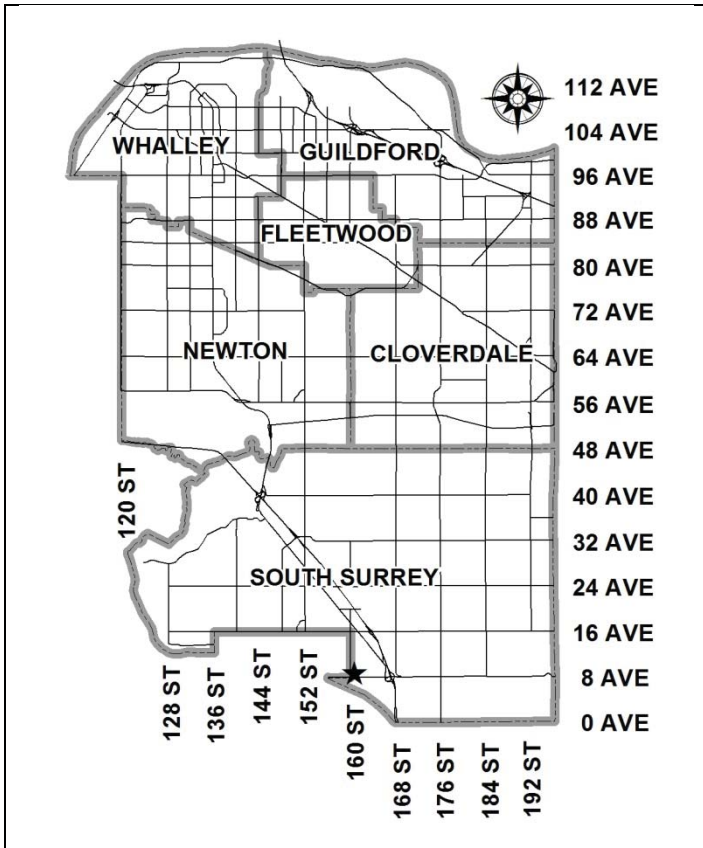


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0450-00

Planning Report Date: March 6, 2017



PROPOSAL:

- **Rezoning** from CTA and RF to RF, RF-13 and RF-10 to allow subdivision into 21 single family lots.

LOCATION:

- 832 - 160 Street
- 880 - 160 Street
- 864 - 160 Street
- Portion of 16025 - 8 Avenue

OWNER:

