



Corporate Report

NO: L012

COUNCIL DATE: December 12, 2005

REGULAR COUNCIL – LAND USE

TO: Mayor & Council DATE: December 8, 2005
FROM: General Manager, Planning and Development FILE: 7904-0375-00
SUBJECT: Application No. 7904-0375-00 - Tree Preservation in a Proposed Single Family Subdivision in Rosemary Heights Central Neighbourhood Concept Plan

RECOMMENDATION

The Planning and Development Department recommends that Council receive this report as information.

INTENT

This report provides information to Council regarding concerns that have been raised by area residents and the Rosemary Heights Residents Committee, regarding a fir tree that is proposed to be removed in the process of the development of a single-family subdivision in the Rosemary Heights Central Neighbourhood Concept Plan ("NCP"). The tree is located within the building envelope of one of the proposed lots.

BACKGROUND

A development application (No. 7904-375-00) is being processed by the Planning and Development Department that proposes the creation of 38 single family small lots in the Rosemary Heights Central NCP area on the north side of 34 Avenue between Rosemary Heights Drive and 155 Street (see Appendix "A"). The development application involves an NCP amendment from the "Clustering at Single Family Density" designation to the "Single Family Small Lot" designation and a rezoning to Single Family Gross Density (RF-G) Zone and Single Family Residential (12) (RF-12) Zone (see Appendix "A"). The application review process has involved extensive consultation with the Rosemary Heights Residents Committee to evaluate a number of issues, including the proposed zones, architectural and landscaping design features, and interface treatment with the surrounding existing homes.

In response to pre-notification letters that were sent out to area property owners, concerns were raised by some residents regarding tree preservation, since the site contains a number of large conifers.

The applicant responded to these concerns by hiring a certified arborist to assess the condition of the trees on the site. The arborist report states that there are 117 mature trees on the property and 103 of them are proposed for removal due to a number of factors, which include trees that are in poor condition, hazardous, or located within the building envelope or road right-of-way. Fourteen trees, including 11 Douglas Fir, are proposed to be preserved. One of the Douglas Fir trees proposed to be preserved has a diameter of 130 centimetres (51 inches). In addition to the 14 trees proposed to be retained, the developer proposes to re-plant 85 trees to ensure that each lot will have 3 trees. The arborist report and tree preservation plan were reviewed and approved by the City's Landscape Architect. The concerns regarding tree preservation, raised by the area residents, were discussed in the Planning report to Council, along with information from the arborist's report. This information was also available to the public before the Public Hearing.

Council considered the Planning report (attached as Appendix "F") on the application in May 2005 and the Public Hearing for the related rezoning by-law was held on May 30, 2005. Council granted third reading to the rezoning by-law on May 30, 2005.

Over the last few months the applicant and his consultants have been working on finalizing the subdivision plan and servicing agreement in accordance with the conditions approved by Council. The rezoning by-law is now ready for final adoption and the subdivision plan finalized and available for execution subsequent to by-law adoption.

After the Public Hearing and third reading of the rezoning by-law, a resident living on one of the lots adjacent to the development site, who had not previously expressed concerns about tree preservation, inquired of Planning staff about the status of one of the trees located next to her lot. Staff advised her that the tree is identified in the arborist report as needing to be removed due to its location within the building envelope of a proposed new lot. This resident is now requesting that the City take action to save the tree.

DISCUSSION

Condition of Tree

The subject tree is identified as Tree No. 1898 in the arborist report and it is located on proposed Lot 26 (see Appendix "B"). The applicant's arborist states that it is a healthy Douglas Fir tree with a diameter of 140 centimetres (55 inches) at chest height (see Appendix "C"). The tree has been inspected onsite by the City's Landscape Architect and staff from the Parks Division, all of whom confirm that the tree is a healthy tree. It is estimated to be similar in age to other surrounding Douglas Fir trees. Although the tree is a larger diameter tree, it is approximately the same height as the surrounding trees within this same area.

Concerns of Neighbours

In view of the size of this tree, a resident of a lot that neighbours the proposed lot on which the tree is located has expressed concern about the applicant's proposal to remove the tree. The Rosemary Heights Residents Committee has also been consulted in regard to the preservation of this tree and they have expressed the same concerns. It is noted that neither party expressed any concerns about the subject tree at or before the Public Hearing related to this application.

Compared to the other trees that were surveyed by the arborist on the subject site, the subject tree's trunk diameter is the largest. The tree is also healthy with good quality foliage, which makes it a good candidate for survival. To preserve this tree, the concerned resident and the Rosemary Heights Residents Committee are requesting that the subdivision layout be revised by creating parkland around the tree in place of a single family residential lot.

In a letter, dated December 6, 2005, the concerned resident has advised that the neighbours continue to have concerns regarding the proposed removal of the subject tree. They also object to not being able to present their concerns to Council directly because the rezoning by-law has passed the Public Hearing process. The letter also advises that they intend to make an application to add the subject tree to the "Significant Tree List" under the Tree Preservation By-law.

As a general practice, the City does not include a tree on the "List of Significant Trees" in the Tree Preservation By-law unless the owner of the lot on which the tree is located agrees to such an inclusion. In this circumstance the owner of the lot, the developer, does not agree with the tree being placed on the List of Significant Trees.

Possible Subdivision Layout Changes to Preserve the Tree

The applicant's subdivision plan currently proposes a 15 metre (49 foot) wide linear park/pathway connection adjacent to proposed Lot 26 (see Appendix "B"), the lot on which the tree is located. The pathway to the north of the site was recently established in conjunction with a newly developed single-family subdivision. The applicant's arborist and the Parks Division arborists have recommended that the subject tree would need a 7 to 8 metre (23 to 26 foot) protected radius from its trunk to protect its root zone. Since the tree is located at mid depth of proposed Lot 26 and close to the south side lot line near proposed Lot 27, the entire proposed Lot 26 and a portion of proposed Lot 27 would need to be protected from development.

One alternative to protect the tree would be to widen the linear parkway to include Lot 26 and part of Lot 27. The extra park dedication needed to protect this tree can be offset by reducing the amount of park dedication proposed on the east side of Rosemary Heights Drive and an additional lot would be created on the east side of and fronting on Rosemary Heights Drive (see Appendix "D"). Currently, the applicant has proposed to dedicate a triangular park area on the east side of Rosemary Heights Drive so as to create continuity to the linear parkway across Rosemary Heights Drive. The linear parkway is proposed to connect in the east to a five acre local park on 34 Avenue that is illustrated in the Rosemary Heights Central NCP map (see Appendix "E"). Overall, the amount of

parkland that would be dedicated is the same under the alternative subdivision plan (Appendix "D"), as under the original proposal.

Impact on the Developer

The alternate layout to protect the tree, as described above and as illustrated on Appendix "D", was discussed with the developer, who expressed a number of concerns. He advised that the additional park area reduces the width of proposed Lot 27 and three other adjacent proposed lots (Lots 28 to 30). The reduction in the size of these lots will negatively affect the value of all four lots, which the applicant estimates to be approximately \$68,000. The developer also advised that he incurred costs in purchasing a portion of land to complete the rear yard of proposed Lot 26, which would now need to be dedicated as parkland. Lastly, the developer advised that he would incur significant fees to revise engineering drawings, survey work, legal documents and the arborist report, as part of revising the subdivision layout to preserve the tree. The cost of these revisions is estimated to be between \$12,000 and \$15,000. In total, the developer is claiming that he will incur costs of \$80,000 if he is required to preserve this tree and would expect the City to provide compensation for these costs, since he has followed due process, to date, in relation to the application.

It is the developer's view that the issue of tree preservation was addressed adequately through the tree preservation and replanting scheme that was presented to staff, Council and the public before third reading was granted to the rezoning by-law. The developer is of the opinion that the suggested subdivision layout changes and the associated costs involved in saving one fir tree are not reasonable, particularly at this juncture of the development process. The developer's arborist has noted that there are 11 other Douglas Fir trees being preserved within the development site that are similar (although not as large in diameter) to the subject tree (see Appendix "B"). The arborist has further noted that, while this tree has the largest trunk diameter, it does not represent the largest tree on the site if measured either by height or by foliage mass. He has advised that other trees of similar dominance in this part of the site (i.e., Tree Nos. 1820, 1775 and 1845, as illustrated on Appendix "B") are being retained within park and rear yard tree protection zones and all of these trees are of approximately the same age as the subject tree.

CONCLUSION

In view of the circumstances that the subject tree is not unique in comparison to other trees that are being preserved in the same area, and that the issue of preserving the subject tree was not raised until very late in the approval process, and the significant costs associated with or resulting from the changes that will need to be made to the plans and documents associated with the proposed development to preserve the tree, staff intend to proceed with the approval of the subject single family subdivision, based on the original subdivision pattern and tree preservation and replanting plan as presented to Council, prior to Public Hearing, unless otherwise directed by Council. Staff will so inform the

concerned resident and the Rosemary Heights Residents Committee after Council considers this report. Under this approach, the subject tree will be removed through the development process, but other similar trees will be preserved in the same area.

