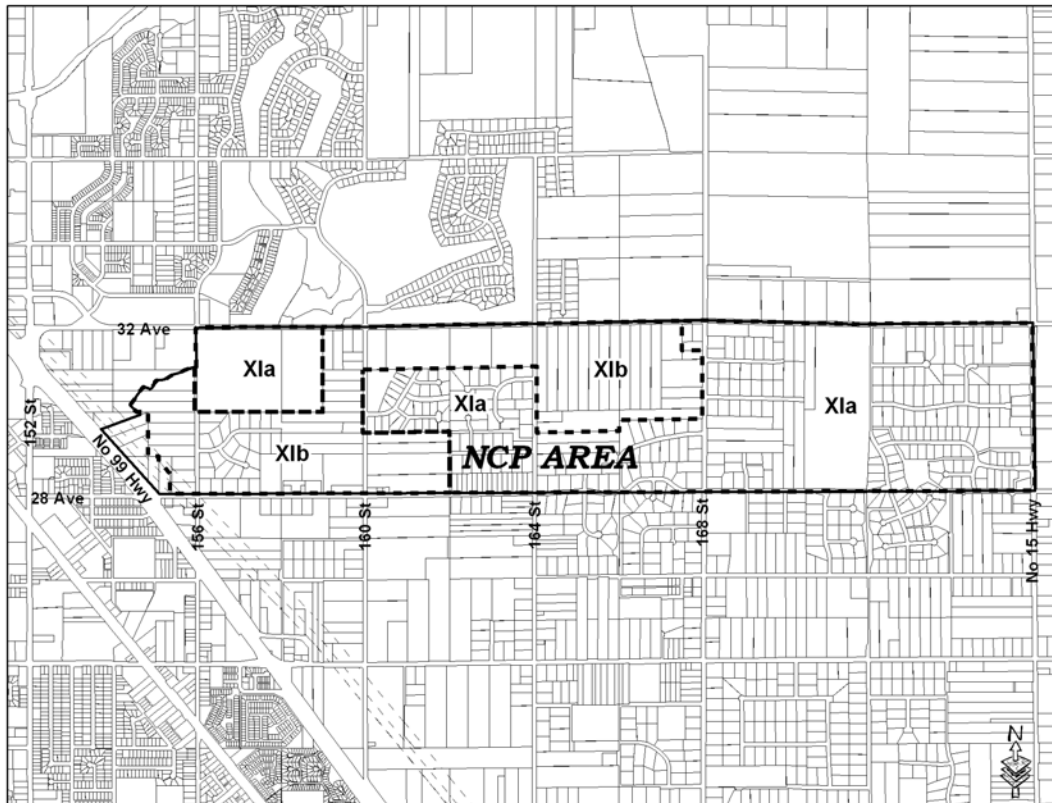
Beech Developments Inc. & Southtrac Holdings Ltd.

Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000

The following amendments are proposed to Surrey Zoning By-law, 1993, No. 12000:

1. Item 11 –Area XI of Schedule F - Map of Neighbourhood Concept Plans and Infill Areas – delete the existing map and replace it with the following:

11. Area XI



2. Item 11 –Area XI of Schedule G – Amenity Requirements in Neighbourhood Concept Plan and Infill Areas – delete the existing table and replace it with the following:

NCP and infill Areas			Contributions Per Dwelling Unit ¹	Contribution For All Other Land Uses ²
11.	Area XIa on Schedule F of this By-law	Parks /Open Space and Pathway Amenity	\$583.08	N/A
		<i>Total Amenity Contributions (2000 Dollars) Area XIa</i>	\$583.08	N/A
	Area XIb on Schedule F of this By-law	Parks /Open Space and Pathway Amenity	\$802.94.	N/A
		Library Materials	\$127.30	N/A
		Fire Protection	\$245.63	\$982.84 per acre
		Police Protection	\$56.55	\$227.48 per acre
		<i>Total Amenity Contributions (2004 Dollars) Area XIb</i>	\$1,232.42	\$1,210.32 per acre



Corporate Report

NO: C009

COUNCIL DATE: May 18/05

COUNCIL-IN-COMMITTEE

TO: **Mayor & Council** DATE: **May 12, 2005**
FROM: **General Manager, Planning and Development** FILE: **6520-20**
(North Grandview Heights)
SUBJECT: **Approval of the Stage 1 Component of the North Grandview Heights
Neighbourhood Concept Plan Amendment**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Approve the Stage 1 component of the proposed Neighbourhood Concept Plan Amendment ("NCP") for North Grandview Heights, as described in this report and as illustrated in Appendix I;
3. Authorize the proponents of the NCP amendment to continue to work with City staff to complete the Stage 2 component of the NCP Amendment for North Grandview Heights, based on the Stage 1 land use plan, including the resolution of outstanding land use issues identified in this report and the development of design guidelines, an engineering servicing strategy and a comprehensive financial plan that will provide adequate funding provisions for engineering servicing infrastructure, logical phasing, and community amenities;
4. Authorize staff to proceed with processing of development applications in the North Grandview Heights NCP Amendment area on the basis of conformity with the proposed Stage 1 Land Use Concept Plan (Appendix I) and that final approval of such applications be held pending completion of the Stage 2 component of the NCP amendment; and
5. Authorize the proponents and their consultants to present environmental information about the NCP amendment area to the Environmental Advisory Committee ("EAC") and address issues raised by the EAC as part of the work of the Stage 2 component of the NCP amendment.

INTENT

The purpose of this report is to:

1. Provide an overview of the Stage 1 component of the proposed NCP amendment for North Grandview Heights, including the process followed in preparing the plan, public consultation that has been undertaken and input that has been received as part of the Stage 1 planning process, and a description of the proposed Land Use Concept Plan;
2. Seek Council approval of the Stage 1 component of the NCP, including the proposed Land Use Concept Plan as the basis for more detailed planning necessary to complete the Stage 2 component of the plan; and
3. Provide Council with a summary of outstanding issues that will be addressed as part of the Stage 2 component.

BACKGROUND

The North Grandview Heights NCP was adopted in January 1999. The NCP, bounded by 176 Street on the east, Highway 99 on the west, 28 Avenue to the south and 32 Avenue to the north, is an area of approximately 339 hectares (838 acres) that was designated in the NCP, primarily for suburban One-Acre Residential and One-Acre Gross Density Residential uses. The existing cemetery, existing areas of one acre and one-half acre lots and the existing elementary school were acknowledged within the NCP and locations of proposed detention/sediment ponds and the proposed North Grandview Interceptor sewer line were identified. The NCP did not anticipate the construction of the Sanitary Sewer Interceptor line proposed through the centre of this plan area (which would serve all of the land south of the proposed alignment and east of approximately 168 Street) for 15 to 20 years.

On May 10, 2004, in response to numerous inquiries regarding the possibility of amending the North Grandview Heights NCP to allow for higher density residential development, Council considered Corporate Report No. R115 and adopted the following resolution:

"authorize staff to advise those whom it may concern that:

- (a) proposed amendments to the approved North Grandview Heights Neighbourhood Concept Plan ("NCP") may only be pursued at this time through the "Secondary Plan Amendment Process", as outlined in Surrey's Official Community Plan ("OCP"); and*
- (b) further, to enable City staff and the public to review any proposed changes to the NCP in a comprehensive manner, if an NCP amendment application is submitted, such application should include all of the properties whose*

owners are interested in pursuing an NCP amendment in respect of their property".

Subsequently, Southtrac Developments and Beech Developments submitted applications to amend the North Grandview NCP, related to the lands shown on the map attached as Appendix I to this report. While two separate applications have been received, they are being coordinated as one application review process, consistent with Council's May, 2004 direction. Both applicants have retained the same consultant to prepare the submissions and to conduct the amendment process.

DISCUSSION

The Proposed Amendment

As previously noted, the North Grandview Heights NCP area is bounded by 32 Avenue and 28 Avenue, 176 Street (Highway 15) and Highway 99. Appendix II shows the existing NCP Land Use Designation map for North Grandview Heights. Currently, the area is predominately zoned as suburban residential with some institutional uses (the cemetery and Kensington Prairie School), some pockets of agricultural land and some parkland.

The amendments, as currently proposed, would change the densities and uses over approximately 114 hectares (218 acres) of the land to the west of 168 Street in the North Grandview Heights NCP.

The proposed objectives and design principles for the NCP amendment promote the retention and enhancement of natural features in the area and the design guidelines will propose appropriate materials, massing and siting for all new development. The principles are discussed later in this report.

The proposed land use concept plan (Appendix I) identifies urban residential development at medium to low densities. Medium density residential (Multifamily 15-25 upa) is proposed between Highway 99 and 156 Street. The densities gradually decrease from west to east, including Cluster Housing (6-8 upa) and Single Detached residential (4-6 upa), between 156 and 164 Streets and Single Detached residential (2 upa) between 164 and 168 Street. A school site has been identified, northwest of the intersection of 160 Street and 28 Avenue, in consultation with the School District. The following is a comparison of the proposed NCP amendment with the current North Grandview Heights NCP:

- The existing North Grandview Heights NCP projects a total of 610 units with a population of approximately 2,000;
- The amendment area encompasses approximately three-fifths of the total North Grandview Heights NCP area (114 hectares/281 acres). The total number of units proposed in the amendment area is the range between 1,400 and 2,000 residential units, representing a density in the range of 5 to 7 upa, with a projected population of between 3,400 and 4,900 residents; and

- With the proposed amendment, the total North Grandview Heights NCP area will accommodate between 1,800 and 2,400 dwelling units and a total population of between 4,600 and 6,000.

The justification submitted by the proponents in bringing forward this amendment includes:

"Since the approval of the North Grandview Heights NCP in 1999, very little development has occurred in the NCP area despite the relatively good availability of servicing and above average residential market conditions. In addition, since the inception of the original NCP, considerable urban development has occurred to the north of this area in Rosemary Heights (both east and west of 152 Street) and in Morgan Heights. ... In addition to relatively limited market for larger lots, subdivision of the land into 0.4 ha (one acre) lots as per the current NCP designations is no longer environmentally, socially or economically viable, particularly when measured against an increasing public and municipal awareness of the need for more sustainable growth and development".

