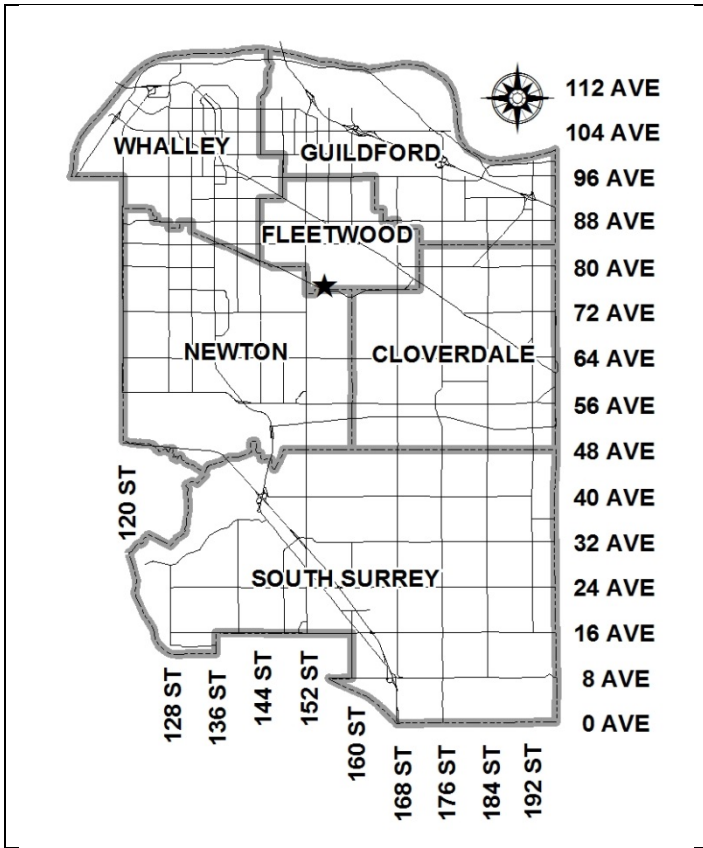


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0357-00

Planning Report Date: April 27, 2015

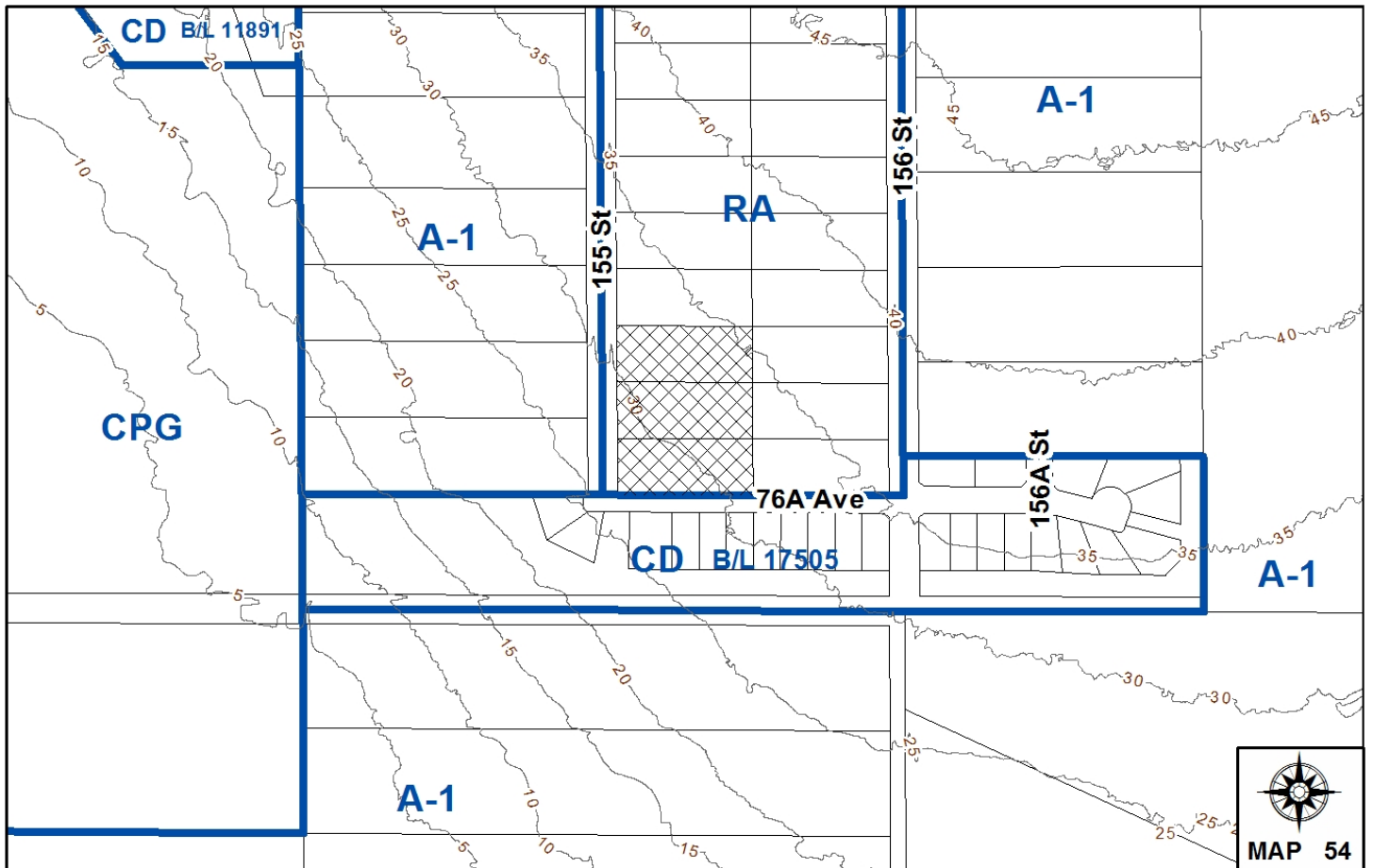


PROPOSAL:

- **NCP Amendment** from 1/4 Acre Gross Density (4 upa) to Low-Medium Density Cluster (5 upa)
- **Rezoning** from RA to RF

in order to allow subdivision into 12 single family lots, with one remnant lot for future consolidation.