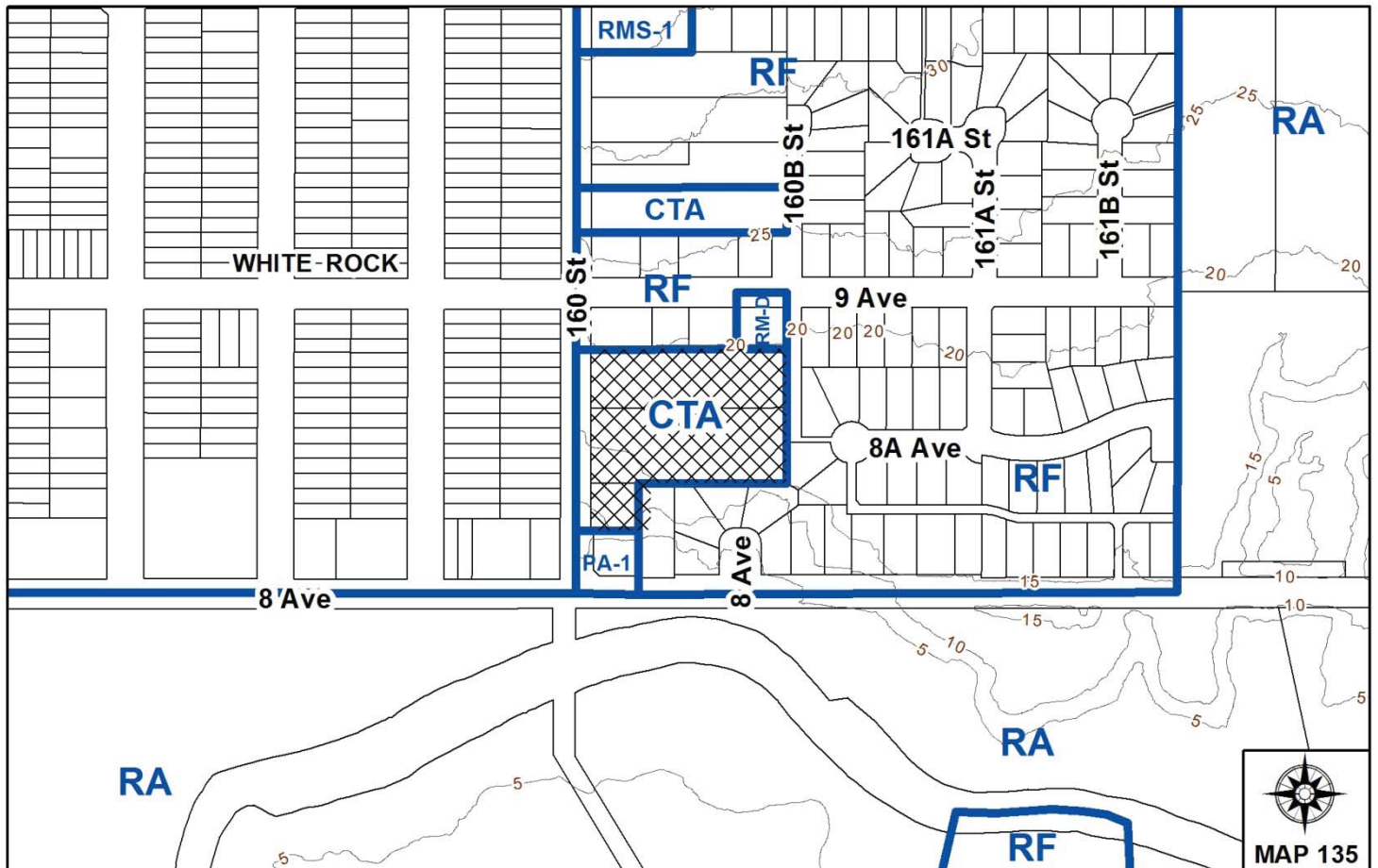
Cirrus Investments Ltd.

ZONING:

CTA and RF

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The subject proposal complies with the Official Community Plan (OCP) Designation for the site.
- The site plan provides a sensitive interface to the existing RF lots to the north, east and south of the subject site.
- All of the existing residents of the site have agreed to the applicant's Affordable Housing Program and have relocated or are in the process of relocating.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A, Block B and Block C, as shown on the Survey Plan (Appendix IX) from "Tourist Accommodation Zone (CTA)" to "Single Family Residential (10) Zone (RF-10)"; to rezone Block D, as shown on the Survey Plan (Appendix IX) from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)"; to rezone Block E, as shown on the Survey Plan (Appendix IX) from "Tourist Accommodation Zone" (CTA) to "Single Family Residential (13) Zone (RF-13)"; and to rezone Block F, as shown on the Survey Plan (Appendix IX) from "Tourist Accommodation Zone" (CTA) to "Single Family Residential Zone (RF)";

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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) the applicant address the tree replacement deficit to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized lot grading plan to the satisfaction of the Planning & Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to require a second stage archaeological assessment during land clearing and servicing of the site;
 - (i) registration of a Section 219 Restrictive Covenant for tree preservation in accordance with the finalized tree preservation plan; and
 - (j) completion of the acquisition of a portion of 16025 – 8 Avenue.

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:**

11 Elementary students at South Meridian Elementary School
5 Secondary students at Earl Marriott 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 Fall, 2018.

Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should contact Parks Staff representatives as soon as possible to discuss an appropriate park amenity contribution.