Appendix III provides a description of the character of the development around the amendment area and includes the following:

- Rosemary Heights Central NCP adjacent to the north and west of 160 Street is approved at 8.3 units per acre, including the existing Deer Run (on the northwest corner of 160 Street and 32 Avenue), which was approved for development at 7.8 units per acre and is actual built-out at a density of 5.9 units per acre;
- Morgan Creek, located northeast of 160 Street and 32 Avenue, is a development of single-family dwellings with an overall gross density of 2 units per acre, including the golf course lands. The golf course and 32 Avenue provide a separation between Morgan Creek and the North Grandview Heights NCP area;
- Rosemary Heights Business Park is adjacent to the west side of the NCP area and is focused on accommodating low impact businesses and will provide approximately 3,647 jobs as well as accommodate the potential for up to 98 live/work units at build-out;
- The Highway 99 Corridor NCP extends south of Rosemary Heights Business Park, along the east side of Highway 99, with the portion adjacent to the west side of the North Grandview Heights NCP proposed for Business Park/Light Industrial uses;
- The Morgan Heights NCP, which has received Stage 1 approval, is within the Grandview Heights General Land Use Plan that borders the North Grandview Heights NCP to the south. The conceptual land use plan for Morgan Heights proposes residential densities of up to 45 units per acre adjacent to the future large format commercial development, with the density gradually decreasing to up to 15 units per acre adjacent to 28 Avenue across from North Grandview Heights and west of 160 Street. Between 160 Street and 164 Street, along 28 Avenue, the densities range from a maximum of 8 to 10 upa. The areas immediately adjacent to North Grandview Heights will be designed to provide appropriate interfaces to the properties across

28 Avenue in North Grandview Heights. Further details on this transition area, including architectural guidelines, will be finalized during the Morgan Heights Stage 2 NCP process.

- To the east of 164 Street, along 28 Avenue, the residential densities currently being considered as part of the Grandview Heights General Land Use Plan process include suburban densities at up to 2 units per acre.

Planning Approach

The North Grandview Heights plan amendment process has been conducted as a coordinated application, pursuant to the City's Secondary Plan Amendment Process outlined in Surrey's Official Community Plan ("OCP"). Consultants were retained by the applicants to conduct the research, analysis and public consultation for this amendment process. These consultants also coordinated the work of environmental, design, transportation and landscape consultants to develop and refine the proposed North Grandview Heights NCP amendment.

Planning and Development staff coordinated input from various City departments, including Engineering, Parks, Recreation and Culture, the RCMP and Fire, as well as input from the School District. Consultation between School District staff, City staff and the applicants led to the selection of a future elementary school site.

Public Consultation

The public consultation process, to date, has included meetings with a Community Representative Committee (the "Committee") that consists of members from within and outside of the amendment area. This Committee met twice at the Morgan Creek Golf Course Club House to identify issues and present measures to address concerns.

The applicants held an initial public open house to present their proposals on January 27, 2005 at the Morgan Creek Club House. This open house was attended by approximately 200 people. Notice of this initial public open house was sent to all properties within the amendment area and to all owners within 100 metres of the amendment area and was advertised in local newspapers. Comment sheets were made available at the open house for those who attended to provide written comments. Comment sheets were received from 113 people, of which 68% were in support of the application.

Opposition to this amendment was voiced by residents east of 168 Street who were concerned that the initial notification had not been broad enough. The notification for the second public open house was extended to include all properties within the North Grandview Heights NCP plan area and 100 metres around the entire North Grandview NCP area, extending past 176 Street.

A second Public Open House was hosted by the City on April 13, 2005 at the Aston Pacific Inn. Approximately 250 people attended. Comment sheets were available at this open house for those in attendance to provide written comments.

After the second public open house it was noted that new owners in the subdivision of Morgan Acres, located on the east side of 160 Street in the vicinity of 30 Avenue, may not have received notice of the open house. In response, City staff sent out additional notification letters to all of these property owners and hand-delivered copies of the same letters to those already living in the area, which is currently without postal service. The additional notification to Morgan Acres included a plan of the amendment area, a questionnaire and noted an extension to the comment period to allow these property owners time to consider and comment on the changes proposed to the North Grandview Heights NCP.

A total of 447 comments sheets have been submitted, either at the open house or following the open house. These comment sheets represent 259 properties. Multiple comments sheets were submitted for many properties and in some instances, several comment sheets were submitted by the same person. In these instances, only one comment sheet was counted for each individual represented by a signature, and where the comment had changed, the most recently dated comment was recorded. Appendix IV illustrates the properties that have indicated either support for or opposition to the NCP amendment, based on the comment sheets received since the April 13, 2005 public open house.

Of the 259 properties for which comment sheets have been received, 162 are opposed to the plan. The key reasons cited for opposing the plan include:

- Residential density – some felt it was too low and others thought it was too high;
- Infrastructure capacity is too low, particularly for traffic, drainage/stormwater runoff, schools and hospitals;
- Natural areas and rural character will be lost;
- Noise will increase with density;
- Buffers are inadequate as a transition between existing one acre lots and new development;
- Commercial/multifamily use not appropriate at the northwest corner of 160 Street and 28 Avenue; and
- The NCP should not be changed. The NCP was adopted with a vision for a suburban neighbourhood in 1999 and many feel that the area should not be changed to allow for urban densities.

The most significant clusters of opposition to the NCP amendment proposal are from:

- Properties between 162 and 168 Streets, adjacent to the amendment area; and
- Properties east of 168 Street, to the east of the NCP amendment area.

Many of the responses from these areas also had the following consistent and often identical message: "Eliminate proposed increased density east of 160 Street – keep one acre gross density."

Those who supported the plan cited the green space proposed to be retained, landscaping, noise dampening measures, mixed density range, additional sidewalk and multi-use trails,

elimination of polluting septic fields and solutions to alternative access to properties off of 32 Avenue as reasons for their support.

Summaries of the written comments received from both open houses (January 27, 2005 and April 13, 2005) are available at the Planning and Development Department.

Response to Public Consultation

In response to the public consultation, the applicant has made the following changes to the NCP amendment proposal:

- The commercial uses have been removed from the plan. Specifically, a proposed commercial site on 28 Avenue at 160 Street has been removed; and
- The multi-family and seniors housing east of the cemetery was modified in density from 15-25 upa to Cluster Housing at 6-8 upa.

Responses to other issues raised through the public consultation process are discussed later in this report. It is noted that there is substantial opposition to this proposed amendment from outside of the amendment area. The basis for this opposition is that many of the property owners are of the view that the entire area should remain as a one acre residential neighbourhood. They have responded that all development should be restricted to that provided for by the currently approved NCP. While some could accept some higher densities west of 160 Street, many of the respondents do not support any increase in residential density in the area east of 160 Street. As shown on the Map attached as Appendix IV, the majority of these comments are from the area between 28 Avenue and 30B Avenue in North Grandview Heights, outside of the amendment area and to the south and west of the amendment area.

Staff has attempted to respond to all of the specific concerns, as set out in the following sections, and to address all issues raised. The issue remains, however, that a significant component of the opposition relates to any amendment that would increase residential density within the plan area.

Proposed Land Use Concept (Stage 1)

Land Use Plan Overview

The proponents submitted a Stage 1 NCP document that is available from the Planning and Development Department. This document outlines the vision and objectives for the NCP amendments as well as policies for residential development, buffering to adjacent development, schools, parks and open space, environmental management and tree preservation.

Planning Vision and Objectives

The vision for the amended NCP is "to build a residential community and balanced neighbourhood that include sustainable design features in harmony with existing homes and the natural landscape of North Grandview Heights".

The objectives for the NCP amendment area are:

1. To enhance neighbourhood character;
2. To provide new parks, trail networks, open spaces and amenities close to the neighbourhood;
3. To preserve important environmental features through conservation and innovative forms of development;
4. To provide a variety of housing choices;
5. To improve infrastructure systems and the transportation network in an environmentally responsible way;
6. To explore and implement sustainable development practices designed to create a liveable neighbourhood while minimizing impacts on both the environment and existing homes through natural and practical low-impact means;
7. To manage growth and to ensure adequate provision of facilities and amenities (including schools, parks, police and fire services) to cater to the needs of the existing and new population; and
8. To plan for adequate provision of services, including water, sanitary sewer, storm sewer, drainage facilities and other major utility infrastructure and roads, to meet the demand of existing and new developments by establishing service requirements, and staging and financing for the provision of services.

Residential Uses

This concept provides for a transition from medium-density to lower density residential development from west to east across the amendment area. The lowest densities are adjacent to the Agricultural Land Reserve. General policies have been proposed to address safety, landscaping and sustainable development features for stormwater management, and energy efficiency.

Single-family detached residential policies address transition lots, compatibility with existing homes and landscaping. Specifically, transition lots at a density of 2 to 3 units per acre are proposed in the area between 160 Street and 164 Street, where proposed lots will back onto existing suburban lots. This is discussed later in this report under *Interface, Buffer and Transitional Areas*. These transition lots will be designed with specific landscape buffers, as illustrated on Appendix V.

Multi-family and Cluster Housing policies address the intent to preserve natural areas and environmental features, such as the natural terrain, significant trees, watercourses and habitat to assist in retaining the rural character of the area and soil drainage conditions. The majority of the area where tree retention viability has been identified as "good" is within the area proposed for multi-family and cluster housing. Policies also address built form and site layout.