LOCATION: 7690, 7666, and 7644 - 155 Street
OWNERS: Ravinder Kumar et al.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: 1/4 Acre Gross Density 4 (upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Fleetwood Enclave Infill Area Concept Plan is required to permit an increase in the allowable density from 4 upa to 5 upa.

RATIONALE OF RECOMMENDATION

- Despite the increase in density, the proposed lot areas and lot widths are consistent with those proposed in the Fleetwood Enclave Infill Area Concept Plan, which was approved by Council on March 11, 2013 (Corporate Report No. R049; 2013).
- The applicant held a Public Information Meeting (PIM) in the community to apprise local residents and property owners of the proposed amendment to the Fleetwood Enclave Plan. No objections were raised at the PIM.
- The applicant will provide cash-in-lieu compensation to fulfill the 8.5% open space requirement of the Fleetwood Enclave Infill Area Concept Plan.
- In order to compensate for the additional pressure that an amendment to the "Low-Medium Density Cluster (5 upa)" designation will have on the larger community, the applicant has agreed to a community benefit in the form of additional cash-in-lieu compensation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 7690 - 155 Street (proposed Lot 13) until future consolidation with the adjacent property (7706 - 155 St);
 - (f) registration of a Section 219 Restrictive Covenant to advise the future owners of proposed Lots 1 to 12 of agricultural practices in the area;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) the applicant address open space requirements of the Fleetwood Enclave Infill Area Concept Plan, to the satisfaction of the General Manager, Planning and Development; and
 - (i) the applicant provide an additional community benefit to address the additional pressure that an amendment to the "Low-Medium Density Cluster (5 upa)" designation will have on the larger community.
3. Council pass a resolution to amend the Fleetwood Enclave Infill Area Concept Plan to redesignate the land from "1/4 Acre Gross Density 4 (upa)" to "Low-Medium Density Cluster (5 upa)" 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 outlined in Appendix III.

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

6 Elementary students at Coyote Creek Elementary School
 3 Secondary students at Fleetwood Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring, 2016.

Parks, Recreation & Culture: Parks notes that an increase in density to "Low-Medium Density Cluster (5 upa)" designation in the Fleetwood Enclave Plan will place additional pressure on parks and open space in the community. Parks supports the proposed amendment with the provision of an appropriate community benefit.

SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcels with existing dwellings, to be demolished.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwellings on acreage parcels	¼-Acre Density (4 upa)	RA
East:	Single family dwellings on acreage parcels	¼-Acre Density (4 upa)	RA
South (Across 76A Ave):	Single family dwellings and Park	Suburban Cluster (2 upa) and Parkland Buffer	CD (By-law No. 17505)
West (Across 155 Street):	Single family dwelling on acreage parcel and single family dwellings on acreage parcels under Application No. 7912-0308-00 (Third Reading)	Low Density Cluster (4 upa)	A-1

SITE CONTEXT

- The approximately 1.0-hectare (2.55-acre) subject site is located in Fleetwood within the area that comprises the Fleetwood Enclave Infill Area Concept Plan ("Fleetwood Enclave Plan" shown as Appendix VII). The Fleetwood Enclave area, which covers approximately 26 hectares (65 acres) of land, consists of large acreage residential properties, and is bordered by an established single family residential neighbourhood to the north, the unopened 76 Avenue right-of-way and ALR to the south, the Eaglequest (Coyote Creek) Golf Course to the west and Fleetwood Park to the east.
- The Fleetwood Enclave Plan was adopted by Council on March 11, 2013 (Corporate Report No. R049). The related Fleetwood Enclave Area Servicing Strategy was approved by Council on September 9, 2013 (Corporate Report No. R161).
- The subject site is designated "Urban" in the Official Community Plan (OCP), following the adoption of OCP By-law No. 18020 (approved by Council on October 20, 2014).
- The subject site is designated "1/4 Acre Gross Density (4 upa)" in the Fleetwood Enclave Infill Area Concept Plan (Fleetwood Enclave Plan), and is zoned "One-Acre Residential Zone (RA)".

DEVELOPMENT CONSIDERATIONS

Current Application

- The subject proposal is to redesignate the site in the Fleetwood Enclave Plan from "1/4 Acre Gross Density (4 upa)" to "Low-Medium Density Cluster (5 upa)" and to rezone from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", in order to allow subdivision into twelve (12) single family lots at a density of 13 units per hectare (uph) or 5 units per acre (upa), and one remnant parcel for future consolidation with the lot to the north (7706 - 155 Street).
- The twelve (12) proposed new lots (proposed Lots 1 to 12) range in size from 585 square metres (6,297 sq.ft.) to 636 square metres (6,846 sq.ft.), in width from 16 metres (52 ft.) to 19.9 metres (65 ft.), and in depth from 29.5 metres (97 ft.) to 39.5 metres (130 ft.). The one (1) remnant lot (proposed Lot 13) will be 1,069 square metres (11,506 sq.ft.) in area, 13.4 metres (44 ft.) in width and 79.5 metres (261 ft.) in depth. A no-build Restrictive Covenant will be registered over this remnant lot until such time as it is consolidated with the property to the north (7706 - 155 Street).
- The Fleetwood Enclave Plan development guidelines propose a minimum lot depth of 40 metres (131 ft.), largely because this was the most practical depth after road and open space dedications. The subject application proposes eight (8) lots with a depth of 39.5 metres (130 ft.) and four (4) lots with a depth of 29.5 metres (97 ft.). The proposed lots with reduced depth (proposed Lots 1 to 4) front future 76A Avenue.

- If proposed Lots 1 to 4 were oriented east-west towards 155 Street and 155A Street, it would be possible to achieve a depth of 39.5 metres (130 ft.). However, by orienting these four lots towards 76A Avenue, the lots will face the existing single family lots across 76A Avenue, creating a better street interface. These proposed lots are also oriented towards the existing park access across 76A Avenue, therefore creating a safer environment for pedestrians by increasing "eyes on the street". Finally, the applicant increased the width of the lots in the proposed development, which make the lot widths more consistent with the existing lots to the south and the future lots to the west (under Application No. 7912-0308-00, currently at Third Reading).