City of White Rock: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Seacrest Motel and RV Campground (Seacrest)

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Single family dwellings and a duplex dwelling.	Urban	RF and RM-D
East:	Single family dwellings.	Urban	RF
South:	Single family dwellings, a City of Surrey Sanitary Sewage Pump House and the 7th Day Adventist Church and a childcare centre.	Urban	RF and PA-1
West (Across 160 Street/Stayte Road):	Single family dwellings.	N/A City of White Rock.	N/A City of White Rock.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site consists of three (3) parcels located at 832, 864 and 880 – 160 Street. The properties are designated "Urban" in the Official Community Plan and are zoned "Tourist Accommodation Zone (CTA)" and "Single Family Residential Zone (RF)". The subject site was converted to CTA zoning in 1993 when Council adopted the new Surrey Zoning By-law, 1993, No. 12000.
- The CTA Zone permits the development of tourist accommodation, tourist trailer parks and campsites, and accessory uses including eating establishments, retail stores (limited to convenience stores and florist shops), personal service uses, and one single family dwelling unit for the manager of the tourist trailer park or campsite.
- Until recently, the subject site has been occupied by the Seacrest Motel and RV Campground (Seacrest), which consisted of 11 permanent manufactured homes, a 10-unit motel, and approximately 25 recreational vehicles (RVs), trailers and campers.
- Under the current Zoning By-law (No. 12000), a Tourist Accommodation can provide lodging for not more than 182 days in a 12-month period. However, since the manufactured homes were in existence prior to the site being rezoned to CTA in 1993, they are protected as a legal non-conforming use under the Local Government Act.

Proposal

- The owner of the site proposes to rezone the site from "Tourist Accommodation Zone (CTA)" and "Single Family Residential Zone (RF)" to "Single Family Residential Zone (RF)", "Single Family Residential (13) Zone (RF-13)" and "Single Family Residential (10) Zone (RF-10)" to allow subdivision into 21 single family lots.
- Provincial regulations and City Policy (Policy No. O-34A) govern the redevelopment of manufactured home park sites. A detailed summary of the applicant's Affordable Housing Program, in accordance with this regulatory and policy framework, is provided later in this report.

Previous Development Application (No. 7905-0405-00)

- The applicant submitted a development application in 2005 (No. 7905-0405-00) for a similar proposal.
- At the time, the applicant, Staff and residents were not able to come to an agreement on a fair and reasonable relocation strategy for the existing residents and a large number of residents were opposed to the proposal.
- A Public Hearing was held on April 16, 2007. Following the Public Hearing, Council Filed By-law No. 16360 (Council Resolution No. R07-1242).

Land Use Considerations

- The subject site is located in an established single-family neighbourhood. The neighbouring properties to the north, south, and east of the site are predominantly occupied by single family dwellings, zoned RF, and designated Urban in the OCP.
- The neighbouring properties to the west of the site, across 160 Street, are also occupied by single family dwellings in the City of White Rock.
- Other uses in the area include a duplex to the north of the site, zoned RM-D, the 7th Day Adventist Church to the south of the site, zoned PA-1, and the City of Surrey Sanitary Sewage Pump House to the south of the site, zoned RF.
- The proposed rezoning of the subject site and subdivision into 21 single family residential lots is appropriate from a land-use perspective. The proposal complies with the site's "Urban" designation in the Official Community Plan (OCP) and is complimentary to surrounding uses.
- The proposed subdivision layout achieves sensitive infill by responding to the context of the surrounding neighbourhood in the following ways:
 - The proposed RF lots (Lots 10-15) back onto an established RF subdivision to the south;
 - The proposed RF-13 lots (Lots 4-9) back onto 3 existing large RF lots and 1 existing RM-D lot to the north. RF-13 lots are proposed as a transition to these large northerly lots, which may be expected to redevelop in the future; and
 - The proposed RF-10 lots (Lots 1-3 and 16-21) front 160 Street and mirror the building form on the west side of 160 Street in the City of White Rock.
- Lots 4-15 are proposed to front a new limited local road (8A Avenue) which will provide access to 160 Street. The proposed location of this new road has been reviewed by the City's Transportation Engineer and found to be acceptable.
- Lots 1-3 and 16-21 are proposed to front 160 Street with rear access from a new proposed north/south lane.
- The subject site abuts an unopened portion of road allowance (160B Street) to the east which is currently not open to vehicular traffic and is used as a pedestrian walkway connection primarily by residents on 8A Avenue. The applicant is required to dedicate approximately 9 metres (30 ft.) toward achieving the ultimate local road allowance. Given the road dedication, 160B Street is proposed to be opened through this application.
- The proposed subdivision has incorporated a portion of the City lands immediately to the south of the site, fronting 8 Avenue, which contains a Sanitary Sewage Pump House. While the majority of the site is necessary for this utility use, the northwesterly portion of the site, which is steeply sloping, is unused, and is considered surplus to the City's needs. The applicant proposes to purchase this surplus land and extend the lane to service proposed Lots 16-21 along 160 Street.