General Residential Design Guidelines

The character of the new residential housing is to complement and preserve the existing residential character of North Grandview Heights through design guidelines, which are to be developed as part of Stage 2. These design guidelines are to be based on the following ten principles:

1. Retain a maximum number of existing trees;
2. Retain the suburban characteristics of the area by encouraging the use of appropriate materials, architectural components and details to maintain and enhance the existing residential fabric in an overall cohesive character;
3. Retain the existing suburban standard for streets, vehicles, pedestrians and cycling circulation;
4. Encourage the development of a wide range of housing types;
5. Encourage the enhancement of the existing features of the overall area pertaining to water-courses, drainage, topography, existing vegetation, regional heritage structures, views and access to light;
6. Study the "edge" conditions and provide effective interfaces between the proposed development and the existing neighbourhood conditions, taking into consideration density and massing;
7. Propose yard setbacks to clearly indicate definition between public, semi-public and private spaces;
8. Propose a crime prevention program based on the siting of dwellings and their relationship to open areas and streets in the neighbourhood and immediate vicinity;
9. Propose solutions to minimize double fronting lots and, where not possible, identify measures to ensure single-family dwellings address all street frontages appropriately; and
10. Propose building design solutions that will minimize the reflection of noise to other nearby residential developments.

Interface, Buffering and Transition Policies

While design guidelines will be focused on addressing built form and siting of buildings, the Stage 1 report identifies additional measures to improve the interface between new development and existing development. These include the following:

1. A 12 to 15 metre wide buffer along 32 Avenue between the cemetery and 164 Street is to accommodate a berm to assist with noise attenuation, a multi-use trail, street landscaping and a buffer to new residences from traffic noise;
2. A 20-metre wide buffer is proposed between 164 and 168 Street to accommodate an environmental area for a watercourse and a multi-use trail;
3. A conservation buffer on private property of approximately 15 metres in width is proposed between existing and new development. The proposed transition single detached lots are to be deeper (45+ metres) to incorporate this buffer, while still providing a reasonable building envelope and usable back yard. This buffer is to provide additional distance between houses to incorporate existing trees on new lots. Two of the neighbourhood parks are also proposed between existing and new development. One of the buffers is the sewer interceptor right-of-way, just west of 168 Street, which is to be a linear park/multi-use trail. Detailed landscaping standards for buffers are to be developed as part of the Stage 2 work;
4. Larger transition lots at approximately 2 to 3 upa are proposed between the Single Detached (4-6 upa) development and existing one-acre residential development. There is to be a total depth of approximately 75 metres between new homes and existing houses, including the proposed 15-metre buffer. Appendix V illustrates the layout of houses where these transition lots are proposed;
5. Rear lot or side lots widths, that approximately match existing one-acre lots, are proposed adjacent to existing suburban residential lots. Appendix V illustrates this concept; and
6. New development, west of 162 Street and south of 30 Avenue, is to be half-acre gross density residential development to provide a transition between the existing half acre and one acre lots on the east side of 162 Street and the proposed higher density residential development farther to the west.

An additional area where buffers are needed to provide a reasonable interface is between the proposed Cluster Housing and existing One Acre Residential area currently under construction on the east side of 160 Street, in the vicinity of 30 Avenue. This transition will be addressed as part of the Stage 2 process.

Schools and Nearby Amenities

The Kensington Prairie Elementary School is proposed to be closed. The School District has requested that a new elementary school site be identified to serve increased development in the North Grandview Heights NCP amendment area, as well as the Morgan Heights areas. The proponents have secured land that is being designated as a future school site at the northwest corner of 160 Street and 28 Avenue. The school site is separated from 160 Street by a relatively wide environmental area. This location is acceptable to the School District. The school is proposed to be connected to the multi-use trail that traverses the North Grandview Heights neighbourhood. The secondary schools that will continue to serve this area include Semiahmoo Secondary School (148 Street and 18 Avenue) and Earl Marriott Secondary School (158 Street and

16 Avenue), and a future secondary school on a site to be determined within the greater Grandview Heights area. There is also a private school (Southridge School) located on 160 Street south of 28 Avenue.

Nearby amenities, in addition to parks and natural areas, which are described below, include the South Pointe Exchange Shopping area, the Semiahmoo Town Centre (including a library and recreational facilities), and the new commercial area to be developed within the Highway 99 Corridor Plan at 24 Avenue and 160 Street.

Parks and Open Space

The lands proposed for parks and environmental management account for approximately 19.2 hectares (47.4 acres). These areas include the setback areas from designated watercourses, green buffers along several streets and a multi-use recreational trail that connects the following three proposed active neighbourhood parks:

- A park approximately two acres in area is proposed between 156 and 160 Streets;
- A park approximately two acres in area is proposed between 160 and 164 Streets; and
- A park approximately three acres in area is proposed between 164 and 168 Streets.

Pedestrians and cyclists will be accommodated in the plan area by way of the multi-use trail and on sidewalks and pathways adjacent to streets. Appropriate design standards for these facilities will be established as part of the Stage 2 work.

In addition to these parks and open space areas, there are private landscaped buffers, enhanced two metre-wide sidewalks and some four metre-wide landscaped boulevards. Multi-family and Cluster residential developments will also be providing opportunities to retain natural areas on private property.

Noise Attenuation

Noise impacts on existing developments north of 32 Avenue, resulting from the new development in the North Grandview Heights NCP amendment area, were assessed by Brown Strachan Associates – Consulting Engineers in Acoustics. The net addition of direct and reflected noise to homes in Morgan Creek from new development in North Grandview Heights was found to be an approximate one to two decibel increase, which is not considered to be noticeable, especially considering the distance between the existing and proposed homes (between 127 and 157 metres, including the golf course).

In addition to the distance, a planted berm is proposed along the south side of 32 Avenue as part of a 15-metre buffer and multi-use trail, which will help to mitigate reflected noise from new homes on Morgan Creek or south from the proposed noise wall to the new homes in North Grandview Heights.

Heritage Features

An assessment of heritage resources in North Grandview Heights was undertaken and two heritage sites were identified in North Grandview Heights, which were both outside of the NCP amendment area. The main heritage features in the area include significant

landscaping, trees and the semi-rural character. Heritage features and strategies will be confirmed as part of the Stage 2 process.

Environmental Management

Several environmental studies were conducted for the area, which identified aquatic resources, potential wildlife and habitat areas and tree stand delineations. No species-at-risk have been identified in the area, but moderate-rated wildlife habitat was found adjacent to riparian areas. Environmental management policies are proposed to protect the natural watercourses and associated wildlife habitat. These policies also address opportunities to preserve additional natural areas through some sustainable design initiatives for handling stormwater and energy efficiency. Policies include minimizing stream crossings, maximizing pervious surfaces and implementing measures to protect habitat through fencing, signage, green corridors and re-vegetation with native species.

The tree assessment conducted for the NCP amendment area identified clusters of coniferous and mixed coniferous/deciduous trees with good to moderate retention viability, located predominately west of 160 Street. The land uses in this area are for cluster and multi-family residential development to provide greater opportunity to preserve these trees. Some linear stands of coniferous and mixed coniferous/deciduous trees are located between 160 Street and 164 Street, in the area proposed as Single Detached (4-6 upa). Some of these trees will be included in the private buffer of the transitional lots along existing suburban residential development. The remaining trees in the area were identified as either predominately deciduous with low retention viability or as general tree stands east of 164 Street where the average lot size is half acre. More detailed arborist assessments will be required at the time of application review for development of individual sites in the NCP amendment area to determine viable tree retention and to establish appropriate tree management and planting plans.

Planning Analysis

The North Grandview Heights NCP contains policies to retain the semi-rural character and density of suburban residential land uses. The proposed NCP amendments would change the densities for a portion of the land, west of 168 Street (114 hectares/218 acres) to urban densities ranging from medium-density close to Highway 99 to suburban densities of 2 upa east of 164 Street. The proposed objectives and design principles seek to retain the suburban character of the existing neighbourhood through the retention and enhancement of natural features, through the careful design of transition areas and through the use of design guidelines to provide appropriate materials, massing and siting of new development.

The City's OCP provides policies for NCPs. The proposed amendments to the North Grandview Heights NCP address each of the policy objectives outlined below:

- Encourages growth and development that effectively utilizes land and City resources, creating new opportunities to grow in ways that can enhance our neighbourhoods;

- Creates orderly and cost-efficient development by promoting a complete community, ensuring strategic capital investments to support the community and ensures stakeholder participation and support in local land use planning;
- Supports a compact urban development pattern and creates an identifiable neighbourhood by ensuring proper planning for schools, parks and stores;
- Provides a balanced range of choices in the type, tenure and cost of housing;
- Creates a safe attractive and people-friendly environment through the promotion of CPTED principles, thus enhancing the City's image; and
- Locates services and facilities close to residential neighbourhoods to create multi-purpose centres and minimize travel to larger commercial areas.

The proposed amendment to the North Grandview Heights NCP is compatible with the adjacent developments, either existing or proposed, to the north, south and west of the amendment area. The development proposed in the eastern portion of the amendment area is to be at suburban densities of 2 upa. The new residential uses, as proposed, will be well served with parks, an elementary school and multi-use trails and the additional density will support transit service to the area, where suburban densities cannot.

The proposed Stage 1 Land Use Plan responds to the majority of the concerns of the property owners within the NCP amendment area and includes measures to address existing adjacent suburban one-acre developments that are outside of the amendment area.

General Servicing Issues

The Stage 1 servicing plan report has been completed for the area. Maps for the transportation, sewer, water and storm services are contained in Appendix VI. The Engineering Department staff is satisfied that the servicing concepts, as proposed for transportation, water, sanitary sewer and storm drainage, will support the proposed land use plan. The following paragraphs summarize specific servicing issues that may impact the development schedule and final layouts:

Water

The NCP area lies within the 142 metre and 110 metre pressure zone. The 142 metre zone is supplied by the City's existing Grandview Pump Station, which does not have sufficient capacity to provide water for the new development. This will be addressed with system upgrades being designed for the Grandview Pump Station, scheduled for completion in 2007. Any interim water system upgrades that may be approved to facilitate phased development must be implemented at the proponents' expense.

Currently, the 110 metre pressure zone area is supplied via an existing PRV from the GVRD water main along King George Highway, which is near capacity. The proposed developments will be serviced through a new water main network from the Grandview Reservoir.

Sanitary Sewer

The area to the south of the proposed Grandview Heights Interceptor will be serviced by this interceptor. The area to the north (downhill) of this interceptor will be serviced by the existing Morgan Creek Pump Station sanitary sewer system; however upgrades to this system will be required.