Open Space and Biodiversity Conservation Strategy

- The Fleetwood Enclave Plan was developed in accordance with the City of Surrey's *Ecosystem Management Study* (EMS), which was endorsed by Council on April 18, 2011 (Corporate Report No. R061), and the *Biodiversity Conservation Strategy* (BCS), which was approved by Council on July 21, 2014 (Corporate Report No. R141).
- A central concept within the BCS is the "Green Infrastructure Network" (GIN), which identifies large habitat areas throughout the City for protection (referred to as "hubs" and "sites"), and ensures connectivity between them ("corridors"). Corridors, it should be noted, are often used to meet several City objectives, including wildlife corridors as well as recreational greenways.
- The Fleetwood Enclave Plan incorporates many of the strategies identified in the BCS. The Fleetwood Enclave Plan proposes approximately 2.5 hectares (6.2 acres) of total open space, including parkland and pathways, within the Plan area. The proposed open space areas on the west, south and east edges of the Fleetwood Enclave Plan area will be maintained as a natural woodland habitat.
- These open spaces and pathways will connect to the existing trail networks that are within the adjacent Fleetwood and Surrey Lake Parks (see Appendix VII). Both Fleetwood Park and Surrey Lake Park are not only valuable recreational spaces, they have also been identified as high value, ecologically significant "hubs" in the BCS. The Fleetwood Enclave Plan has placed a priority on preserving and enhancing these important park spaces/hubs, and on supporting the connections that link the Fleetwood Enclave Plan area to Fleetwood Park and Surrey Lake Park.
- A linear park consisting of a meandering pathway is proposed to bisect the neighbourhood north of the subject site from east to west through the middle of 77 Avenue, with vehicle travel lanes located on both the north and south sides of this linear park. This proposed linear park serves two purposes:
 - Designed to incorporate a meandering path, native vegetation and tree coverage, the park will function primarily as an amenity for area residents. With limited vehicle crossings, residents (particularly children) will have the ability to safely cross the neighbourhood, eventually connecting to Fleetwood Park;
 - In addition, identified as a "local corridor" in the GIN, it is designed to provide movement of wildlife species that are tolerant of human disturbance, serving as only one component of a larger regional network; and

- The additional width of this linear park also allows for the retention or re-planting of tree coverage that is more significant than that found in a typical recreational greenway.
- Within the portion of the Fleetwood Enclave Plan area designated "1/4 Acre Gross Density (4 upa)", proposed developments are to provide either 8.5% of the gross site area as open space to allow for the development of the linear park noted above, or provide compensation in the form of cash-in-lieu for any shortfall in area preserved as open space. This value was determined through the planning process for the Fleetwood Enclave Plan as it allows the Parks, Recreation and Culture Department to acquire and construct the linear park for the portion of the Fleetwood Enclave Plan area situated between 155 Street and 156 Street.
- The proposed linear park does not bisect the subject site. The applicant will therefore be required to provide 8.5% cash-in-lieu of open space.
- As the applicant is proposing to redesignate the subject site to "Low-Medium Density Cluster (5 upa)", the applicant has offered to provide an additional community benefit of 2.25%, resulting in a total cash-in-lieu of open space contribution of 10.75%.

Road Construction Requirements

- The applicant will be required to construct 155 Street, 155A Street and 76A Avenue to the Neo-traditional Through Local Road standard fronting the site.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which suggest that the older housing stock in the area does not provide suitable architectural context, has proposed a set of building design guidelines that recommend an updated design standard (Appendix V) consistent with the other new development projects in the Plan area.

Proposed Lot Grading

- In-ground basements are proposed for all lots based on the lot grading (prepared by Hub Engineering Inc.). Basements will be achieved with minimal cut or fill. The information provided has been reviewed by staff and found generally acceptable, although some minor revisions are required.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

- Pre-notification letters were sent out on March 24, 2015 to a total of 49 addresses. Staff did not receive any responses.

- In addition, at the request of staff, due to the proposed Fleetwood Enclave Plan amendment, the applicant held a Public Information Meeting (PIM). The PIM was held at Coyote Creek Elementary School on March 25, 2015. The purpose of the PIM was to apprise local residents and property owners of the proposed amendment to allow for an increase in density in the Fleetwood Enclave Plan. A staff representative from the Planning and Development Department was in attendance.
- Seven people attended the PIM. No comment sheets were received either at the PIM or in the period following the meeting.
- The attendees were owners of the larger parcels of lands in proximity to the subject site. No owners from the surrounding developed lands to the north were in attendance, although staff did contact two of these owners.
- The attendees asked a few questions and offered a few comments to staff and to the applicant. In general, the attendees noted that they would like the neighbourhood to stay as it is but understand that change is coming to the neighbourhood.
- Two property owners did indicate that they would prefer that the Fleetwood Enclave Plan would permit higher density.

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "1/4 Acre Gross Density (4 upa)" in the Fleetwood Enclave Plan. This designation comprises all of the properties in the centre of the Fleetwood Enclave Plan area, bounded by the existing single family residential neighbourhood to the north, 76A Avenue to the south, 155 Street to the west, and 156 Street to the east as well as a small area in the northwest corner of the Plan area, west of 155 Street.
- The applicant proposes to redesignate the subject site to "Low-Medium Density Cluster (5 upa)".
- Despite the increase in density, the proposed lot areas and lot widths are consistent with those proposed under the "1/4 Acre Gross Density (4 upa)" designation in the Fleetwood Enclave Plan. As previously noted, the proposed lots range in size from 585 square metres (6,297 sq.ft.) to 636 square metres (6,846 sq.ft.), and in width from 16 metres (52 ft.) to 19.9 metres (65 ft.). The Fleetwood Enclave Plan suggests a minimum lot size of 557 square metres (6,000 sq.ft.) and a minimum lot width of 16 metres (52 ft.) for lots created under the "1/4 Acre Gross Density (4 upa)" designation. As previously noted in the "Development Considerations" section, the proposed lot depths of proposed Lots 1 to 4 are not consistent with the Plan, but the proposed depths have merit given their location, configuration, and context.
- As noted in the "Pre-Notification and Public Information Meeting" section, the applicant held a Public Information Meeting (PIM) in the community to apprise local residents and property owners of the proposed amendment to the Fleetwood Enclave Plan. No objections were raised at the PIM.