Murray Dinwoodie
General Manager
Planning and Development

SL/kms/saw

Attachments:

Appendix "A" - Proposed Subdivision Layout as shown in Planning Report

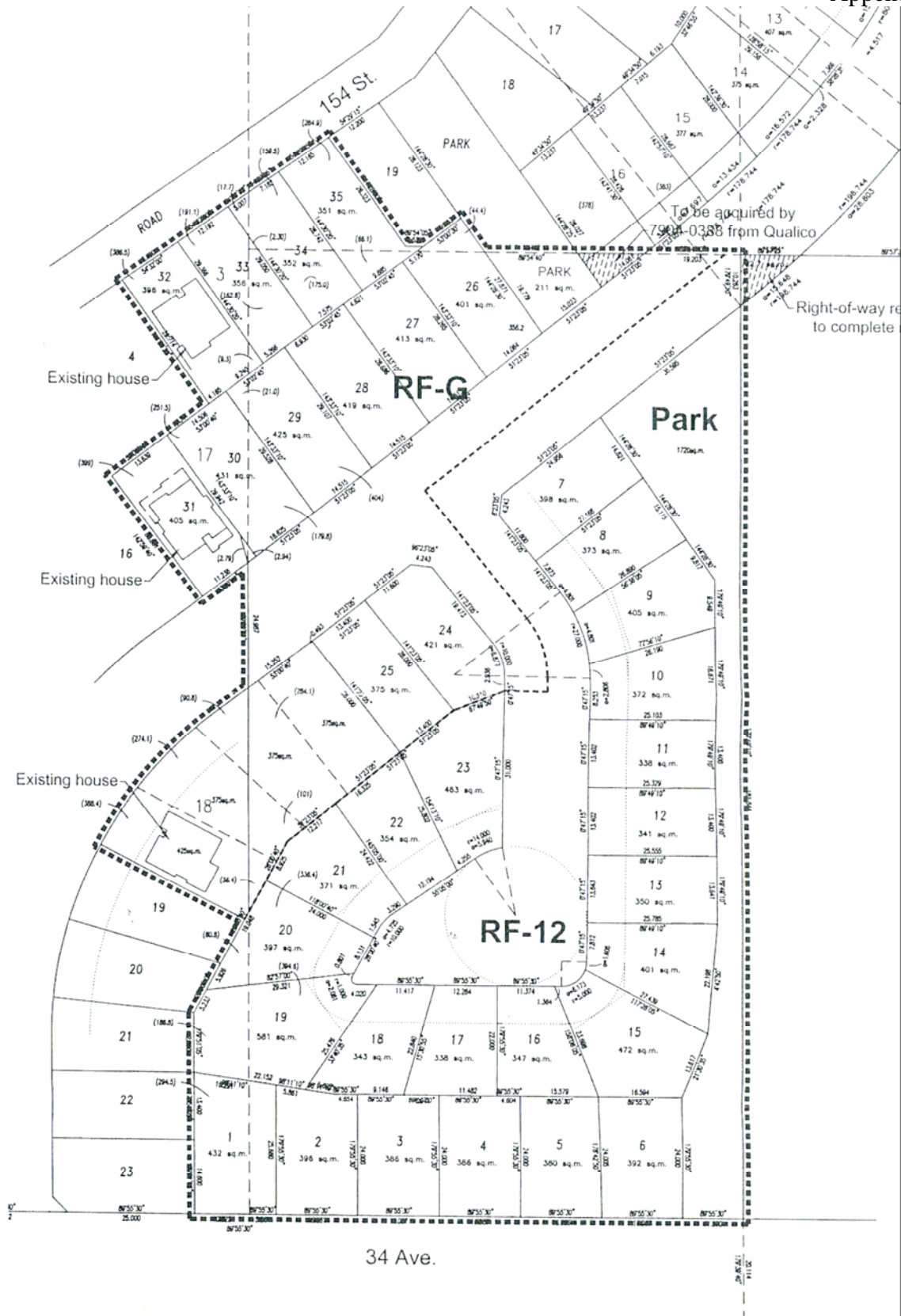
Appendix "B" - Tree Preservation Plan

Appendix "C" - Photo of Tree No. 1898

Appendix "D" - Proposed Change to Subdivision Layout

Appendix "E" - Rosemary Heights Central NCP Map

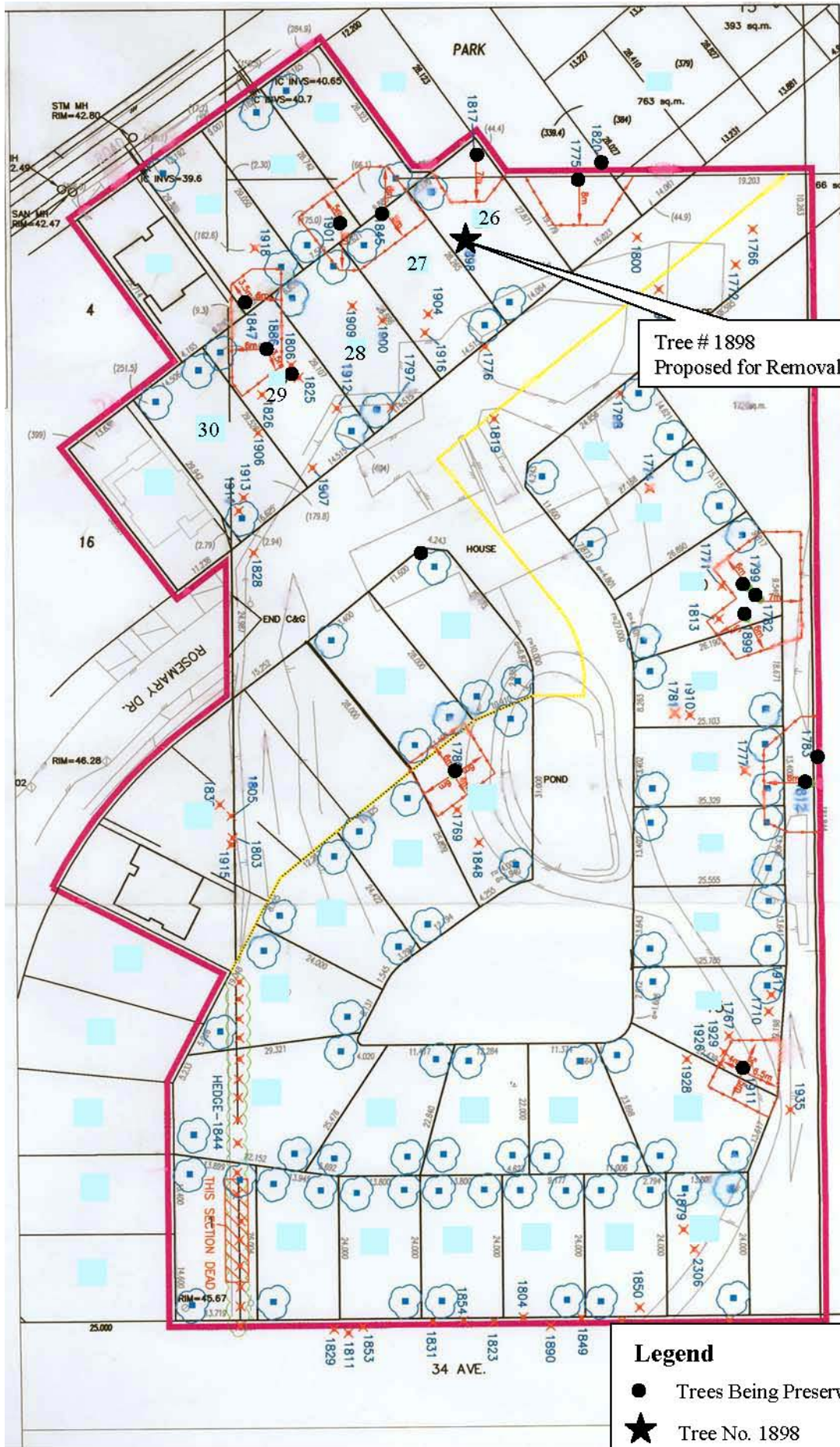
Appendix "F" - Planning Report dated May 18, 2005