- To date, the applicant has obtained demolition permits and has carried out demolition of the vacant motel building and 10 of the 11 manufactured homes.

Archaeological Assessment

- The subject site has previously been determined to be of archaeological significance. The applicant retained an archaeologist to conduct an archaeological assessment of the site. As such, the applicant obtained an Archeological Inspection Permit as well as permits from the Semiahmoo and Tsleil-Waututh First Nations to conduct Archeological Inspections.
- Prior to the demolition of the vacant motel building and manufactured homes, an Archeological Assessment was conducted. Both First Nations were notified in advance of the assessment and of the demolition. A post-demolition archeological review is currently being undertaken.
- The applicant will be required to conduct a second stage assessment and ensure monitoring by a qualified archaeologist during land clearing to ensure compliance with Provincial regulations.

Building Design Guidelines & Lot Grading

- The applicant retained Site lines architecture Inc. as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed lots (Appendix V).
- The designs for the proposed lots include Neo-Heritage and Craftsman. The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- Exterior building cladding will consist of cedar, hardi-plank, brick, stone with a maximum of 50% of the façade clad in stucco.
- Trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, wood vents, bold wood window and door trim, highly detailed gable ends, wood details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the Neo-Heritage and Craftsman style.
- The roofing will reflect the Neo-Heritage and Craftsman style objectives, and will have a minimum roof pitch of 4:12.
- The only permissible roof materials would consist of cedar shingles and shake profile concrete roof tiles in grey.
- A preliminary Lot Grading Plan, submitted by R.F. Binnie and Associates has been reviewed by the Building Division and will require some minor revisions, which will be finalized at the detailed design stage.

- The applicant submitted a Geotechnical Report, prepared by GeoPacific Consultants Ltd., which has been reviewed by Staff. The subject site is exempt from requiring a Hazard Lands Development Permit (for steep slopes) as the localized slope is under the 15% threshold.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. A final Lot Grading Plan is required prior to Final Adoption.

MANUFACTURED HOME PARK REDEVELOPMENT POLICIES AND REGULATIONS

Provincial Regulations

- The redevelopment of the Seacrest Manufactured Home Park is subject to compliance with Provincial regulations, including the Manufactured Home Park Tenancy Act and the Residential Tenancy Act. A summary of the Manufactured Home Park Tenancy Act is located in Appendix VII.
- Section 42 of the Act establishes rules and provisions necessary for the conversion/ redevelopment of a manufactured home park, including the provision of 12 months' notice to end a tenancy and 12 months' rent as the tenant's compensation.

Surrey Manufactured Home Park Redevelopment Policy

- In addition to the Provincial regulations, the City of Surrey, in 1995, adopted the Manufactured Home Park Redevelopment and Strata Conversion Policy (Policy 0-34A). This Policy was updated and amended in 2015 (Corporate Report No. R167) (Appendix VII). The Policy was developed (and subsequently updated and amended) to protect the redevelopment/conversion of manufactured home parks, and establish a framework for managing these applications.
- This policy requires that the following issues be addressed, as part of any proposal to redevelop an existing manufactured home park:
 - Notification to residents regarding the redevelopment or strata conversion proposal must be provided to residents by the applicant as soon as possible and not later than two weeks after an application is received by the City;
 - A Communications Plan acceptable to the City must be provided by the applicant to the City showing when and how residents will be notified of the application process steps;
 - Timely process updates must be provided to residents by the applicant, including notice of Council meetings related to the application, public hearing dates and methods for advising City Staff and Council of resident concerns;
 - Demographic profiles, affordable housing preferences, assessment of home condition and potential/cost for relocation/reuse must be provided by the applicant to the City for each home on the application site, where available;

- Comprehensive information on relocation options, such as alternative park locations and costs, market and non-market rental units in the area, shall be made available to residents by the applicant; and
 - An Affordable Housing Program must be prepared by the applicant for all residents.
- The Affordable Housing Program outlined in Policy O-34A are in addition to any provincially mandated requirements, such as the provision of minimum notice of termination of a tenancy and financial compensation.