The design and acquisition of key rights-of-way for the new Grandview Heights North gravity interceptor Phase 1, west of 160 Street, are currently being addressed by the City. It is **not** expected that the interceptor will be completed by the City within the required development schedule. If the proponent has a need to advance the City's construction program to meet development schedules, the proponent will be required to finance the construction of the interceptor up to 160 Street by way of a Development Cost Charge ("DCC") front-end agreement with the City.

Storm Drainage

Stormwater Management strategies are currently being reviewed and opportunities related to detention ponds, trunk sewers, low impact development and pump station upgrades are being evaluated. The current land use plan concept provides sufficient flexibility to accommodate the infrastructure likely to be proposed through the Stage 2 process.

Transportation

The densification proposed as part of this NCP amendment will generate increased traffic volumes in the area. To address this additional volume, a Traffic Analysis was completed for the North Grandview Heights NCP amendment and based upon an assumption that a partial interchange will be completed at Highway 99 and 24 Avenue as well as a full interchange at 152 Street on Highway 99. The results of this analysis indicate that the existing major grid road network (the R-91 network) will be sufficient to address traffic generation from development resulting from the proposed amended North Grandview Heights NCP with one road network change. 160 Street must be upgraded, north from 24 Avenue to 32 Avenue, to a Divided Arterial Road. An integrated traffic calming plan will be developed as part of the Stage 2 work.

Financial Plan

The work required to confirm the engineering servicing strategies will be undertaken as part of Stage 2. A financial plan and phasing strategy will also be completed as part of the Stage 2 component. The financial plan will identify the costs for each component of infrastructure and the anticipated DCC revenues that new development will generate toward that component, to ensure the financial viability of the NCP amendment. Refinements and proposed additions to the City's 10 Year Servicing Plan will be recommended. The details associated with the engineering servicing strategies, the costs related to the design and construction of these works and the best method for the NCP to finance the required infrastructure will be addressed as part of the Stage 2 component of the NCP.

Land Use Matters to be Resolved as Part of the Stage 2 Component

A number of land use and infrastructure issues will need to be resolved during the Stage 2 component of the NCP amendment process. The following is a summary of these outstanding matters. A detailed assessment of these matters and any resulting changes to the Land Use Plan and/or the circulation plan will be presented to Council in conjunction with the Stage 2 component of the NCP:

1. The proposed land use plan and environmental recommendations are to be considered by Surrey's Environmental Advisory Committee and any concerns and comments from this Committee will be addressed in the NCP amendment;
2. The Pedestrian/Bicycle/Multi-Use pathway routes will be refined to show the location of the paths along roads, the width of the paths, the linkages to the Pioneer Greenway within the Highway 99 Corridor, and the alignment of pathway along the interceptor. An acceptable local road alignment and inceptor pathway alignment to the east of 164 Street needs to be developed. Similarly, the circulation plan will address linkages and interconnectivity between cul-de-sacs and other internal roads to the main pedestrian/cycling routes (i.e., 160 Street);
3. The land use transitions must be refined to protect the adjacent agricultural lands (i.e. width and landscaping requirements). The transitions will be guided by City Policy No. O-23 "Residential Buffering Adjacent to the ALR/Agricultural Boundary";
4. The method of preserving natural areas in the Cluster Housing and Multi-family areas needs to be outlined. Similarly, the method to preserve, plant, and maintain buffers in single-family areas needs to be defined. Buffers between proposed Cluster Housing and existing single-family developments must also be addressed;
5. The local road configuration must be finalized to the satisfaction of the Planning and Development, Engineering, and Fire Departments. Emergency access and pedestrian walkways will be reviewed to ensure easy and convenient pedestrian access from the cul-de-sacs to all major pathways and destinations in the neighbourhood;
6. The general lot configurations must be resolved to ensure adequacy of ALR and privacy buffers and appropriate solutions for any unavoidable double-fronting lots;
7. Design guidelines are to be developed pursuant to the design principles provided as part of the Stage 1 Report and to address the above issues;
8. The requirements of the proposed school, including supporting infrastructure, will need to be confirmed between the City and School District as part of the Stage 2 process;
9. The storm detention ponds need to be integrated into the land use plans to support low impact development opportunities; and

10. Road standards will be reviewed to ensure opportunities for stormwater exfiltration and water quality treatment are captured where appropriate.

Next Steps

It is recommended that Council authorize the proponents to proceed, in consultation with City staff, to develop the Stage 2 component of the NCP amendment involving more detailed planning and analysis, as identified in this report and appendices and as summarized below:

1. Resolution of outstanding land use concerns as documented above;
2. Identification of detailed engineering requirements, including water, sanitary sewer, storm sewer, drainage facilities, other major utility infrastructure and the road network;
3. Preparation of a comprehensive servicing plan, which will provide solutions to servicing, transportation and other related matters;
4. Determination of a financial strategy to fund the infrastructure needed to support development in the area in accordance with City policy;
5. Development of a phasing plan for the logical development of the area; and
6. Completion of a review of required amenities to serve the area, including park acquisition analysis, park development costs, fire and police protection, library materials and the establishment of appropriate amenity contributions for the NCP area to be collected at the time of development of individual sites.

Various City Departments and external agencies will continue to be consulted during the development of the Stage 2 component of the NCP amendment. The complete servicing, phasing and financial plan will be presented to the public for review and comment before it is submitted to Council for consideration of approval.

If Council adopts the Stage 1 component, in keeping with past practice, it is further recommended that staff be authorized to review and process development applications for sites within the NCP amendment area provided that final application approval will be held pending completion of the final Stage 2 component of the NCP amendment, as described above.

CONCLUSION

It is recommended that Council:

1. Approve the Stage 1 component of the proposed NCP amendment for North Grandview Heights, as described in this report and illustrated in Appendix I;

2. Instruct staff and the NCP amendment proponents to complete the Stage 2 component of the NCP amendment for North Grandview Heights, based on the Stage 1 land use plan, including the resolution of outstanding land use issues identified in this report, design guidelines, an engineering servicing strategy, a comprehensive financial plan that will provide adequate funding provisions for engineering servicing infrastructure, logical phasing and community amenities;
3. Authorize staff to proceed with processing of development applications in the North Grandview Heights NCP area on the basis of conformity with the proposed Stage 1 Land Use Concept Plan (Appendix I), but that final approval of any such application be held pending completion of the Stage 2 component of the NCP amendment; and
4. Authorize staff to have appropriate consultants present to and receive feedback from the Environmental and Heritage Advisory Committees, if necessary, regarding the detailed Stage 2 findings.

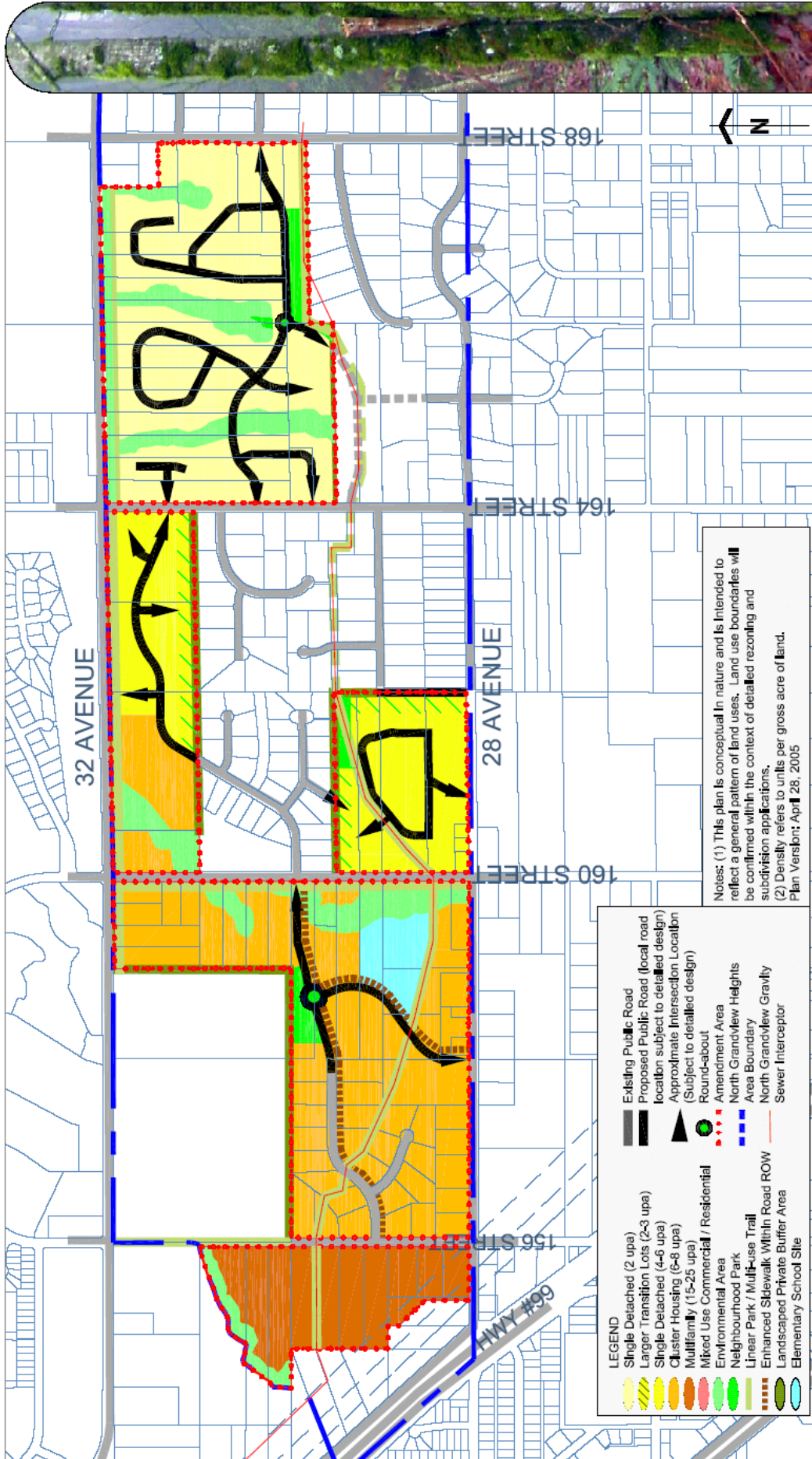
Original signed by

Murray Dinwoodie
General Manager,
Planning and Development

LG:saw

Attachments:

- Appendix I Stage 1 Amended Land Use Concept Plan
- Appendix II Existing North Grandview NCP
- Appendix III Surrounding Area Densities Map
- Appendix IV Results of April 13, 2005 Public Open House Comments
- Appendix V Transition Lot Buffers
- Appendix VI Preliminary Engineering Servicing and Transportation Drawings (Stage 1)



LEGEND

- Single Detached (2 upa)
- Larger Transition Lots (2-3 upa)
- Single Detached (4-6 upa)
- Cluster Housing (6-8 upa)
- Multifamily (15-25 upa)
- Mixed Use Commercial / Residential
- Environmental Area
- Neighbourhood Park
- Linear Park / Multi-use Trail
- Enhanced Sidewalk Within Road ROW
- Landscaped Private Buffer Area
- Elementary School Site

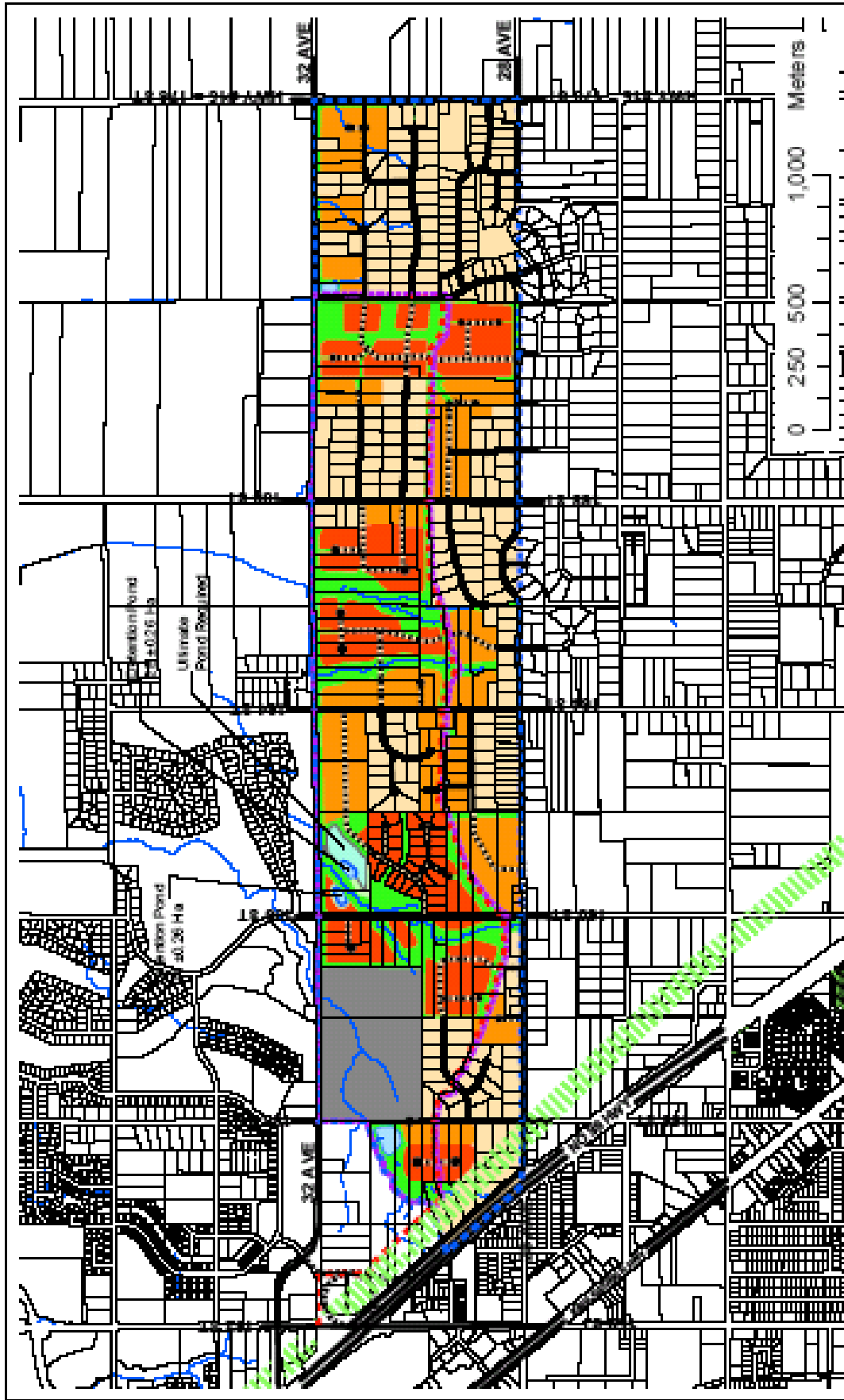
- Existing Public Road
- Proposed Public Road (local road location subject to detailed design)
- Approximate Intersection Location (Subject to detailed design)
- Round-about
- Amendment Area
- North Grandview Heights Area Boundary
- North Grandview Gravelly Sewer Interceptor

Notes: (1) This plan is conceptual in nature and is intended to reflect a general pattern of land uses. Land use boundaries will be confirmed within the context of detailed rezoning and subdivision applications.
 (2) Density refers to units per gross acre of land.
 Plan Version: April 28, 2005

**NORTH GRANDVIEW HEIGHTS
 NEIGHBOURHOOD CONCEPT PLAN**
 Beech Developments Inc. & Southtrac Holdings Ltd.

**proposed ncp land
 use concept plan**





Study Area Boundary

Plan Area-NCP Area Boundary

Proposed One Acre Residential (RA)

Proposed One Acre Residential Gross Density (RA-G)