Qualico Development (Vancouver Inc.)
Surrey File No. 7904-0375



revised Apr
Hunter
ENGINEER
Nov. 2



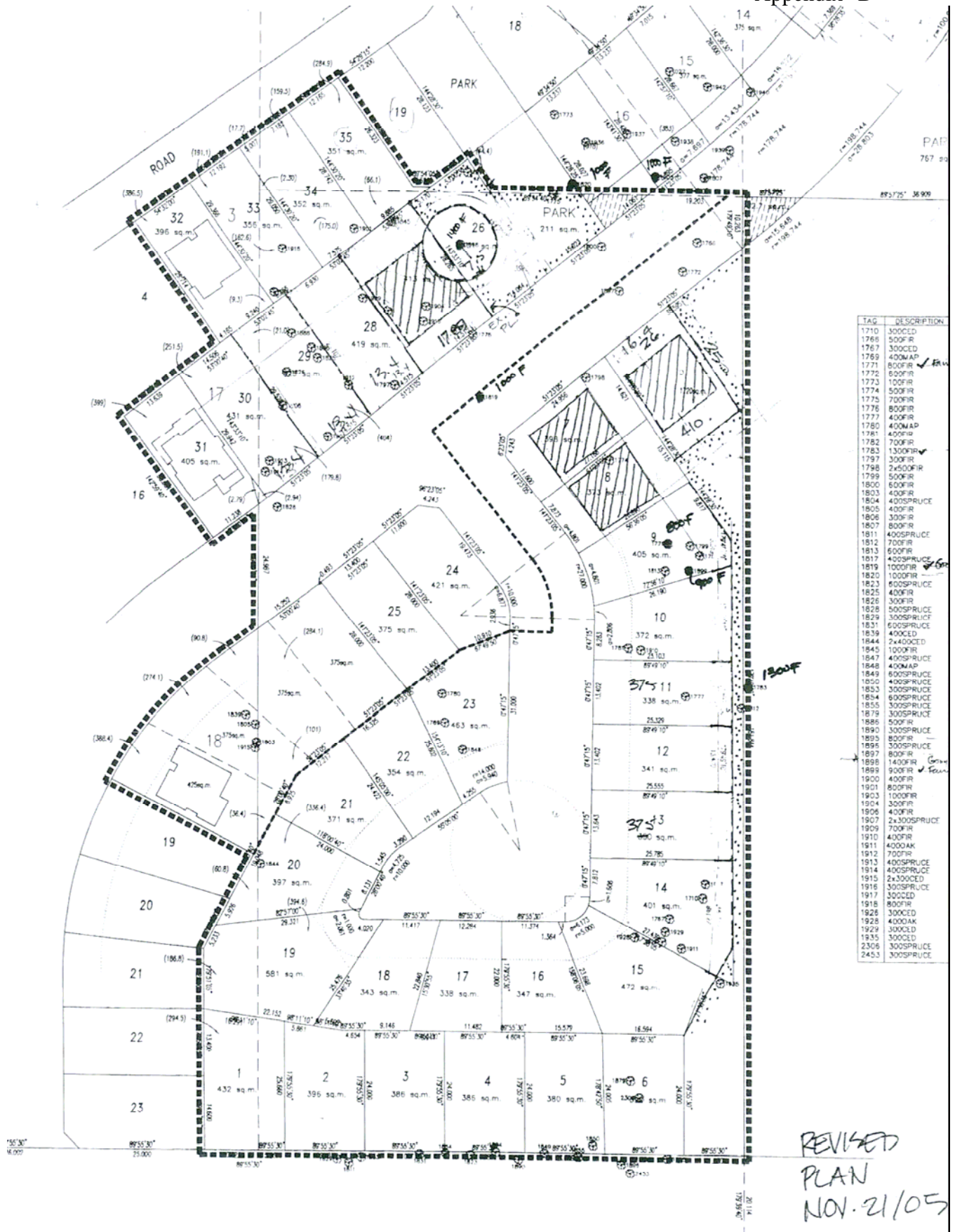
Tree # 1898
Proposed for Removal

Tree No. 1898

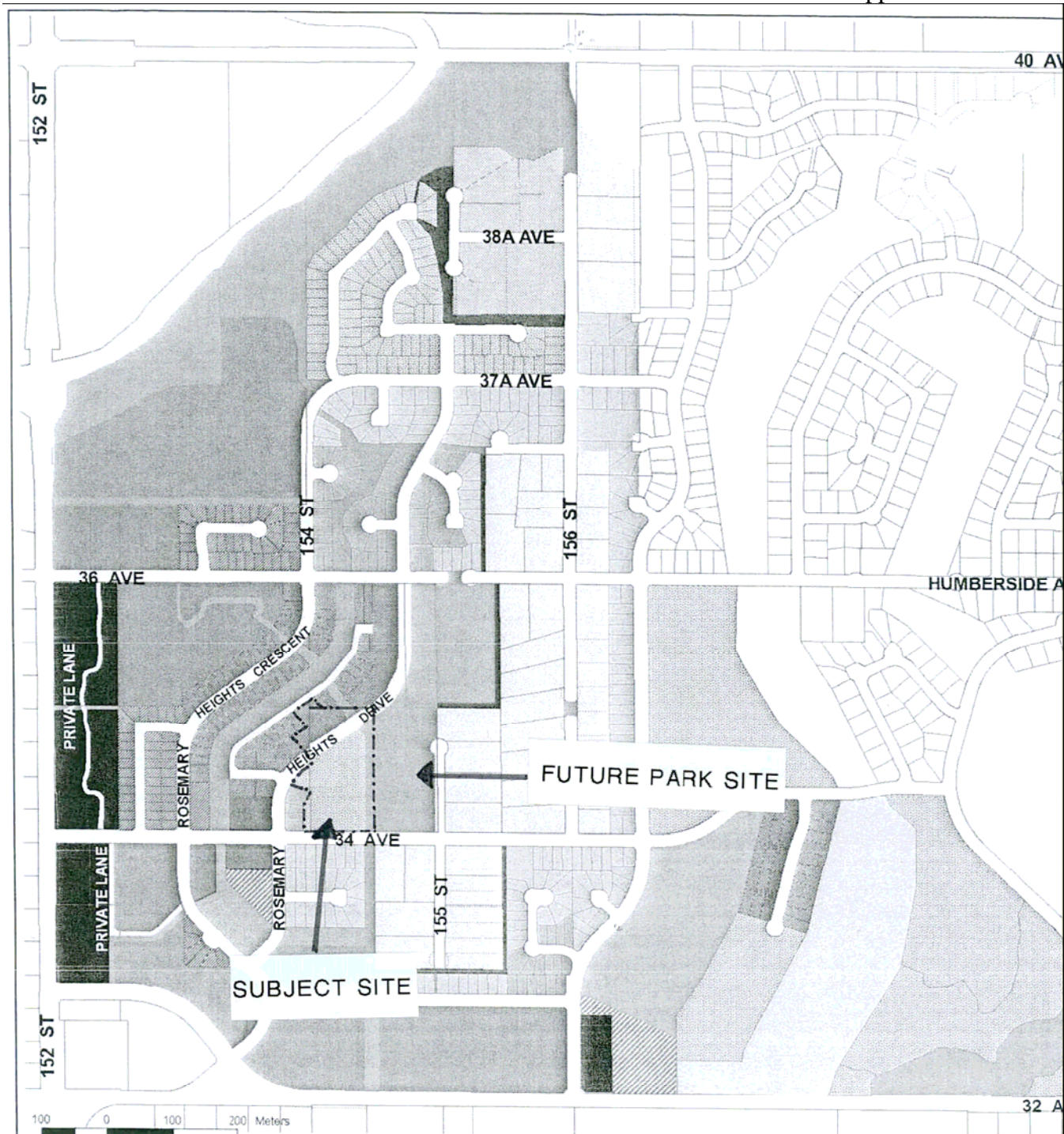


Tree No. 1898





REVISED
PLAN
NOV. 21/05



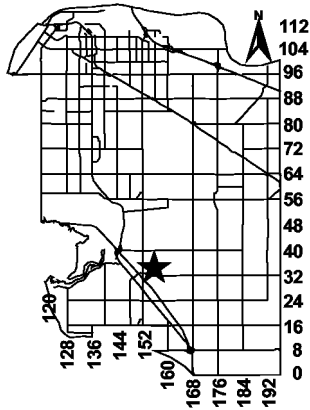
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|-------------------------------------|--|---------------------------|
| Suburban 1 Acre Residential | Single Family Small Lot | Institutional Residential |
| Suburban 1/2 Acre Residential | Townhouses | Buffer |
| Single Family Residential | Garden Apartments (3-Storeys) | Park / Open Space |
| Compact Single Family Residential | Neighbourhood Commercial | Elementary School |
| Clustering at Single Family Density | Institutional (Religious, College, Library, Fire Hall, etc.) | Golf Course |
| Compact Single Family/Cluster | | |

Approved by Council: May 6, 1999 Amended April

NOTE: This plan is conceptual in nature and is only intended to reflect a general pattern of land uses. These maps are general reference only and all information should be verified by the Surrey Planning and Development Department. Please refer to the Rosemary Heights Central NCP Document for complete information on this plan.

ROSEMARY HEIGHTS CENTRAL LAND USE PLAN

City of Surrey Planning and Development Department



Proposal: NCP amendment from Clustering at Single Family Density to Single Family Small Lot. Rezone from A-1 and RF-G to RF-12 and RF-G.