- It should be anticipated that, if the applicant is successful in redesignating the subject site, subsequent development proposals will likely seek similar redesignations to the remaining properties that are designated "1/4 Acre Gross Density (4 upa)". It is also reasonable to assume that the properties within the "Low Density Cluster (4 upa)" designation not currently under application may seek to redesignate to permit similar 5 upa density.
- The buildout scenarios developed for the Fleetwood Enclave Plan projected that the "1/4 Acre Gross Density (4 upa)" designation would yield approximately 79 dwelling units. A redesignation to "Low-Medium Density Cluster (5 upa)" would result in approximately 20 additional units.
- Similarly, as there are approximately 3.4 hectares (8.5 acres) of land within the "Low Density Cluster (4 upa)" designation not currently under application, a redesignation to "Low-Medium Density Cluster (5 upa)" would result in approximately 8 additional units.
- In total, the projected total number of lots in the Fleetwood Enclave Plan area at buildout could potentially increase by 28 lots, from 240 total lots up to 268 total lots.
- As part of the Engineering Servicing Strategy of the Fleetwood Enclave Plan, the City retained a Transportation consultant, Bunt & Associates Engineering Ltd, to perform a Traffic Impact Assessment (TIA) to identify potential transportation infrastructure improvements. The TIA included an assumption that 56 % of the single family lots will include secondary suites, and incorporated this into the trip generation rate.
- Using information from the TIA, Transportation staff determine that an additional 28 lots will result in up to 47 additional peak hour trips to and from the neighbourhood through the intersection of 80 Avenue and 156 Street. Transportation staff anticipates that the intersection will continue to function at an adequate level of service with the potential increase in lots.
- As the size of the proposed lots are consistent with the original intent of the Fleetwood Enclave Plan, and as no concerns were raised by local residents and property owners at the PIM or through the pre-notification process, and as the applicant is volunteering a community benefit in the form of additional cash-in-lieu of open space contribution, staff support the proposed amendment to the Fleetwood Enclave Plan.

TREES

- Monica Ardiel and Peter Mennel, ISA Certified Arborists of Mike Fadum and Associates, Ltd. prepared an Arborist Assessment for the subject property (see Appendix VI). The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	7	7	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Butternut	1	1	0
Cherry	2	2	0
Holly	1	1	0
Maple, Big Leaf	20	14	6
Maple, Norway	2	2	0
Oak, English	5	5	0
Coniferous Trees			
Cedar, Western Red	8	7	1
Douglas-fir	4	4	0
Spruce, Norway	4	3	1
Spruce, Sitka	1	1	0
Total (excluding Alder and Cottonwood Trees)	48	40	8
Additional Trees in the proposed Open Space Area	N/A	N/A	N/A
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		36	
Total Retained and Replacement Trees		44	
Contribution to the Green City Fund		\$15,300	

- The Arborist Assessment states that there are a total of forty-eight (48) mature trees on the site, excluding Alder and Cottonwood trees. Seven (7) existing trees, approximately 13% of the total trees on the site, are Alder and Cottonwood trees. It was determined that eight (8) trees can be retained as part of this development proposal, although these will be reassessed once the remnant parcel is redeveloped in the future. The proposed tree removal and retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of eighty-seven (87) replacement trees on the site. Since only thirty-six (36) replacement trees can be accommodated on the site (based on an average of three (3) trees per lot), the deficit of fifty-one (51) replacement trees will require a cash-in-lieu payment of \$15,300, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on 155 Street, 155A Street, and 76A Avenue. This will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of forty-four (44) trees are proposed to be retained or replaced on the site with a contribution of \$15,300 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 22, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Within the Fleetwood Enclave Infill Plan area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Density is calculated on the gross site area, as the development is providing cash-in-lieu as compensation for open space. • Secondary suites will be provided, offering a diversity of housing options.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards such as absorbent soils. • The development will contribute to the acquisition and development of open space in the neighbourhood which is to be provided as a linear park bisecting the Plan area.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development will connect to several multi-use pathways within adjacent open space and parks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The development incorporates CPTED principles, such as providing "eyes on the street", and is accessible to outdoor space that is suitable for different age groups.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A Public Information Meeting was held as part of the initial review phase to apprise residents of the proposed development and seek input.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Fleetwood Enclave Plan

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/da

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Information for City Clerk

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

1. (a) Agent: Name: Mike Kompter
Hub Engineering Inc.
Address: #101 - 7485 - 130 Street
Surrey, B.C. V3W 1H8

Tel: 604-572-4328
Fax: 604-501-1625

2. Properties involved in the Application

(a) Civic Addresses: 7690 - 155 Street
7666 - 155 Street
7644 - 155 Street

(b) Civic Address: 7690 - 155 Street
Owners: Ravinder Kumar
Mandeep Kumar
PID: 010-026-282
Lot 15 Section 23 Township 2 New Westminster District Plan 14887

(c) Civic Address: 7666 - 155 Street
Owners: Manjinder S Bains
Ajit S Birak
PID: 007-433-034
Lot 16 Section 23 Township 2 New Westminster District Plan 14887

(d) Civic Address: 7644 - 155 Street
Owners: Patrick J McCarthy
Wendy McCarthy
PID: 010-026-312
Lot 17 Section 23 Township 2 New Westminster District Plan 14887