Implementation of Policy O-34A

- The applicant notified Seacrest residents once the subject development application was submitted and prepared a Communications Plan, which was reviewed by Staff and found to be acceptable.
- The applicant prepared demographic profiles, affordable housing preferences, assessment of home condition and potential/cost for relocation/reuse for each manufactured home on the subject site.
- Comprehensive information on relocation options, such as alternative park locations and costs, market and non-market rental units in the area were compiled and made available to residents by the applicant.
- The applicant prepared an Affordable Housing Program for residents, which included the following proposed compensation:
 - Payment of the unit's Assessed Value;
 - Payment of an additional 15% in excess of Assessed Value;
 - Payment of the equivalent of 12 months pad rental; and
 - Payment of a \$2,000 moving allowance.
- Over the course of the past year, the applicant has met with each of the 11 manufactured home owners and has come to agreements with each of them.
- Of the original 11 manufactured home owners, all have agreed to the applicant's Affordable Housing Program. 8 of the residents have already relocated and their units have been demolished. The remaining residents have agreed to an April 1, 2017 move-out date, with the exception of one family where the applicant has agreed to allow them to move out after the end of the 2017 school year.
- In addition to the manufactured home residents, there were 25 residents living on the site in RVs, trailers and campers. As such, the City's Legal Services provided advice that these units were also subject to The Act and the City's Policy O-34A. As such, Staff directed the applicant to prepare an Affordable Housing Program for these residents.

- The applicant did not agree with the City's position that the RVs, trailers and campers qualified as *Manufactured Homes* under The Act. Staff requested that the applicant obtain a ruling from the Residential Tenancy Branch (RTB) on the matter.
- The applicant provided notice of eviction to the 25 RV and camper residents on August 31, 2016. The applicant then applied to the RTB for a ruling on whether the RVs, trailers and campers qualified as *Manufactured Homes* under The Act. If the RTB ruled in favour of the residents, the applicant would be required to:
 - Meet the Provincial Regulations for ending a tenancy, including the provision of 12 months' notice from the date the applicant obtains all of the necessary permits and approvals and compensation in the form of 12 months' rent; and
 - Meet the intent of Policy O-34A, including the provision of an Affordable Housing Program.
- Prior to a RTB ruling, the applicant prepared an Affordable Housing Program and came to agreements with all of the 25 RV, trailer and camper residents. The Affordable Housing Program included the following:
 - A move-out date of no later than March 31, 2017, with the exception of one family where the applicant has agreed to allow them to move out after the end of the 2017 school year;
 - Payment of the equivalent of 12 months pad rental upon move-out;
 - Payment of a \$1,600 moving allowance; and
 - The option to retain ownership of their RV, trailer or camper or to accept market value under a purchase and sale agreement.
- In conclusion, the applicant has purchased all of the 11 manufactured homes and has come to agreements with all of the residents of the Seacrest Motel and RV Campground, including those residents with RV, trailer and camper dwelling units.

PRE-NOTIFICATION

Prior to Pre-Notification, Staff engaged in a variety of communications with Seacrest residents in the form of email, telephone calls and a site visit. This communication consisted of Staff providing updates to the residents as the application review was progressing and information about the application process, BC Manufactured Home Park Tenancy Act and Surrey Manufactured Home Park Redevelopment Policy. Residents frequently provided Staff with updates about their meetings and discussions with the applicant and the progress of their agreements related to the Affordable Housing Program.

- Pre-notification letters were sent on August 28, 2016 and January 30, 2017 to 64 residents within 100 metres (328 ft.) of the subject site. Staff have received the following response to date (with Staff comments in italics):

- One phone call from a resident of the existing 8A Avenue cul-de-sac, east of the subject site. The caller was concerned with the proposed opening of 160B Street.