Recommendation: Approval to Proceed

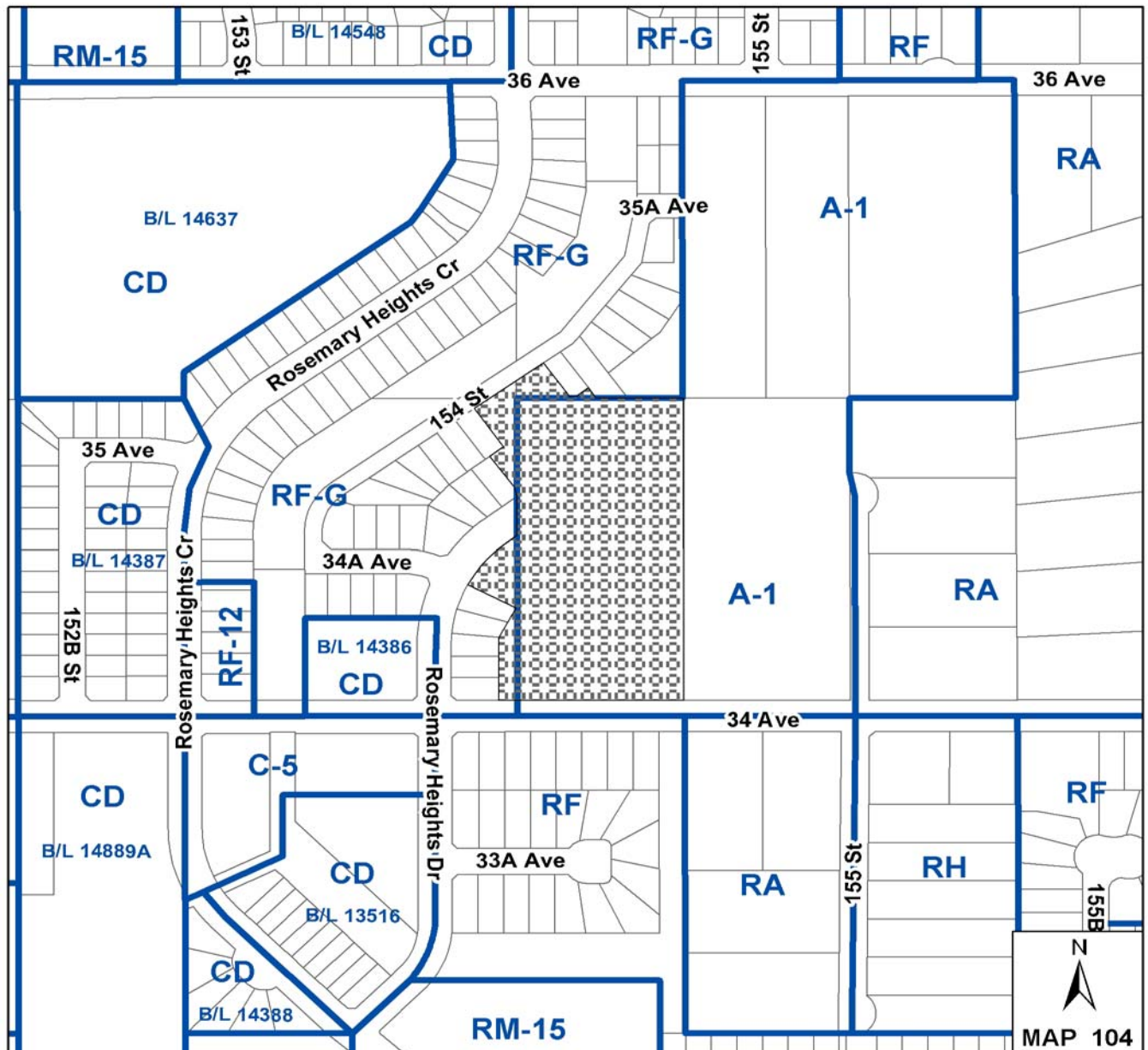
Location: 15423 - 34 Ave, 3486
 /3502 - 154 Street, 3450
 Rosemary Drive

Zoning: A-1

OCP Designation: Urban

NC Designation: SF Clustering Density & Compact SF

Owners: Qualico Developments (Vancouver) Inc. et al



PROJECT TIMELINE

Completed Application Submission Date: October 13, 2004
Planning Report Date: May 18, 2005

PROPOSAL

The applicant is proposing:

- an NCP amendment from Clustering at Single Family Density to Single Family Small Lot; and
- a rezoning from A-1 and RF-G to RF-12 and RF-G

in order to allow subdivision into 38 single family small lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the property (Block B) from "General Agriculture Zone (A-1)" (By-law No. 12000) and "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a portion of the property (Block A) from "General Agricultural Zone (A-1)" (By-law No. 12000) and "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) to "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable finalized tree survey and a statement regarding tree preservation.
3. Council pass a resolution to amend the Rosemary Heights Central NCP to redesignate the land from Clustering at Single Family Density to Single Family Small Lot when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

Parks: No concerns (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 14 students
Secondary students = 7 students
Total new students = 21 students

School Catchment Area/Current Enrollment/School Capacity:

Morgan Elementary School = 397 enrolled/355 capacity
Earl Marriott Secondary School = 1,483 enrolled/1,500 capacity

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 36 students
Secondary students = 26 students
Total new students = 62 students

Approved Capacity Projects and Future Space Considerations

An addition to Morgan Elementary has received capital plan approval for funding in 2006 (subject to feasibility study). Also, a new elementary school in the Rosemary Heights NCP Area has been included as a proposal in the 2005 - 2009 five year capital plan (site partially acquired).

The capital plan proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Existing single family home.
- **Significant Site Attributes** Site is forested with mostly coniferous trees.
- **East:** Existing single family home on 5-acre parcel, zoned A-1, designated Park/Open Space.
- **South:** Newer single family residential homes, zoned RF, designated Single Family Residential.
- **West:** Newer single family residential homes, zoned RF-G, designated Compact Single Family/Cluster.
- **North:** Newer single family residential homes, zoned RF-G, designated Compact Single/Family Cluster

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Clustering at Single Family Density needs amendment to Single Family Small Lot (Appendix IX).

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing RF-G lots in accordance with the Compact Single Family/Cluster designation in the northwest corner of the subject site. However, the remainder of the site on the south side of Rosemary Heights Drive is proposed to be amended in the Neighbourhood Concept Plan (NCP) from Clustering at Single Family Density to Single Family Small Lot to permit the proposed RF-12 Zone.
- The amendment is proposed to address an increase in the density to 6.8 upa from 6.0 as required by the Clustering at Single Family Density designation. The increase in density is due to the proposed RF-12 zone, which allows a smaller lot size compared to the RF-G Zone. The RF-12 Zone allows a minimum of 320 sq.m. (3,445 sq.ft.) lot compared to the RF-G Zone, which allows a minimum of 370 sq.m. (4,000 sq.ft).
- The site is surrounded by RF-G lots to the north and west; a future park to the east; and RF lots to the south. To ensure an appropriate transition along the most visible streetscapes, the applicant is proposing RF-G lots to interface with the existing RF-G lots along Rosemary Heights Drive. To address the interface with the RF lots across 34 Avenue, the applicant has also proposed to reduce the number of lots to ensure that the same number of RF-12 lots face the RF lots. The remainder of the RF-12 lots are proposed in a cul-de-sac from Rosemary Heights Drive. Since the majority of the lots are proposed to be located in the cul-de-sac, the impact will be minimal to the surrounding existing uses.
- The applicant also discussed the proposal with the Rosemary Heights Residents Committee at a number of meetings. Subject to resolving architectural and landscape design features along the

front and rear of the homes, and ensuring that the same number of RF-12 lots face the RF lots along 34 Avenue, the committee supports the proposed development (Appendix X).

DEVELOPMENT CONSIDERATIONS

- The lots fronting 154 Street and Rosemary Heights Drive, shown as Block A (Appendix XI) are proposed to be rezoned to the RF-G Zone. The lots fronting 34 Avenue and the cul-de-sac, shown as Block B, are proposed to be rezoned to the RF-12 Zone.
- The applicant is proposing a density of 17 upha (7.0 upa), which complies with the RF-G and RF-12 zones. Lots range in size from 338 sq.m. (3,638 sq.ft.) to 421 sq.m. (4,532 sq.ft.) in accordance with the proposed zones.
- In compliance with the 5 and 15% parkland dedication requirements for the RF-12 and RF-G Zones respectively, the applicant will be dedicating parkland along the eastern edge of the site. The parkland will be consolidated with a future park site that is adjacent to the subject site as shown in the Rosemary Heights Central NCP.
- To ensure an appropriate interface for the lots adjacent to the parkland, lots 6-15 are proposed to have cedar hedging planted through black chainlink fencing to soften the transition to the parkland.
- The areas proposed for development consists of a number of smaller remnant parcels under different ownership. To ensure a logical subdivision pattern, the owners will need to coordinate lot lines at subdivision stage. In the event that lot lines cannot be reasonably reconciled at subdivision stage, "no build" restrictive covenants will be required to be registered against title.

Building Scheme, Lot Grading, and Tree Preservation

- The applicant for the subject site has retained Tynan Consulting as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VII).
- The design consultant proposes to allow neo-heritage and neo-traditional housing styles that will be two-storeys with a minimum floor area of 167.2 sq.m. (1,800 sq.ft.). Building materials will include wood or cementitious siding, with limitations on stucco. Roofing materials will be limited to cedar shakes or concrete tiles only, and rooflines will be varied and steeply pitched. In accordance with the Rosemary Heights Central NCP, the design guidelines will also restrict the use of vinyl siding, asphalt shingle roofs, the development of secondary suites, and basement-entry homes. The design guidelines will also be tied to the land through a restrictive covenant.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Arbortech Consulting prepared the Arborist Report and Trees Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.