3. Summary of Actions for City Clerk's Office

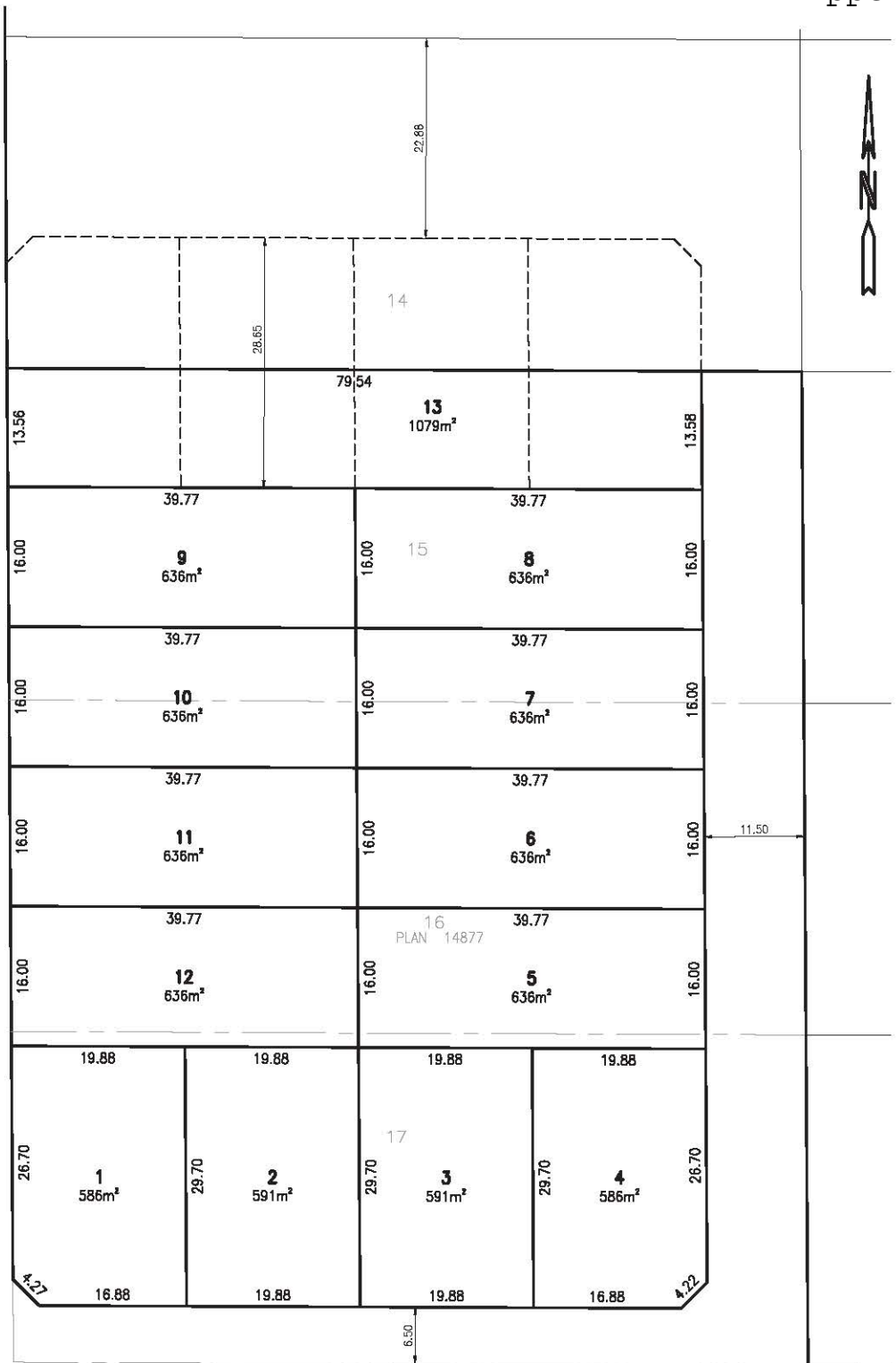
(a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.55
Hectares	1.03
NUMBER OF LOTS	
Existing	3
Proposed	13
SIZE OF LOTS	
Range of lot widths (metres)	16 m – 19.9 m (plus 13.4 m remnant lot)
Range of lot areas (square metres)	585 m ² – 636 m ² (plus 1,069 m ² remnant lot)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.6 lots/hectare 5.2 lots/hectare
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	27%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	YES (plus additional)
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

155 STREET



76A AVENUE

BCP7408
EPP23629

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP
Land Use, Development & Environmental Strategies

101 - 7485 - 150 Street, Surrey, B.C. V3W 1H8
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

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CLIENT:		PROJECT: 7644, 7666, - 155 ST			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 14084	DATE NOV 2014	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

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

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

DATE: **April 21, 2015** PROJECT FILE: **7814-0357-00**

RE: **Engineering Requirements
Location: 7644/66/90 - 155 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 11,500 metres for 155A Street for a total of 18,000 metres;
- Dedicate 6,500 metres for 76A Avenue for a total of 18,000 metres;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 155 Street and 76A Avenue;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 155A Street and 76A Avenue;
- Provide 0.5 metre wide statutory rights-of-way (SROW) along 155 Street, 155A Street and 76A Avenue frontages.

Works and Services

- Construct east side of 155 Street to Neo-Traditional Through Local standard;
- Construct 155A Street to Neo-Traditional (Half Road) Through Local standard;
- Construct north side of 76A Avenue to Neo-Traditional Through Local standard;
- Construct sanitary sewer main and storm sewer main on 155 Street, and water main, sanitary sewer main and storm sewer main on 155A Street to service the site;
- Register restrictive covenants for on-site stormwater management features and for sanitary pumped connection, if applicable; and
- Pay applicable water, sanitary, drainage and road latecomer fees.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

HB



Wednesday, April 15, 2015
 Planning

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.

Capacity for Coyote Creek Elementary in the table below includes the main school building (40K + 500) plus a modular classroom complex with capacity for 100 students. The projections below include the estimated enrolment growth from The Enclave and other development in the catchment area. Both the elementary school and secondary school are projected to be at or over capacity in the near future and portables or catchment changes may be required to balance enrolment in the future.