(The opening of 160B Street is not proposed to connect to the existing walkway and 8A Avenue cul-de-sac.)

- A number of emails and phone calls from the residents to the north of the subject site (890 – 160 Street and 16020-16066 – 9 Avenue). One of these owners has indicated that all of the owners are opposed to the proposed subdivision layout and would support a subdivision layout that provides a rear lane along their south property lines. The rationale provided by these residents is that, with the provision of a rear lane, the separation between their homes and those constructed on the proposed lots would be increased by the width of the lane and this would preserve their existing views to the south.

(The applicant's original site plan showed 26 lots with rear lane access RF-10 lots fronting 8A Avenue. This proposal was not supported as the proposed RF-10 lots did not provide a sensitive interface to the existing RF lots to the north, east and south of the subject site.)

The applicant revised their subdivision proposal to reflect the context of the existing RF lots to the north, east and south of the subject site. Future development is anticipated to the north of the subject site, therefore RF-13 lots are proposed to interface directly with the properties to the north. Rear lane access is not required to service the proposed RF-13 lots.

The applicant has prepared a development concept for the above-mentioned northerly properties to demonstrate how they may develop in the future. Staff is satisfied that the development potential of the remaining properties is not negatively impacted by the subject development proposal without the proposed lane.)

TREES

- Kelly Koome, ISA Certified Arborist of Van der Zalm + Associates Inc., prepared an Arborist Assessment for the subject property. 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	5	5	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Horse Chestnut	1	1	0
Japanese Maple	2	2	0
Magnolia	2	2	0
Mountain Ash	1	1	0

Tree Species	Existing	Remove	Retain
Norway Maple	3	3	0
Paper Birch	1	1	0
Serviceberry	1	1	0
Sweetgum	1	1	0
English Holly	1	1	0
Coniferous Trees			
Deodar Cedar	1	1	0
Douglas Fir	3	3	0
Golden Cedar	1	1	0
Lawson Cypress	2	1	1
Shore Pine	12	12	0
Western Red Cedar	10	10	0
White Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	42	41	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		87	
Total Retained and Replacement Trees		88	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 42 protected trees on the site, excluding Alder and Cottonwood trees. 5 existing trees, approximately 10% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 1 tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road and lane dedication and proposed lot grading.
- Staff are working with the applicant to identify additional opportunities for tree retention. Final tree protection and replacement details will be confirmed and approved prior to consideration of final adoption. Setback variances may be required in this regard.
- 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 87 replacement trees on the site. The applicant is proposing 87 replacement trees, meeting City requirements.
- In summary, a total of 88 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 23, 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"> • The subject site is located within an urban infill area. • The proposal complies with the site's OCP designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed net density is 25 uph / 10 upa.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Natural landscaping, sediment control devices, perforated pipe systems and permeable pavement are proposed. • 87 trees are proposed to be planted on the subject site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The applicant has been in regular communication with Seacrest residents throughout the application review process. A number of group and individual meetings have been held with residents in order to come to agreement on the Affordable Housing Program.

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.	Manufactured Home Park Redevelopment Policy (O-34A)
Appendix VIII.	Summary of Manufactured Home Park Redevelopment Policies and Regulations
Appendix IX.	Rezoning Block Plan

INFORMATION AVAILABLE ON FILE

- Archaeological Assessment Prepared by Amec Foster Wheeler, Dated May 16, 2016.
- Geotechnical Study Prepared by GeoPacific Consultants Ltd., Dated February 3, 2017.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

TH/da

Information for City Clerk

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

- 1. (a) Agent: Name: Kirk Fisher
 Lark Projects Ltd
 Address: 13737 - 96 Avenue, Suite 1500
 Surrey, BC V3V 0C6