Proposed Open Space / Linear Open Space

Existing Open Space

Existing One Acre & Half Acre Lots

Existing Elementary School

Existing Cemetery

Proposed Detention / Sedimentation Ponds

Hydro Right of Way / One-way

Proposed North Grandview Interceptor

Creeks

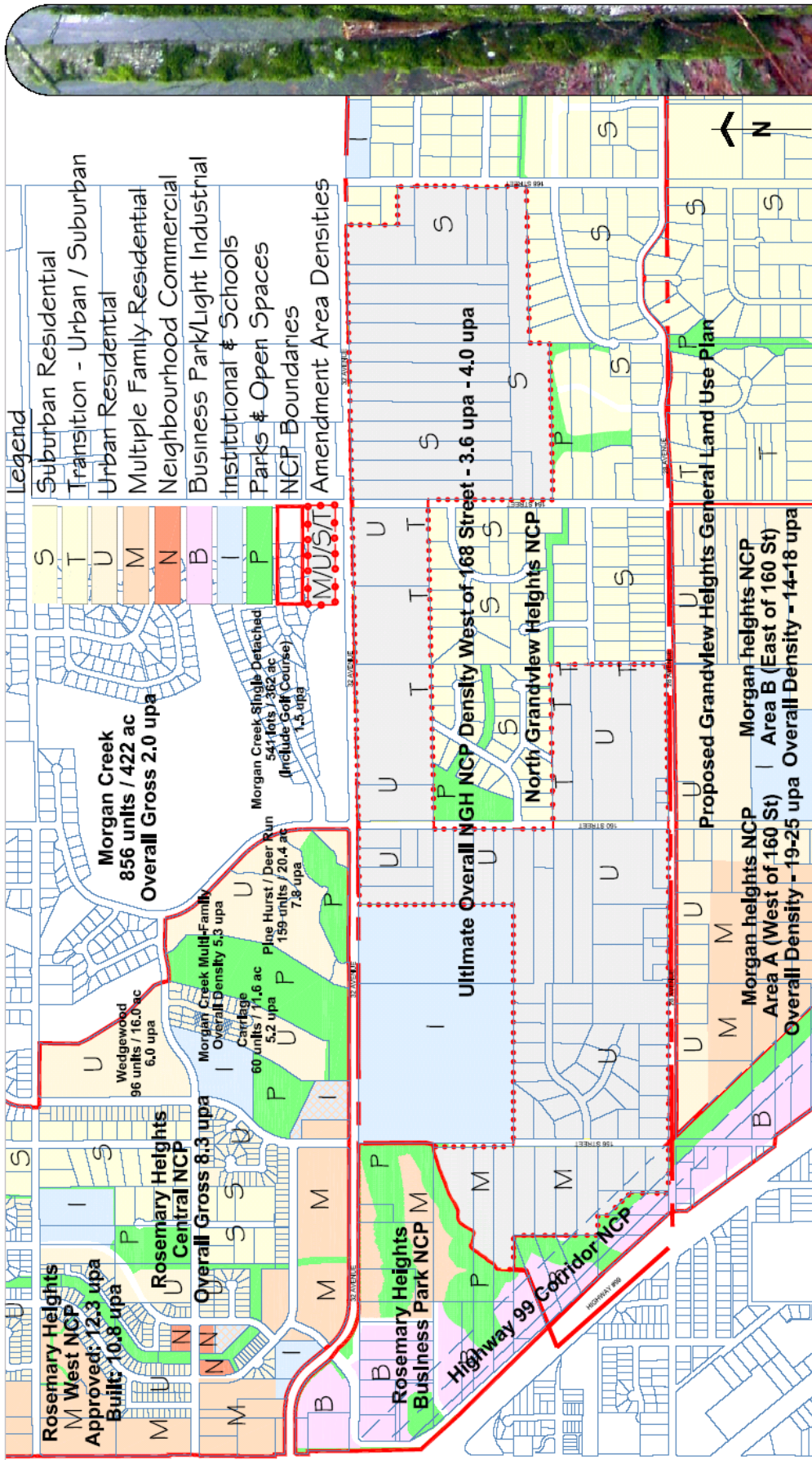
Existing Roads

Proposed Roads

NORTH GRANDVIEW HEIGHTS LAND USE PLAN

Approved by Council: January 11, 1999 Amended Sept. 24, 2003

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



Legend

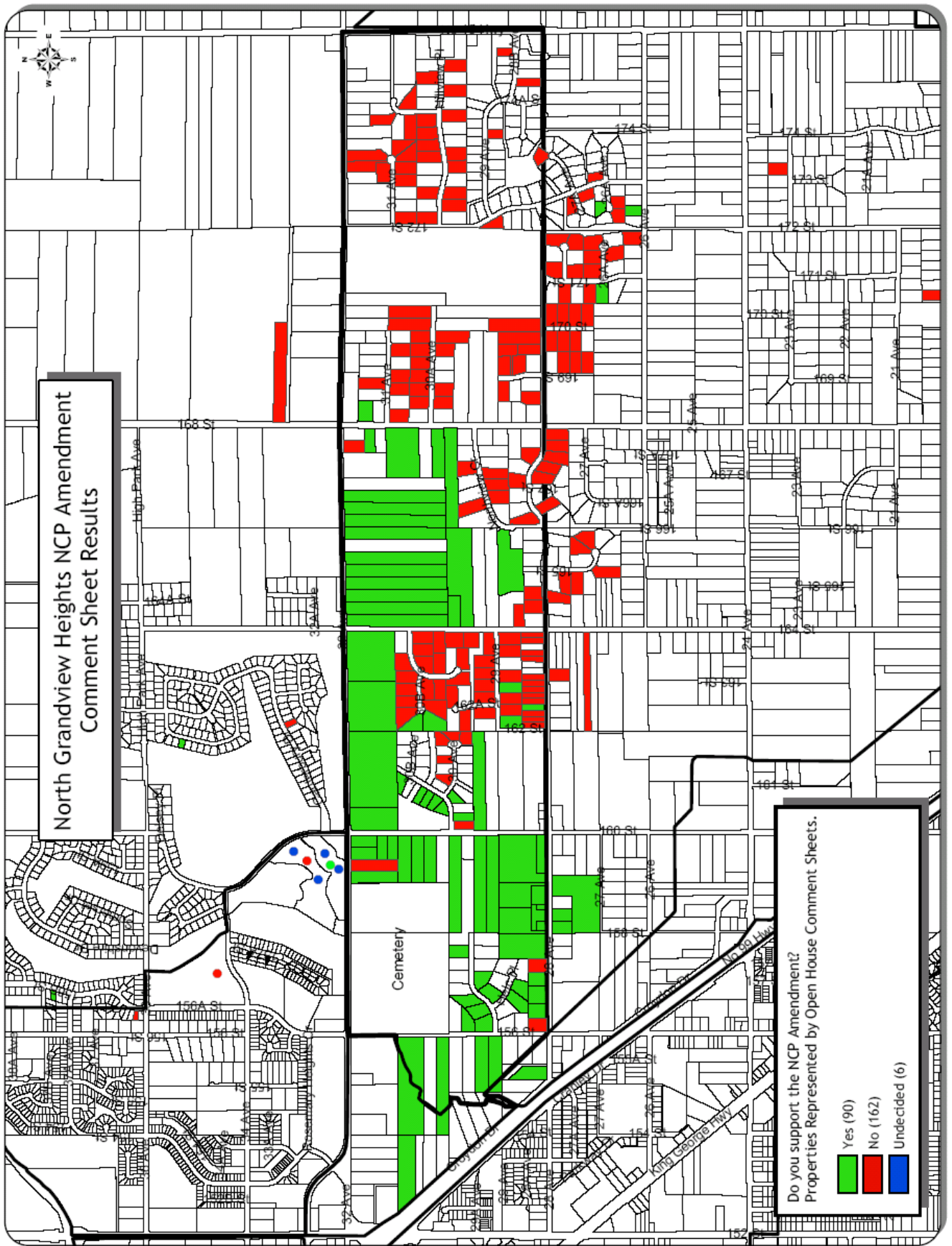
- S Suburban Residential
- T Transition - Urban / Suburban
- U Urban Residential
- M Multiple Family Residential
- N Neighbourhood Commercial
- B Business Park/Light Industrial
- I Institutional & Schools
- P Parks & Open Spaces
- MU/ST NCP Boundaries
- Amendment Area Densities

area densities

**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**

Beech Developments Inc. & Southtrac Holdings Ltd.

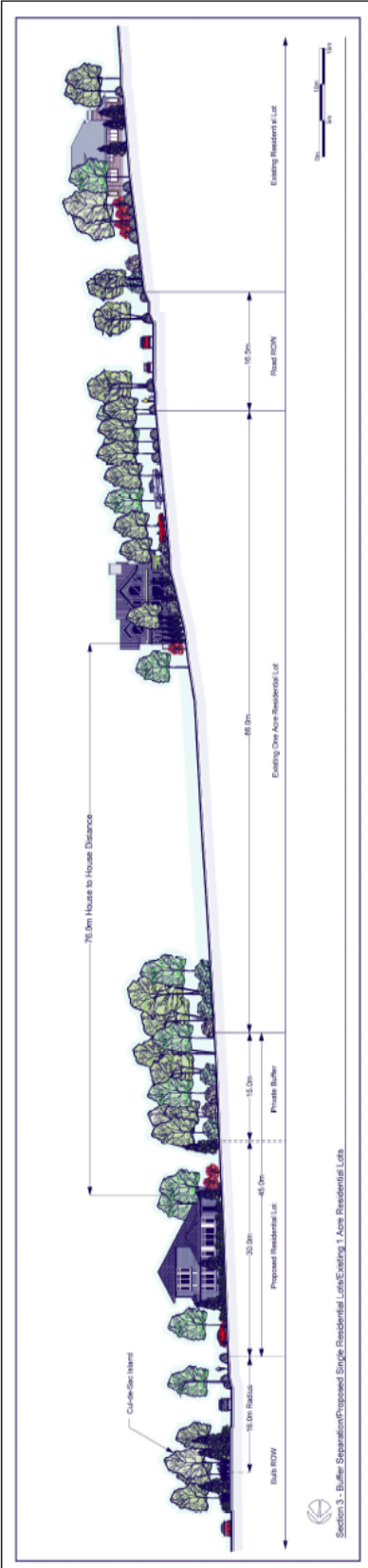
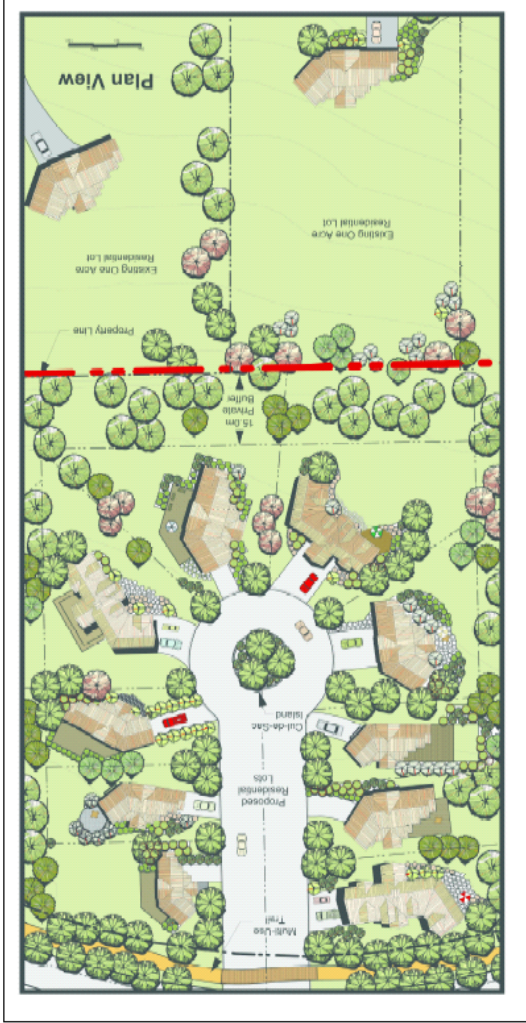
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transition buffer

A private buffer will be established to provide a transition from the existing one-acre lots (1 upa) to the proposed single family detached lots (4 - 6 upa). Transition lots will be at 2-3 upa density.