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0357 00

SUMMARY

The proposed 12 Single family with suites are estimated to have the following impact on the following schools:

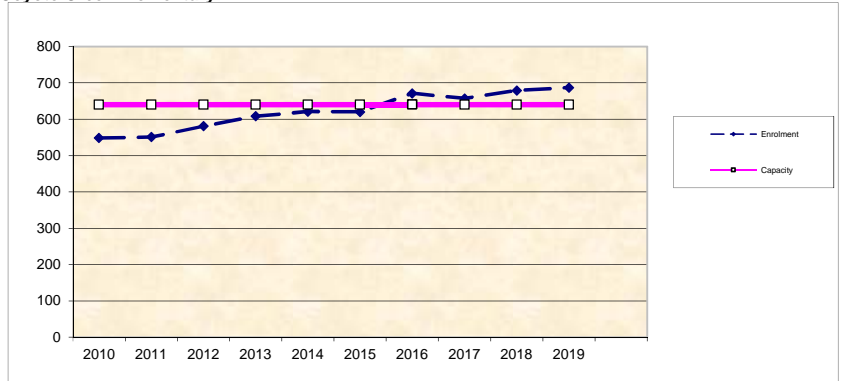
Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

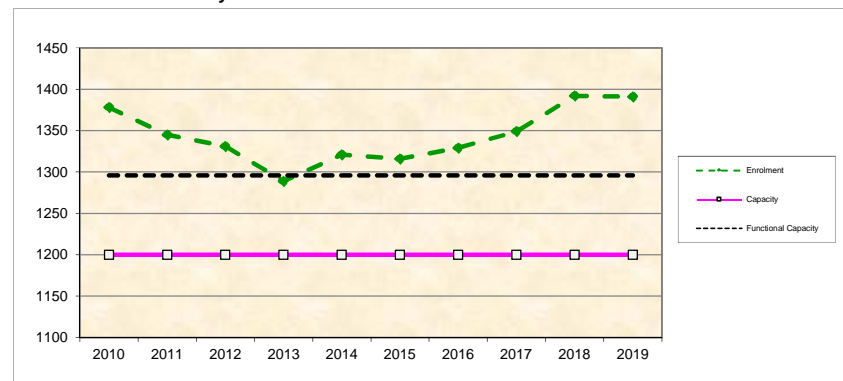
September 2014 Enrolment/School Capacity

Coyote Creek Elementary	
Enrolment (K/1-7):	73 K + 548
Capacity (K/1-7):	40 K + 600
Fleetwood Park Secondary	
Enrolment (8-12):	1321
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

Coyote Creek Elementary



Fleetwood Park Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7914-0357-00
 Project Location: 7644, 7666, and 7690 - 155 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located at the northeast corner of the intersection of 76A Avenue and 155 Street, and each of the two streets has a uniquely identifiable character. In the 7600 block of 155 Street, small old suburban homes from the 1950's and 1960's are situated on acreages in the "RA" and A-1" zones. The homes are small simple Bungalows, except for one box-like Basement Entry home and one old heritage 1 ½ Storey type. The homes are clad in stucco or cedar or a combination, and roof surfaces are asphalt shingles or roll-roofing. In contrast to this are numerous new homes (post year 2010 and currently under construction) situated on CD zoned lots (CD bylaw 17505) located in the 15500 block on the south side of 76A Avenue. These homes are all 3500 sq.ft. "Neo-Traditional" style Two-Storey type homes, all with mid to high scale massing designs that meet modern massing design standards. Entrance porticos range from one to 1 ½ storeys in height. Roof slopes range from 8:12 to 16:12, and all of these new homes have a shake profile asphalt shingle roof surface. Most of these homes have four or more steeply sloped street facing common gable projections. Homes are clad on the front in Hardiplank, wood or Hardiplank shingles, and stone, and the sides and rear are clad in vinyl. All meet modern trim and detailing standards. These newer homes provide good architectural context for the subject site.

Overall, this is considered an old growth area in transition to a new urban area with a desirable emerging "Neo-Traditional" character. This area was built out over a time period spanning from the 1950's to the present (some homes under construction). The age distribution from oldest to newest is: 1950's (19%), 1960's (25%), 1990's (6%), post 2010's (31%), and Under Construction (19%). A majority of homes in this area have a floor area in the 3001 - 3550 sq.ft. size range. Home size distribution is: Under 1000 sq.ft. (13%), 1000 - 1500 sq.ft. (19%), 1501 - 2000 sq.ft. (6%), 2001 - 2500 sq.ft. (6%), 3001 - 3550 sq.ft. (56%). Styles found in this area include: "Old Urban" (38%), "West Coast Modern" (6%), "Heritage (Old B.C.)" (6%), and "Neo-Traditional" (50%). Home types include: Bungalow (31%), 1.1/2 Storey (6%), Basement Entry (6%), and Two-Storey (56%).

Massing scale (front wall exposure) characteristics include: Low mass structure (31%), Mid-scale massing (19%), Mid to high scale massing (12%), Mid-to-high scale massing with proportionally consistent, well balanced massing design (31%), High scale, box-like massing (6%). The scale (height) range for front entrance structures include: One storey front entrance (69%), 1 ½ storey front entrance (31%).

The range of roof slopes found in this area is: 2:12 (4%), 4:12 (7%), 5:12 (19%), 7:12 (4%), 8:12 (19%), 9:12 (7%), 10:12 (4%), 12:12 (26%), and 12:12+ (11%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (50%), and Main common gable roof (50%). Feature

roof projection types include: None (10%), Common Hip (19%), Common Gable (62%), and Dutch Hip (10%). Roof surfaces include: Roll roofing (6%), Interlocking tab type asphalt shingles (25%), Rectangular profile type asphalt shingles (6%), Shake profile asphalt shingles (50%), Cedar shingles (13%).

Main wall cladding materials include: Horizontal cedar siding (12%), Horizontal Waney edge cedar siding (6%), Vertical channel cedar siding (12%), Horizontal vinyl siding (6%), Hardiplank siding (41%), Stucco cladding (24%). There are numerous homes however that are clad in vinyl on the sides and rear, with no vinyl visible from the front. Feature wall trim materials used on the front facade include: No feature veneer (28%), Stone feature veneer (32%), Wood wall shingles accent (24%), Horizontal cedar accent (4%), 1x4 vertical battens over Hardipanel in gable ends (12%). Wall cladding and trim colours include: Neutral (41%), Natural (45%), Primary derivative (14%).

Covered parking configurations include: No covered parking (6%), Single carport (13%), Double carport (6%), and Double garage (75%).