2. Properties involved in the Application

- (a) Civic Address: 832 - 160 Street
 880 - 160 Street
 864 - 160 Street
 Portion of 16025 - 8 Avenue
- (b) Civic Address: 832 - 160 Street
 Owner: Cirrus Investments Ltd.
 PID: 001-502-263
 Lot 10 Section 12 Township 1 New Westminster District Plan 16055
- (c) Civic Address: 880 - 160 Street
 Owner: Cirrus Investments Ltd.
 PID: 002-134-373
 Lot 328 Section 12 Township 1 New Westminster District Plan 67379
- (d) Civic Address: 864 - 160 Street
 Owner: Cirrus Investments Ltd.
 PID: 000-454-052
 Lot 329 South West Quarter Section 12 Township 1 New Westminster District Plan 67379
- (d) Civic Address: Portion of 16025 - 8 Avenue
 Owner: City of Surrey
 PID: 010-737-481
 Westerly 80 Feet Parcel "A" (Reference Plan 8982) Lot 12 Section 12 Township 1 New Westminster District Plan 2817 Being Measured Perpendicularly to the Western Boundary

3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

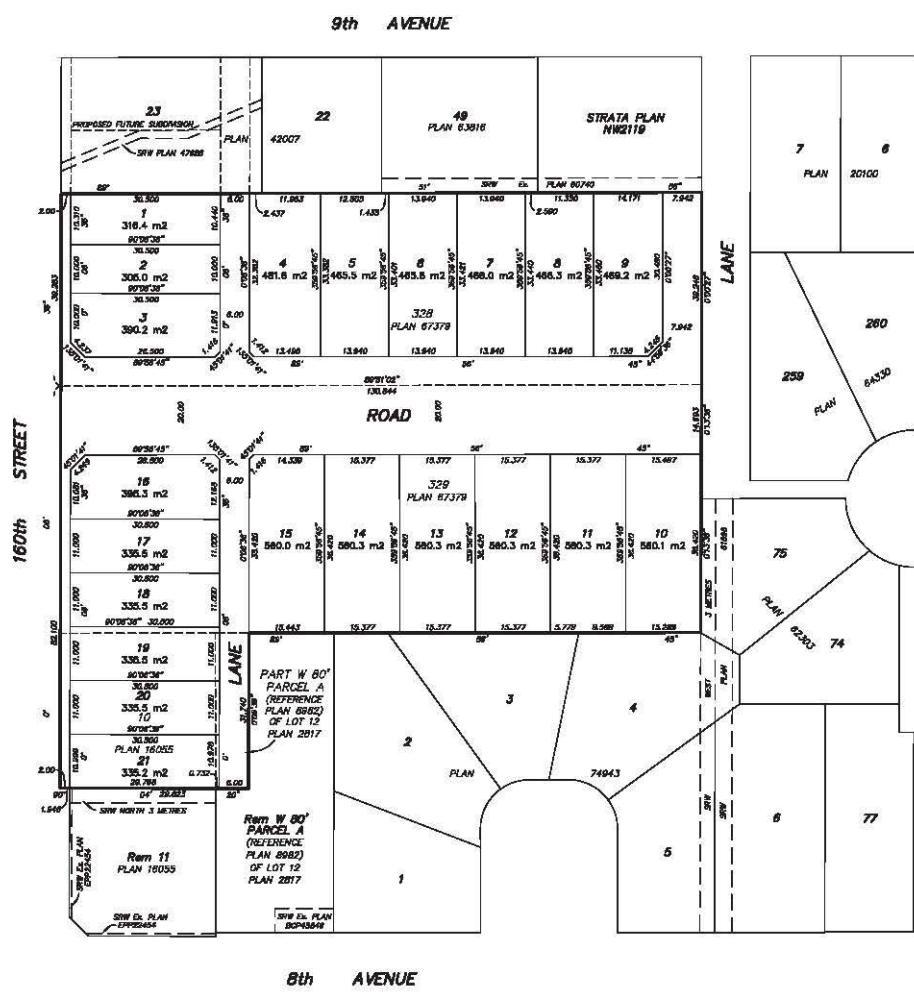
Proposed Zoning: RF, RF-13 and RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.15
Hectares	1.27
NUMBER OF LOTS	
Existing	3
Proposed	21
SIZE OF LOTS	
Range of lot widths (metres)	10 m – 15 m
Range of lot areas (square metres)	305 m ² – 560 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.5 uph / 6.6 upa
Lots/Hectare & Lots/Acre (Net)	25.3 uph / 10.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	47.7%
Estimated Road, Lane & Driveway Coverage	35%
Total Site Coverage	82.7%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
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