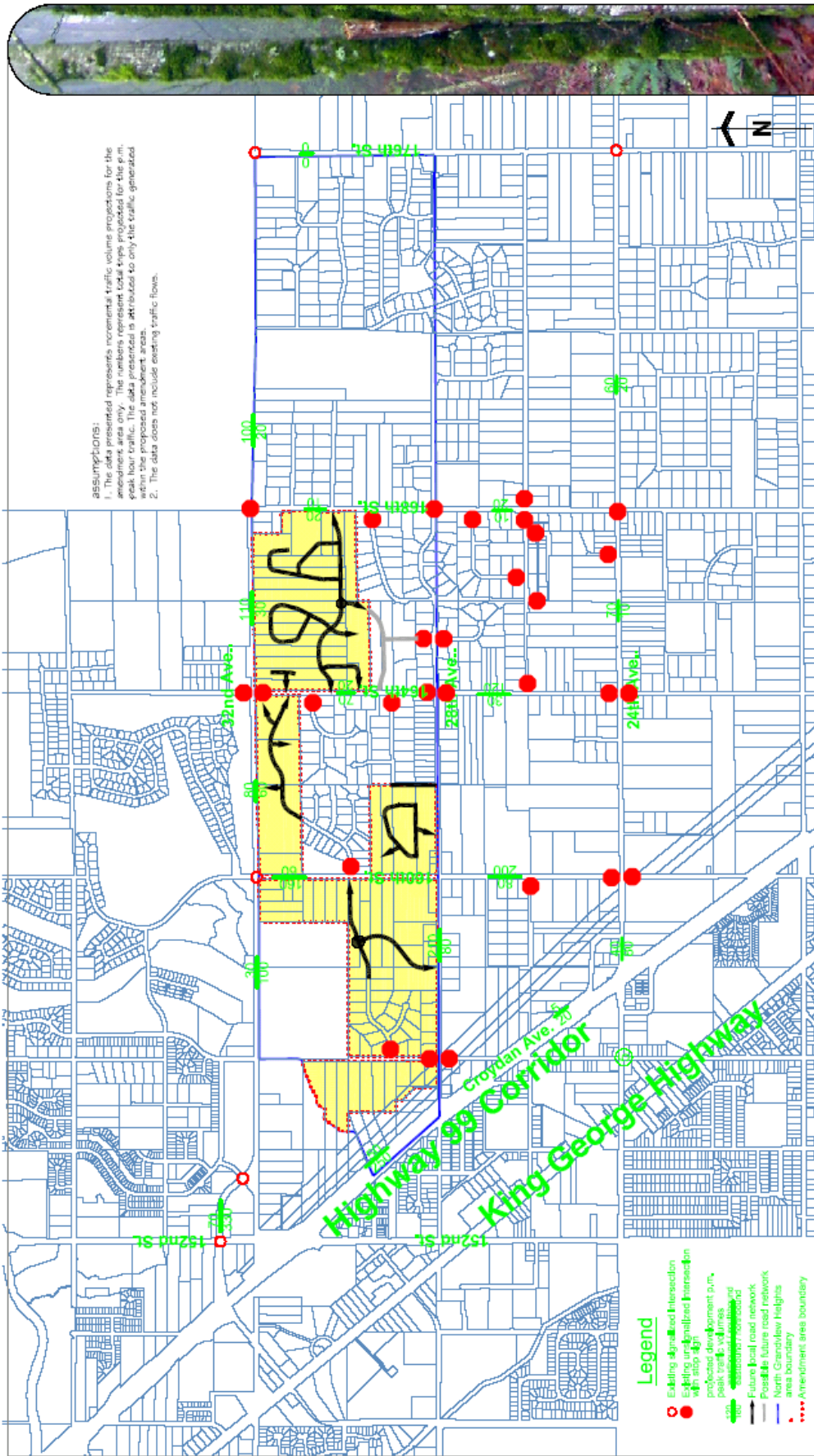


NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN

Beech Developments Inc. & Southtrac Holdings Ltd.

density transition





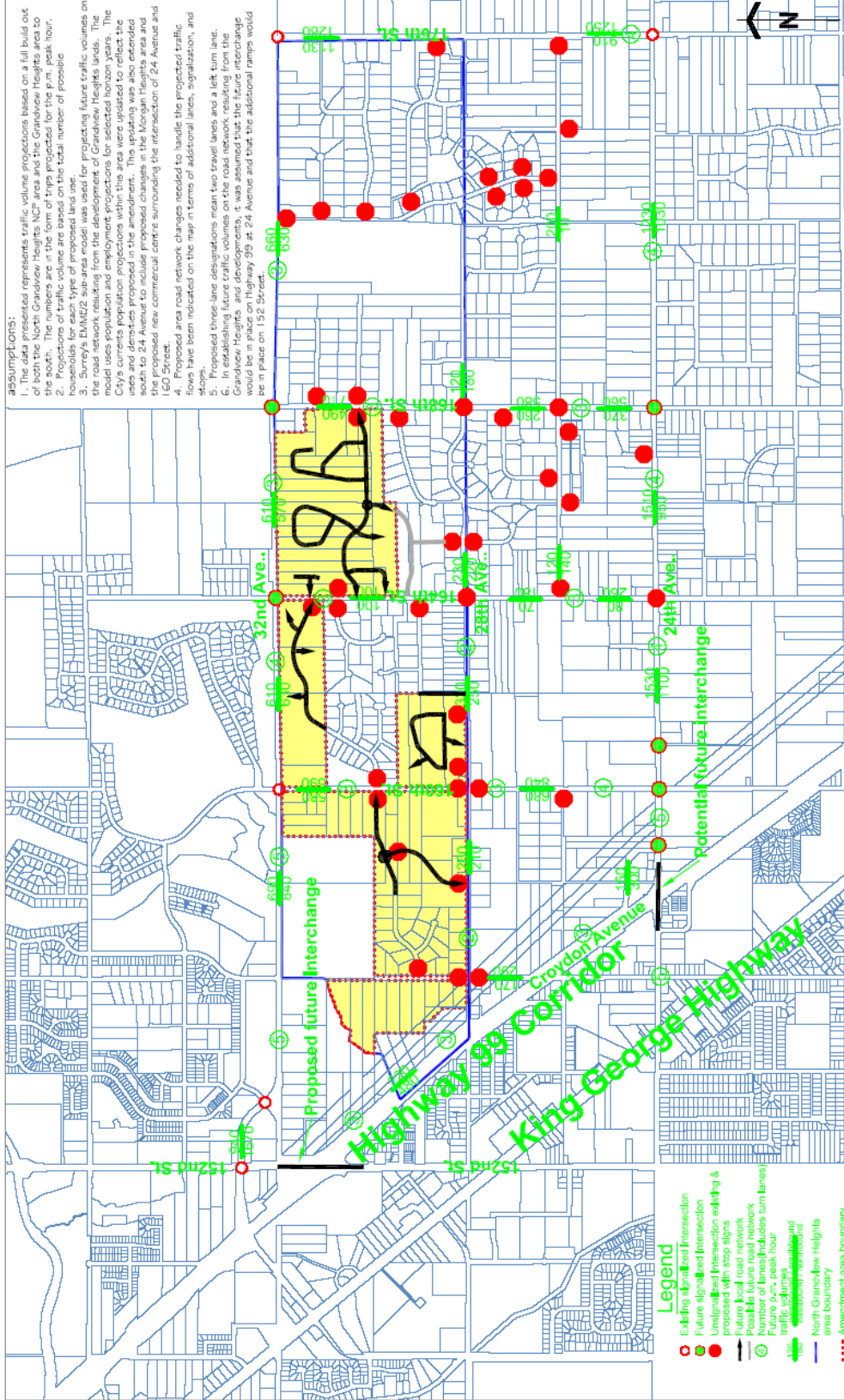
assumptions:
 1. The data presented represents incremental traffic volume projections for the area shown. The numbers in the legend table represent total trips projected for the p.m. peak hour traffic. The numbers in the table do not include any traffic generated within the proposed amendment areas.
 2. The data does not include existing traffic flows.

- Legend**
- Existing signalized intersection
 - Existing unsignalized intersection
 - Proposed signalized intersection p.m. peak hour volumes
 - Proposed unsignalized intersection p.m. peak hour volumes
 - Future local road network
 - Possible future road network
 - North Grandview Heights area boundary
 - ⋯⋯⋯ Area amendment area boundary

**NORTH GRANDVIEW HEIGHTS
 NEIGHBOURHOOD CONCEPT PLAN
 amendment area projected
 traffic conditions (2021)**



Beech Developments Inc. & Southtrac Holdings Ltd.



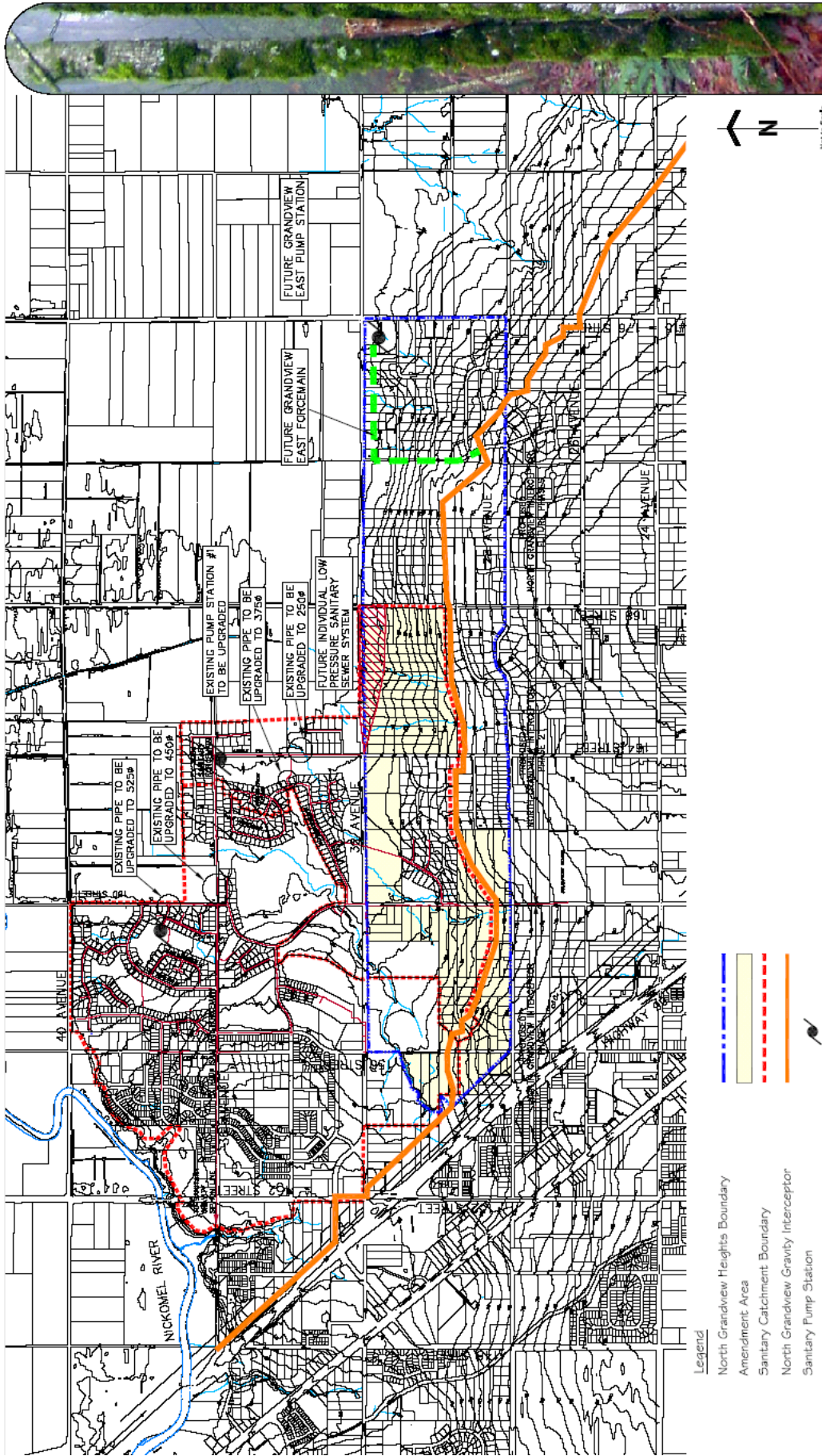
assumptions:

- The data presented represents traffic volume projections based on a full build out of both the North Grandview Heights NCP area and the Grandview Heights area to the south. The numbers are in the form of trips projected for the p.m. peak hour.
- Projections of traffic volume are based on the total number of possible households for each type of proposed land use.
- The Surrey's EDIM22 sub-area model was used for projecting future traffic volumes on the proposed road network.
- The City's current population and employment projections for selected horizon years. The model uses population and employment projections within this area were updated to reflect the uses and densities proposed in the amendment. This updating was also extended south to 24 Avenue to include proposed changes in the Morgan Heights area and the proposed new commercial centre surrounding the intersection of 24 Avenue and 60 Street.
- Proposed area road network changes needed to handle the projected traffic flows have been indicated on the map in terms of additional lanes, signalization, and stops.
- Proposed three-lane designations mean two travel lanes and a left turn lane.
- In establishing future traffic volumes on the road network resulting from the Grandview Heights and developments, it was assumed that the future interchange would be in place on Highway 99 at 24 Avenue and that the additional ramps would be in place on 152 Street.