- The Arborist Report indicates there are 117 mature trees on the subject site. The report proposes the removal of 103 trees because they are located either within the building envelopes, within the footprint of proposed driveways or underground services, or are assessed as hazardous. The Report proposes 14 trees be retained; 1 on each of proposed Lots 15, 24, 27, 28, 30, 34 and 35, 3 on proposed Lot 10, and 4 along the park edge.
- To compensate for the trees being removed, the applicant will replant to ensure there will be 3 trees per lot for a total of 85 replacement trees. In addition, the applicant will be providing securities to ensure that up to 38 additional trees are planted in the boulevard along the street. Generally, applicants are required to provide one additional tree per lot for street trees.

PRE-NOTIFICATION

Pre-notification letters were sent on February 16, 2005, and staff received the following comments:

- Concern about trees being removed from the property

(The applicant has hired a certified arborist to assess the condition of the trees on the property. The report determines that most trees are located within the building envelope or road right-of-way, thus cannot be retained. The applicant proposes to plant 85 replacement trees on the lot and up to 38 trees on the boulevard.)

- There is too much density and traffic in the neighbourhood

(Traffic projections were based on original NCP designations and population estimates, however, many approved developments in the NCP have underutilized the allowable density provision. Therefore, the proposed land use will not appreciably increase the population projections for the Rosemary Heights Central NCP).

- Proposed lots are too small

(The proposed lots are similar to the pattern of development already established in the Rosemary Heights Central neighbourhood since most existing lots were based on a small lot type of zone. Furthermore, the proposed lots along Rosemary Heights Drive and 34 Ave. are proposed to be similar to existing lots across the street. Only the lots within the cul-de-sac are somewhat smaller, but they do not interface with existing surrounding lots.)

- Construction traffic should not block streets, nor start earlier than 7 am, and end no later than 4 or 5 pm.

(The developer confirms that construction crews will be reminded that hours of operation must be in accordance with the City's by-laws, which allow construction noise between 7:00 a.m. and 10:00 p.m. from Monday to Saturday, and to not block roads with construction vehicles.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	Rosemary Heights Central NCP Map
Appendix X.	Letter from Rosemary Heights Residents Committee
Appendix XI.	Block Plan for Zones

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated May 10, 2005
- Tree Survey and Tree Preservation and Planting Plan prepared by Arbortech Consulting and dated March 30, 2004.
- Residential Character Study and Proposed Building Scheme prepared by Tynan Consulting and dated January 5, 2004. (One copy is filed with the City Clerk's Office.)
- Soil Contamination Review Questionnaire prepared by Hugh Carter and dated October 12, 2004.

Murray Dinwoodie
General Manager
Planning and Development

SL/kms

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RB 12/12/05 9:50 AM

Information for City Clerk

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

1. (a) Agent: Name: Clarence Arychuk, Hunter Laird Engineering Ltd.
 Address: #300 - 65 Richmond Street
 New Westminster, B.C. V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

- (a) Civic Addresses: 15423 - 34 Avenue, 3486 - 154 Street, 3502 - 154 Street,
 3450 Rosemary Drive
- (b) Civic Address: 15423 - 34 Avenue
 Owner: 012-060-186
 PID: Qualico Developments (Vancouver) Inc. (Inc. No.
 A26101)
 Lot 12 Section 26 Township 1 New Westminster District Plan 1300
- (c) Civic Address: 3486 - 154 Street
 Owner: Diane Schouter
 PID: 025-877-771
 Lot 1 Section 26 Township 1 New Westminster District Plan BCP9896
- (d) Civic Address: 3502 - 154 Street
 Owner: Taxhar Construction
 PID: 025-421-883
 Lot 20 Section 26 Township 1 New Westminster District Plan LMP 54227
- (e) Civic Address: 3450 Rosemary Drive
 Owners: Lisa Balsor and Mathew Lewis
 PID: 025-120-387
 Lot 18 Section 26 Township 1 New Westminster District Plan LMP 51034

3. Summary of Actions for City Clerk's Office

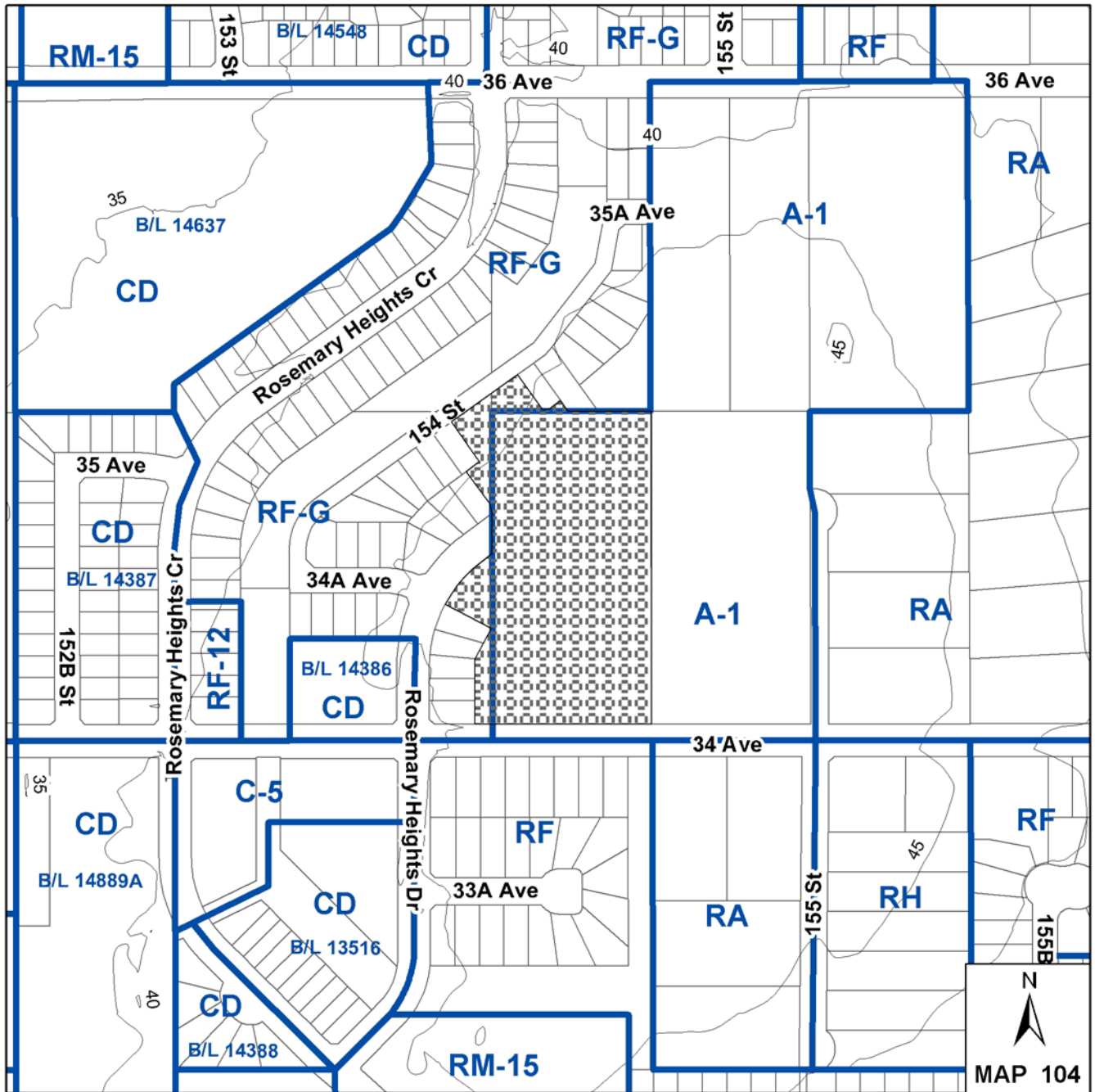
- (a) Introduce a By-law to rezone the property.