A variety of landscaping standards are evident, including: Under Construction; landscaping not completed (19%), Old urban landscape standard features sod and a few shrubs (38%), Old urban landscape standard with several mature shrubs and trees (6%), Average modern urban landscape standard (19%), and Above average modern urban landscape standard features numerous shrub plantings (19%). Driveway surfaces include: Asphalt (44%), Exposed aggregate (31%), Stamped concrete (6%), and under construction (19%).

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

- 1) **Context Homes:** Fifty six percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 44 percent of homes are considered 'non-context'). Context homes include: 15578 - 76A Avenue, 15570 - 76A Avenue, 15562 - 76A Avenue, 15556 - 76A Avenue, 15548 - 76A Avenue, 15538 - 76A Avenue, 15508 - 76A Avenue, 7649 - 155 Street, and 7666 - 155 Street. The character of this area has been clearly defined by the new and aesthetically desirable housing stock. There are no opportunities to introduce a new character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the existing homes in the 15500 block on the south side of 76A Avenue.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. However, the emerging character is easily defined as "Neo-Traditional". Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage". Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** The context homes identified herein have massing designs that meet new standards suitable for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.

- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 developments.
- 7) **Roof surface** : A wide range of roof surfacing materials have been used in this area including cedar shingles, asphalt shingles, and roll roofing, though asphalt shingles are clearly dominant. For reasonable continuity the recommendation is to permit shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope** : Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: In the 7600 block of 155 Street, small old suburban homes from the 1950's and 1960's are situated on acreages in the "RA" and A-1" zones. The homes are small simple Bungalows, except for one box-like Basement Entry home and one old heritage 1 ½ Storey type. The homes are clad in stucco or cedar or a combination, and roof surfaces are asphalt shingles or roll-roofing. In contrast to this are numerous new homes (post year 2010 and currently under construction) situated in the 15500 block on the south side of 76A Avenue. These homes are all 3500 sq.ft. "Neo-Traditional" style Two-Storey type homes, all with mid to high scale massing designs that meet modern massing design standards. Entrance porticos range from one to 1 ½ storeys in height. Roof slopes range from 8:12 to 16:12, and all of these new homes have a shake profile asphalt shingle roof surface. Most of these homes have four or more steeply sloped street facing common gable projections. Homes are clad on the front in Hardiplank, wood or Hardiplank shingles, and stone, and the sides and rear are clad in vinyl. All meet modern trim and detailing standards. These newer homes provide good architectural context for the subject site.

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" or compatible styles. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Fifty six percent of existing neighbouring homes provide suitable architectural context for use at the subject site. New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed context home standards.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone. "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green are not recommended for main cladding materials, but could be considered for trim elements. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 7:12.

Roof Materials/Colours:

Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black.

In-ground basements:

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

Treatment of Corner Lots:

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

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: Feb 28, 2015

Reviewed and Approved by:  Date: February 28, 2015

Tree Preservation Summary

Surrey Project No: 14-0357-00-00

Address: 7644, 7660, 7690 - 155 Street

Registered Arborist: Monica Ardiel and Peter Mennel

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	55
Protected Trees to be Removed	47
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	8
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 7 X one (1) = <u>7</u> - All other Trees Requiring 2 to 1 Replacement Ratio 40 X two (2) = <u>80</u>	87
Replacement Trees Proposed	36
Replacement Trees in Deficit	51
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	6
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10	11
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: February 19, 2015



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CLIENT
 GURINDER
 778-889-7020

FILE NO.

PROJECT TITLE
 TREE PRESERVATION
 AND PROTECTION PLAN

7644 7666 7690 155 ST.,
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

NOTE: NON-BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

SHEET TITLE

T1 - TREE PRESERVATION
 AND REMOVAL PLAN

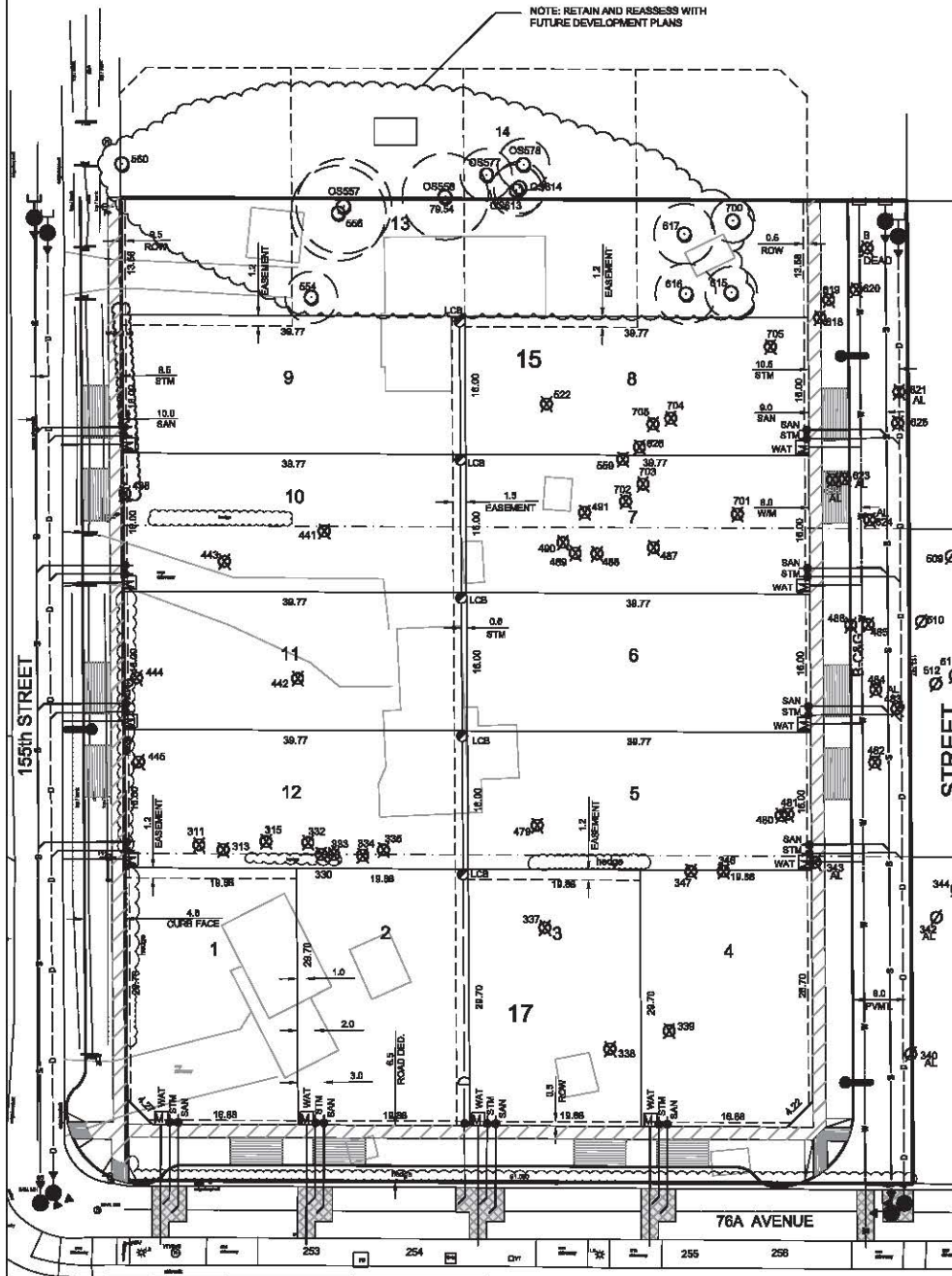
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SCALE
 AS SHOWN