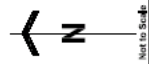
projected ultimate traffic conditions (2021)

NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN
 Beech Developments Inc. & Southtrac Holdings Ltd.





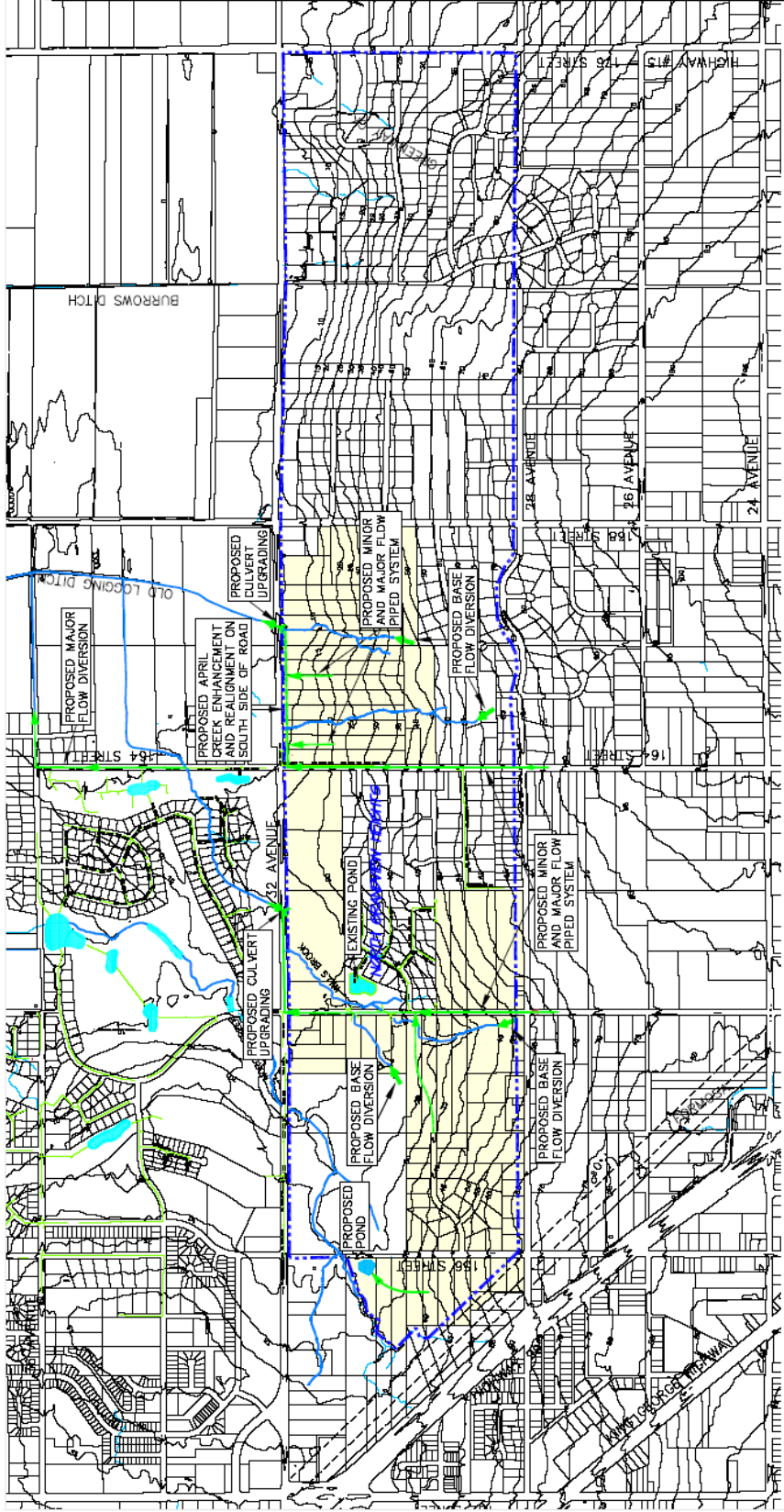
- Legend**
- North Grandview Heights Boundary
 - Amendment Area
 - Sanitary Catchment Boundary
 - North Grandview Gravity Interceptor
 - Sanitary Pump Station



**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**
Beech Developments Inc. & Southtrac Holdings Ltd.

**proposed sanitary
system**



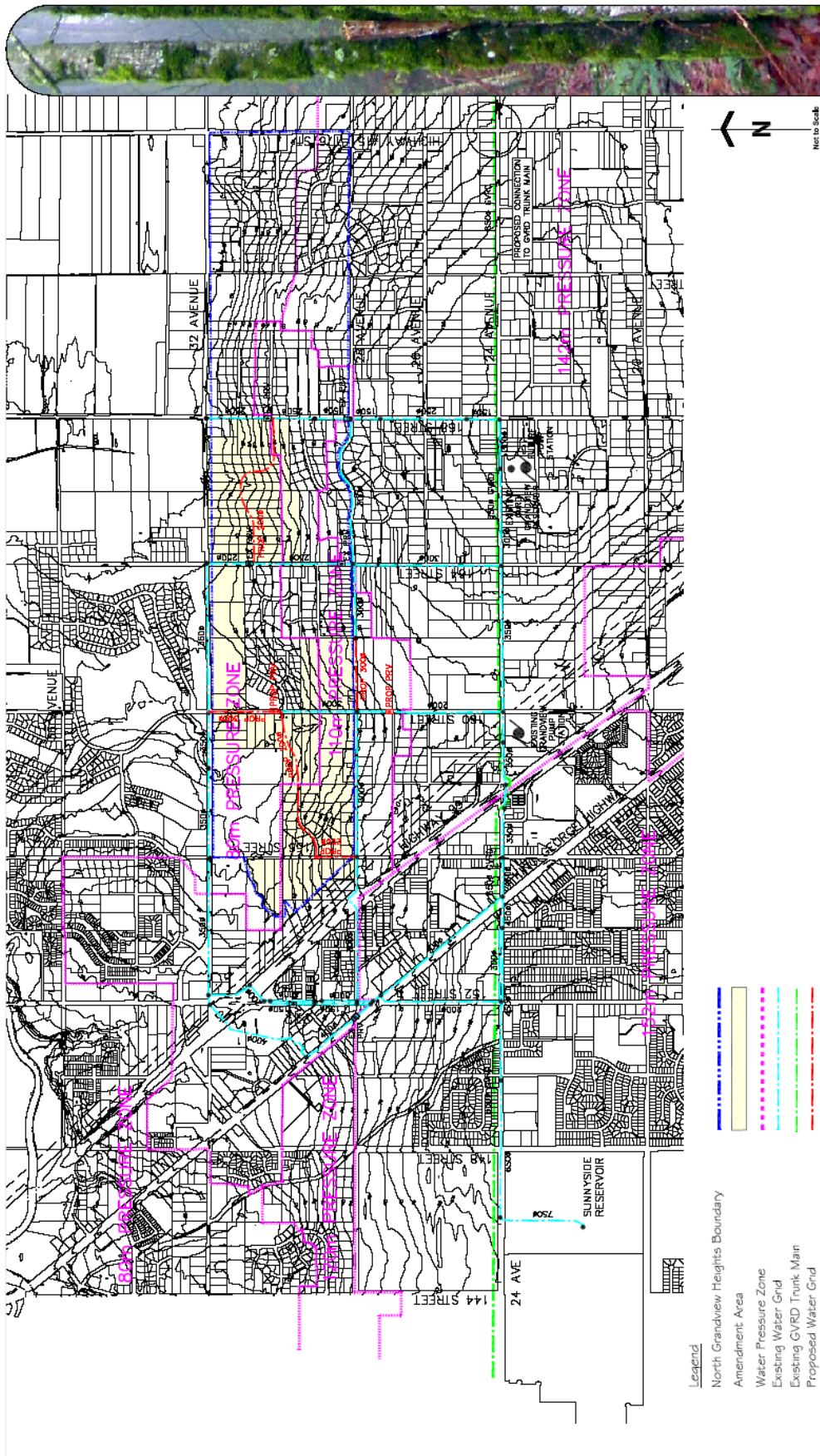


- Legend
- North Grandview Heights Boundary
 - Amendment Area
 - Existing Storm Sewer
 - Proposed Storm Sewer

**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**
Beech Developments Inc. & Southtrac Holdings Ltd.

**proposed storm
system**





- Legend
- North Grandview Heights Boundary
 - Amendment Area
 - Water Pressure Zone
 - Existing Water Grid
 - Existing GVRD Trunk Main
 - Proposed Water Grid

**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**
Beech Developments Inc. & Southtrac Holdings Ltd.

**proposed water
system**