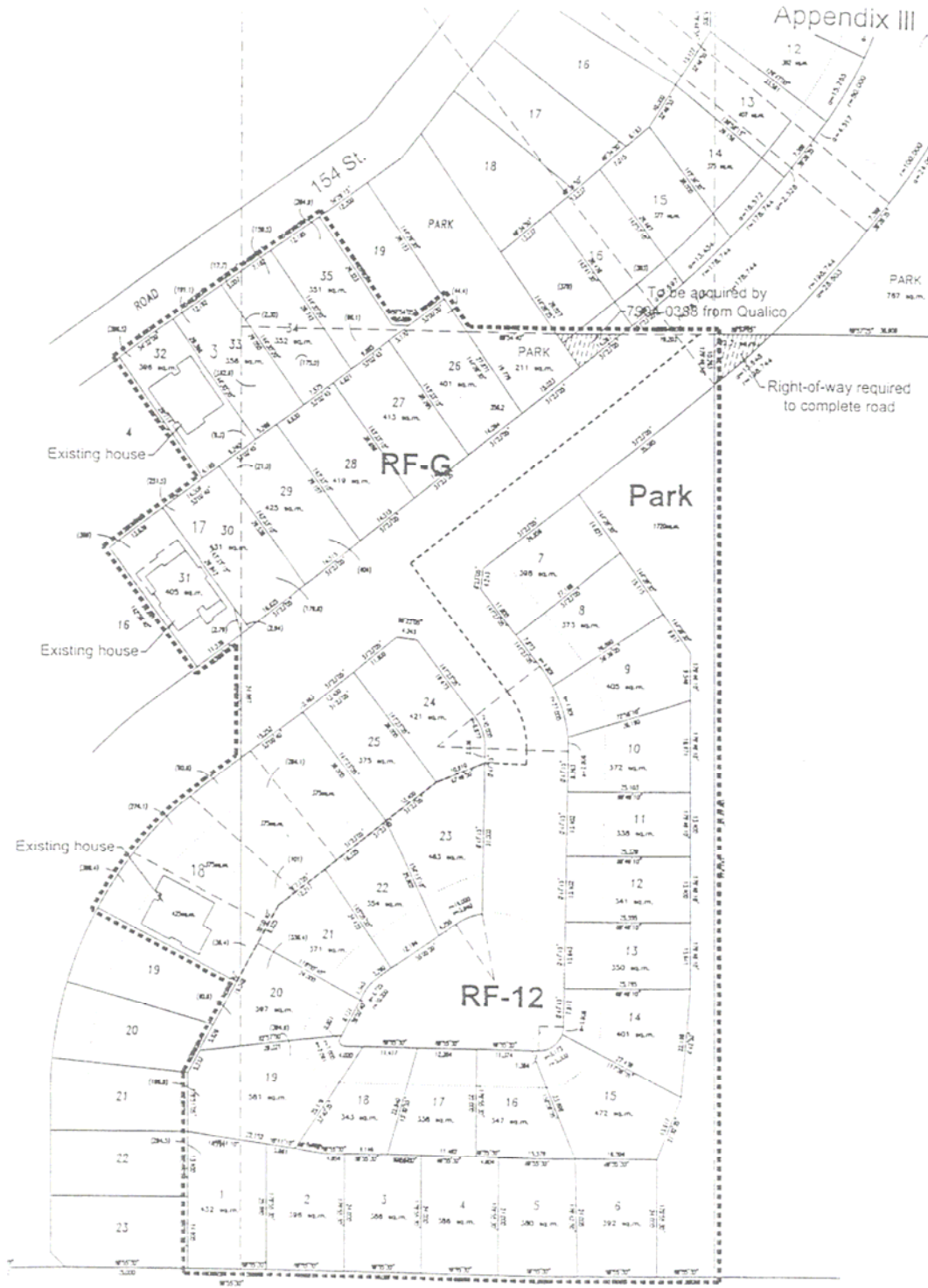
SUBDIVISION DATA SHEET

Proposed Zoning: RF-12/RF-G

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	5.391 ac
Hectares	2.183 ha
NUMBER OF LOTS	
Existing	4
Proposed	38
SIZE OF LOTS	
Range of lot widths (metres)	12 - 14.5 m
Range of lot areas (square metres)	338 - 581 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.4 upha/7.0 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	47%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	62%
PARKLAND	
Area (square metres)	1,720 m ²
% of Gross Site	7.9%
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

CONTOUR MAP FOR SUBJECT SITE





Qualico Development (Vancouver Inc.)
 Surrey File No. 7904-0375



revised April 25, 2005
Hunter
 ENGINEERING LTD
 May 2004
 #5497



INTER-OFFICE MEMO

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

DATE: May 12, 2005

FILE: 7804-0375-00

FROM: Land Development Engineer, Engineering Department

RE: Engineering Requirements
Location: 15423 - 34 Avenue, 3486 & 3502 - 154 Street and
3450 Rosemary Heights Drive

NCP AMENDMENT

Provided the applicant addresses all of the engineering requirements relative to the rezone and subdivision, the Engineering Department will not have any concerns with the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- the applicant will be required to dedicate 1.0 additional metre of road allowance across the frontage of the site on 34 Avenue.

Works and Services

- the applicant will be required to complete the north half of 34 Avenue to a collector standard;
- construct Rosemary Heights Drive to a through local standard;
- extend adequately sized water mains, storm sewers, and sanitary sewers to service each lot within this application;
- pay 100% drainage DCC as cash;
- pay SDR charges; and
- pay latecomer charges.

A servicing agreement is required prior to Rezone/Subdivision.

Sam Lau, P.Eng.
Land Development Engineer

SSL/JMW/brb

NOTE: Detailed Land Development Engineering Review available on file



INTER-OFFICE MEMO

TO: Stella Lee, Planner, South Surrey Section
FROM: Gian Singh, Planning Technician
DATE: January 14, 2005 FILE: 7904 0375 00

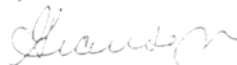
RE: Development Application
Location: 3486 and 3502-154 St,
3450 Rosemary Heights Dr

Following your circulation of December 22, 2004, we have reviewed the proposed development application and submit the following comments:

1. The proposed open space layout is acceptable.
2. The applicant should provide park amenity contributions on a per unit basis in keeping with the Stage II NCP adopted by Council.
3. At land clearing stage, the applicant should install temporary hard fencing at the property line bordering the proposed park and contact Steve Whitton (604-501-5166) in the Park Development Services Section to coordinate removal of hazardous trees (if any) in the park.
4. Units that abut the linear park should have low (1.2m maximum height) permeable fencing on the private property line. The facades of these units should have a 'front door' to the park. Gates to access the linear path are encouraged. (NOTE Where greenway is in a natural area/forest should have limited access points to prevent compaction - e.g. one to two per development area). Windows, patios, and decks should have views to the park and pathway system for visibility. These units could have elevated decks and/or patios overlooking the greenway. Plant material selection should be low enough when mature to maintain sight lines to the linear park. The preceding suggestions are to encourage surveillance of the park space as per the City's Crime Prevention through Environmental Design guidelines.

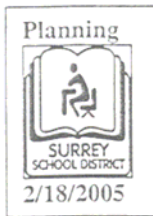
Should you require more information, please do not hesitate to contact the undersigned at 501-5072.

Thank you for the opportunity to review this proposal.


Gian Singh,
Planning Technician

Cc Bob Paterson, Manager Park Development Services

7904-0375



THE IMPACT ON SCHOOLS
APPLICATION #: 04 0375 00

SUMMARY

The proposed 40 single-family lots are estimated to have the following impact on schools:

Projected # of students from this development:

Elementary students: 14
 Secondary students: 7

September 2004 Enrolment/School Capacity:

Elementary School: Morgan Elementary
 Enrolment (K/1-7): 59K + 338 = 397
 Capacity (K/1-7): 80K + 275
 - there are 3 portables on site

Secondary School: Earl Marriott Secondary
 Enrolment (8-12): 1483
 Capacity (8-12): 1500

Projected cumulative impact of development approvals in the last 12 months (not including the subject project) in the subject catchment areas:

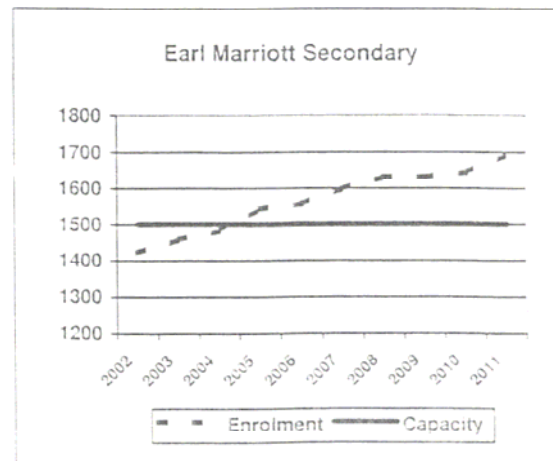
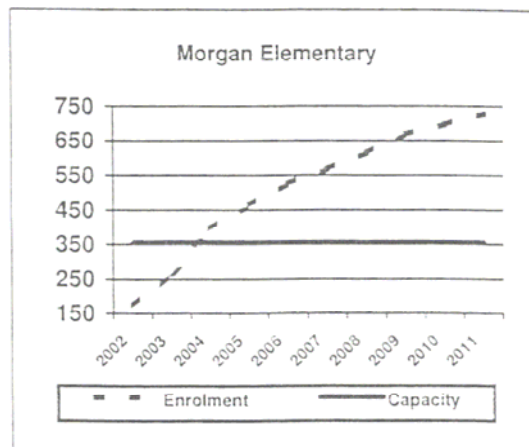
Elementary students: 36
 Secondary students: 26
 Total new students: 62

School Enrolment Projections and Planning Update:

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

An addition to Morgan Elementary has received capital plan approval for funding in 2006 (subject to feasibility study). Also, a new elementary school in the Rosemary Heights NCP Area has been included as a proposal in the 2005-2009 five year capital plan (site partially acquired).