DATE
 FEBRUARY 12, 2015





T-1
 SHEET 1 OF 2



NOTE: RETAIN AND REASSESS WITH FUTURE DEVELOPMENT PLANS



LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
-  TREE TO BE REMOVED WITH PERMISSION OF REGISTERED OWNER



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FILE NO.

PROJECT TITLE
TREE PRESERVATION
AND PROTECTION PLAN

7644 7666 7690 155 ST.,
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO SURREY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

SHEET TITLE

T2 - TREE PROTECTION PLAN

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SCALE

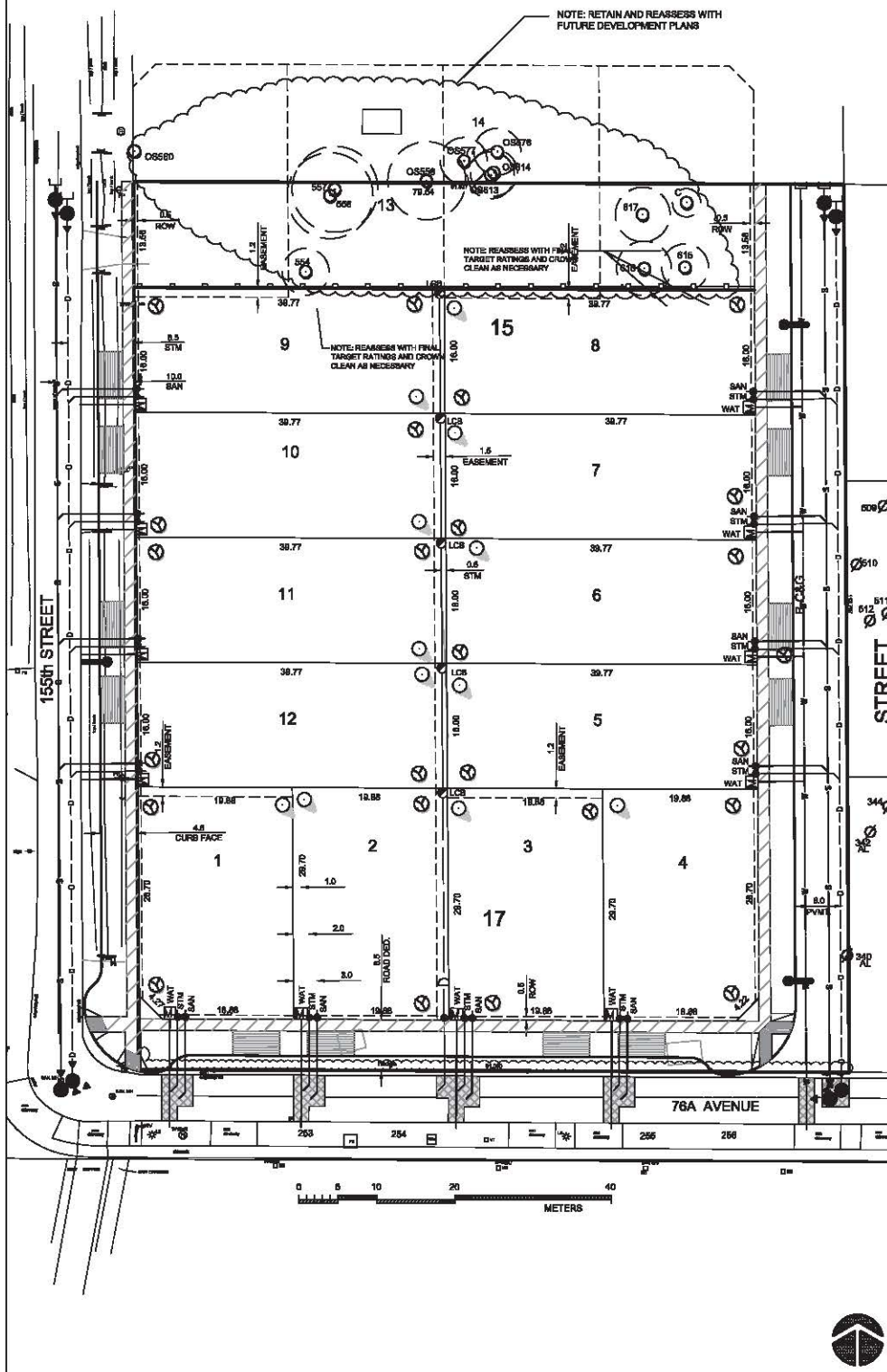
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DATE

FEBRUARY 12, 2015

T-2

SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED WITH PERMISSION OF REGISTERED OWNER
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- TREE PROTECTION FENCING