The capital plan proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term.



BUILDING GUIDELINES SUMMARY

Surrey Project no: 7904-0375-00
 Project Location: 15423 - 34 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located on the north side of 34th Avenue (15300 and 15400 blocks) and on the east side of Rosemary Drive (3400 block) in Rosemary Heights. Adjacent to the east side of the subject site is a large undeveloped A-1 parcel (at 15473 – 34 Avenue). To the north, west, and south of the site are a large number of recently constructed, 2000 – 2400 square foot “Neo-Traditional” and “Neo-Heritage” style Two-Storey type homes. The homes are all constructed to a high modern standard. The homes have desirable, mid-scale massing characteristics, with well balanced, proportionally correct volume allocations. Most homes have a main common hip roof at a 10:12 pitch (some at 8:12) with two or more highly articulated street facing feature common gable projections. All homes but one have a shake profile concrete tile roof surface (one home has a cedar shingle roof). Homes are clad in hardiplank or in stucco (no vinyl) and have stone feature veneers in addition to wall shingles or vertical board and batten siding. Yard are landscaped to a high modern standard. These homes comprise a readily recognizable and desirable character area, and provide excellent architectural context for the subject site.

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

- 1) Readily recognizable neo-classical residential character provides specific context.
- 2) Dominance of Two-Storey home type.
- 3) Moderate home size. Most homes 2000-2400 square feet excluding garage.
- 4) Front entrance porticos are 1 ½ storeys in height (the front entrance portico is a significant architectural feature on most homes).
- 5) Massing: Existing homes provide desirable massing context.
- 6) Exterior cladding: No vinyl homes. Main wall cladding materials consist of cedar or stucco and/or hardiplank. Vinyl will therefore not be recommended.
- 7) Roof surface: All homes but one have shake profile concrete roof tile surfaces. One home has cedar shingles. No homes have asphalt Shingles.
- 8) Roof pitch: 8:12 or higher on all new homes. The high-slope roof characteristic should be preserved.

Dwelling Types/Locations:	Two-Storey.....	100%
	Basement Entry/Cathedral Entry	0%
	Rancher (bungalow).....	0%
	Split Levels.....	0%

Dwelling Sizes/Locations: Consistent size range: most homes are 2000-2400 sq. ft. excl. gar.
(Floor Area and Volume)

Exterior Treatment /Materials: Cedar : 6%, Vinyl : 0%, Hardiplank : 83%. (the sides and rear of most homes are clad in stucco, but very little stucco is visible from the street). Generous brick and/or wood detailing on all homes.

Roof Pitch and Materials: Cedar shingles: 6%, Asphalt shingles: 0%, Concrete tiles: 94%. All new homes have a roof pitch of 8:12 or higher (most at 10:12).

Window/Door Details: Rectangular windows dominant.

Streetscape: New 2000-2500 square foot "Neo-Traditional" and "Neo-Heritage style Two-Storey homes with attractive, well balanced massing characteristics, steeply pitched roofs, and high trim and detailing standards are set on compact RF-G lots landscaped to a high modern standard. A desirable, readily recognizable, and homogenous character, worthy of emulation, is evident.

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

Dwelling Types/Location: Two Storey, Split Levels, Bungalows, No Basement Entry.


Dwelling Size Restrictions: Two Storey or Split Level : 1800 sq. ft. minimum (excl. gar.)
 (if appropriate) Bungalows: 1100 sq. ft. minimum (excl. garage).

Interfacing Treatment with existing dwellings) Strong relationship with neighbouring "context homes". Similar style range includes: "Neo-Traditional", "Neo-Heritage" only. Similar home type and size. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

Restrictions on Dwellings (Suites, Basement Entry)	No Basement Entry type. No second kitchen or food preparation area; Not more than one bedroom on the main floor of a <i>two- storey single family dwelling</i> . No main floor configuration in which a bedroom, bathroom and games room can be isolated from the remainder of the main floor. No access to the basement from outside other than from the rear of the single family dwelling. Not more than one bathroom in the basement;
Exterior Materials/Colours:	No Vinyl, Stucco, Cedar, Hardiplank, Brick, and Stone only. "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones only, subject to consultant approval. "Warm" colours such as pink, rose, peach, salmon are not permitted on main cladding. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.
Roof Pitch:	Minimum 8:12.
Roof Materials/Colours:	Asphalt shingles not permitted. Only cedar shingles and shake profile concrete roof tiles are permitted (greys and browns only).
In-ground basements:	Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
Treatment of Corner Lots:	Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 50 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
Landscaping:	<i>High modern urban standard:</i> Tree planting as specified on Tree Replacement Plan plus at least one additional decorative tree. Minimum 17 shrubs of a minimum 5 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: January 5, 2004

Reviewed and Approved by:  Date: Jan 5/04

TREE PRESERVATION SUMMARY

Surrey Project No: 7904 - 0375 - 00Project Location: 15423 34th Avenue, SurreyRegistered Landscape Architect/Arborist Norman Hol - Arbortech Consulting Ltd

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference

1. General Tree Assessment of the Subject Site

The subject site is a large rural lot, with an existing home and landscaped yard covering the middle portion of the site. Surrounding the landscaped yard, a variety of remnant forest stands form a perimeter. The stand covering the southern one-third of the site consists predominantly of sparse, dying, paper birch *Betula papyrifera*, with a grove of dominant class black cottonwood *Populus trichocarpa* and a southern perimeter of co-dominant class Douglas-fir *Pseudotsuga menziesii* trees. The western perimeter of the southern stand is bounded by a densely spaced row of white cedar *Thuja occidentalis* trees, forming a tall hedge row.

Through the middle of the site, the east and west perimeters are sparsely treed with clumps of Douglas-fir and Western red cedar *Thuja plicata*, all remnant to a closed canopy stand that once covered the site before the residence was developed. There is also a small quantity of shade trees planted, including two pin oak *Quercus palustris* trees, and three London plane *Platanus x acerifolia* trees. In the northern quarter of the site, a remnant closed canopy Douglas-fir stand with a natural understory intact, except where driveways, buildings, and small areas of amenity space have been cleared. This stand is in fair condition overall with a few exceptions of poor condition trees, as noted in the inventory.

2. Summary of Proposed Tree Removal and Replacement

_____ The summary will be available before final adoption.

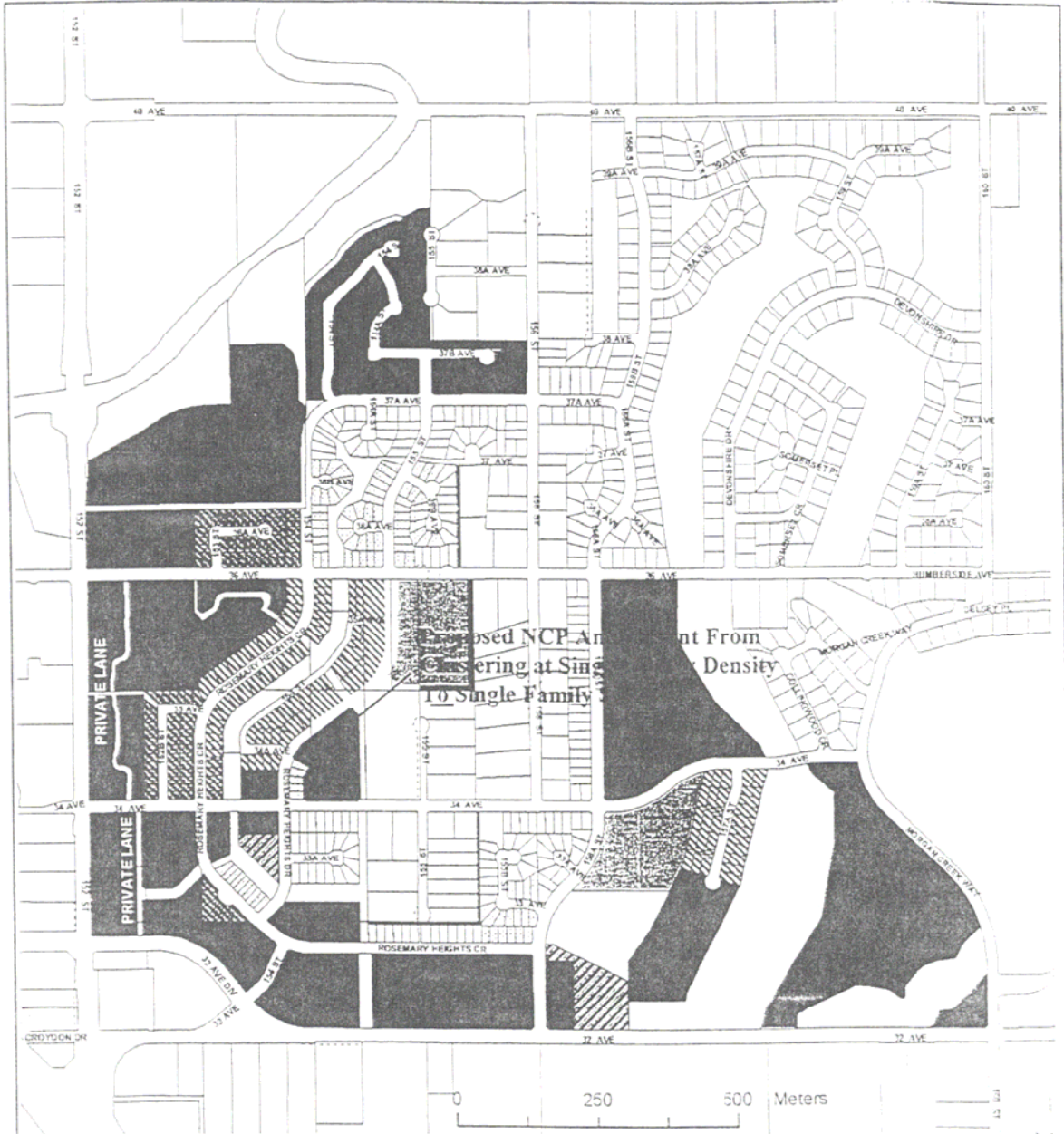
_____ Number of Protected Trees Identified	(A)	<u>117</u>
Number of Protected Trees to be Removed (hazard)	(B)	<u>0</u>
Number of Protected Trees to be Removed	(C)	<u>103</u>
Number of Protected Trees to be Retained (A-B-C)	(D)	<u>14</u>
Number of Replacement Trees Required (C*2)	(E)	<u>206</u>
Number of Replacement Trees Proposed	(F)	<u>85</u>
Number of Replacement Trees in Deficit (E-F)	(G)	<u>121</u>
Total Number of Prot. and Repl. Trees on Site (D+F)	(H)	<u>99</u>
Number of Lots Proposed in the Project	(I)	<u>35</u>
Average Number of Trees per Lot (H/I)		<u>3</u>

3. Tree Survey and Preservation/Replacement Plan

_____ Tree Survey and Preservation/Replacement Plan is attached

_____ This plan will be available before final adoption.

Summary and plan prepared and submitted by: _____ Date: May 4, 2005
(Arborist)



- | | | |
|-------------------------------------|--|---------------------------|
| Suburban 1 Acre Residential | Single Family Small Lot | Institutional Residential |
| Suburban 1/2 Acre Residential | Townhouses | Buffer |
| Single Family Residential | Garden Apartments (3-Storeys) | Park / Open Space |
| Compact Single Family Residential | Neighbourhood Commercial | Elementary School |
| Clustering at Single Family Density | Institutional (Religious, College, Library, Fire Hall, etc.) | Golf Course |
| Compact Single Family/Cluster | | |

**ROSEMARY HEIGHTS
CENTRAL LAND USE PLAN**

Approved by Council: May 6, 1999 Amended April 2004

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

Rosemary Heights Residents Committee

April 18, 2005

Nicolas Lai
Manager, South Surrey
Planning and Development Department
City of Surrey
14245 56 Avenue
Surrey, BC
V3X 3A2

Re: Qualico Developments
Foxridge Homes
34th Avenue and 155 Street (Agar's Property)

A subcommittee of our group met with Mr. Friesen, Mr. Arychuk and Mr. Carter on April 13, 2005, to further review their proposed project as noted above.

A few minor changes were agreed upon. These were brought to the attention of our other members and were endorsed unanimously.

The issues discussed and endorsed were as follows:

- Lots facing 34th Avenue are to be reduced by 1 (now 6 instead of 7).
- Apparently there was some thought to reposition lots 8 and 9. We do not support this suggestion. The lots, we feel, should remain as is. Doing so allows for attractive hedging along Rosemary Drive, backyard facing the park, better security of park and provision to landscape a distinctive entrance into the cul-de-sac.
- Hedging is to be planted along length of park.
- Homes are to have distinctive exterior features such as stone or brick trim, etc.
- Siding and roofing will comply with the NCP.
- Fencing and decorative concrete or stone wall will be constructed on corner lots.

Rosemary Heights Residents Committee

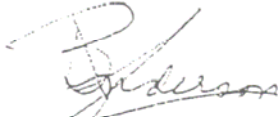
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Re: Rosemary Crest Developments

We also reviewed the plan for the proposed development north of the Foxridge project. We would appreciate it if you would give serious consideration to repositioning lots 8 and 9 from a north-south position to an east-west one.

Thank you for your consideration in these matters.

Yours truly,

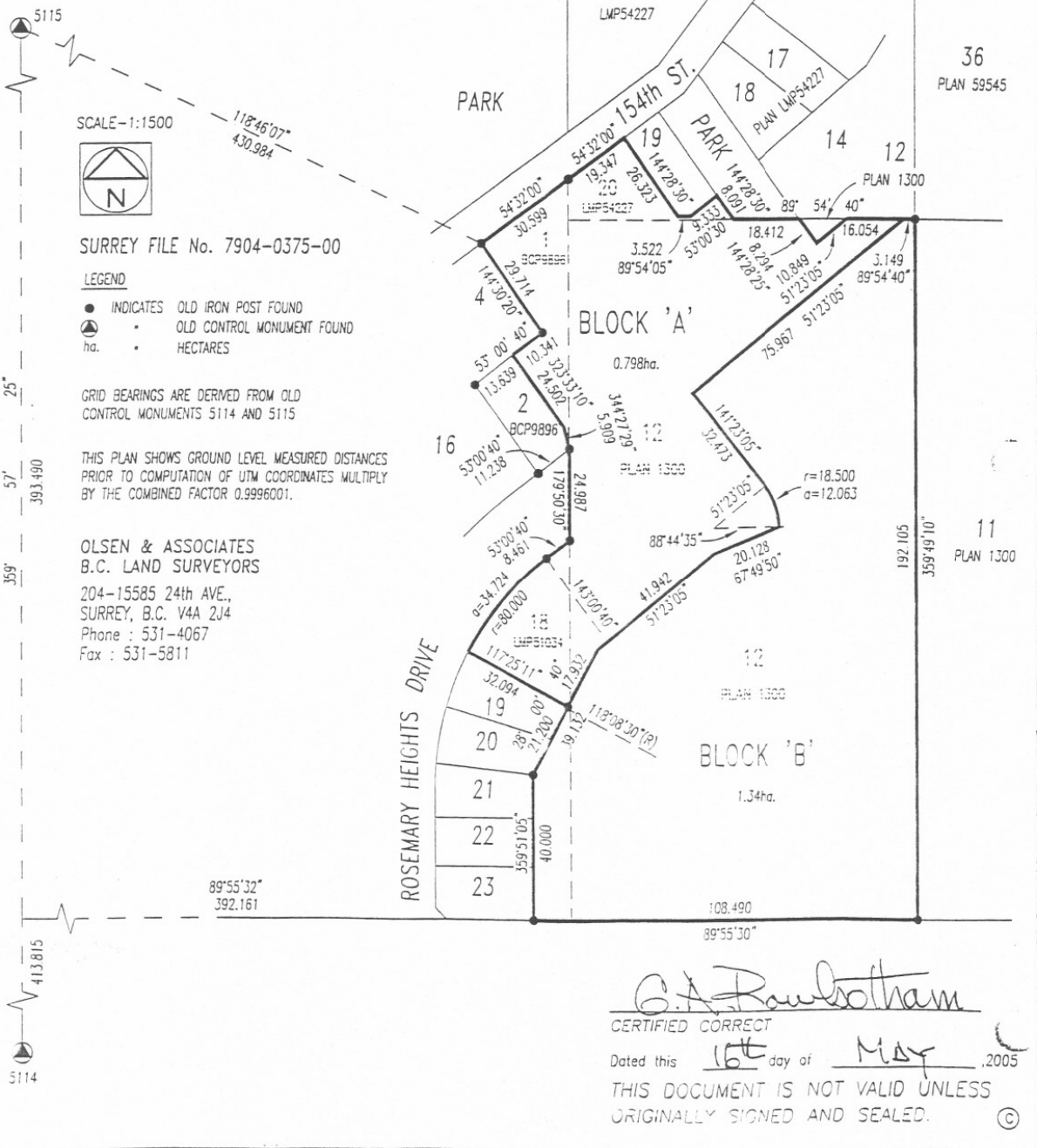


Blair Anderson
Co-Chairman – Rosemary Heights Residents Committee

15558 36 Avenue
Surrey, BC
V3S 0J5
(604) 574-7554 (phone and fax)

cc: Stella Lee, Associate Planner
Jake Friesen
Clarence Arychuck

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No. _____, OF PORTIONS OF SECTION 26, TOWNSHIP 1, N.W.D. COMPRISING:
 LOT 1, PLAN BCP9896; LOT 20, PLAN LMP54227; A PORTION OF LOT 12, PLAN 1300 AND LOT 18, PLAN LMP51034



G.A. Rowbotham
 CERTIFIED CORRECT
 Dated this 16th day of May, 2005
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED. ©

Our File - 16622bylaw4