PROPOSED SUBDIVISION PLAN OF LOT 328 AND 329 PLAN 67379; LOT 10 PLAN 16055; AND PART OF THE WESTERLY 80 FEET OF PARCEL "A" (REFERENCE PLAN 8982) OF LOT 12 PLAN 2817 BEING MEASURED PERPENDICULARLY TO THE WESTERN BOUNDARY; ALL OF SOUTHWEST QUARTER SECTION 12 TOWNSHIP 1 NEW WESTMINSTER DISTRICT

CITY OF SURREY BOGS 920.007
 0 5 10 20 30
 DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 250mm BY 350mm BY 250mm IN HEIGHT (0 SIZE) WHEN PLOTTED AT A SCALE OF 1:300
 INTEGRATED SURVEY AREA No. 24, ABBOTSFORD, NAD83(CSRS) 4.0.0.B.C.1
 BING BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS AND
 THIS PLAN SHOWS HORIZONTAL, GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.998, WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS AND



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

FROM: **Development Project Engineer, Engineering Department**

DATE: **June 3, 2016** PROJECT FILE: **7815-0450-00**

RE: **Engineering Requirements
Location: 864 160 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 m along 160 Street towards the 24.0 m Collector Road allowance;
- dedicate 3 m x 3 m corner cuts at 160 Street and proposed 8A Avenue;
- dedicate 7.942 m along 160B Street towards the 18.0 m Local Road allowance;
- dedicate 20.0 m for the 20.0 m Local Road allowance of proposed 8A Avenue;
- dedicate 6.0 m for the 6.0 m Residential Lane allowance;
- dedicate 1.0 m x 1.0 m corner cuts at intersection of 8A Avenue and lanes; and
- register 0.5 m statutory right-of-ways along all road frontages for inspection chambers and sidewalk maintenance.

Surplus land abutting this site is available for purchase. The proposed site layout will require the purchase of this land to enable the proposed lot yield. The applicant must contact the Realty Division to initiate the land acquisition early in the development application process.

Works and Services

- construct 160 Street boulevard and relocate sidewalk, if required;
- construct 160B Street to the Local Road standard;
- construct 8A Avenue to the Local Road standard;
- construct lanes to residential standard; and
- construct storm, sanitary, and water facilities required to service the proposed development

The proposed development is located in close proximity to an archaeologically sensitive area. The applicant is required to contact Semiahmoo First Nations and secure a sign-off for all off-site works, especially drainage.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Robert Cooke, Eng.L.
Development Project Engineer

MS



Tuesday, May 24, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0450 00

SUMMARY

The proposed 21 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	11
Secondary Students:	5

September 2015 Enrolment/School Capacity

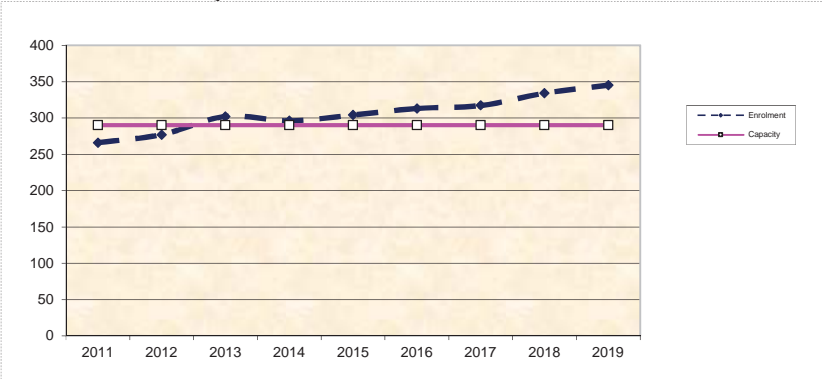
South Meridian Elementary	
Enrolment (K/1-7):	39 K + 265
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

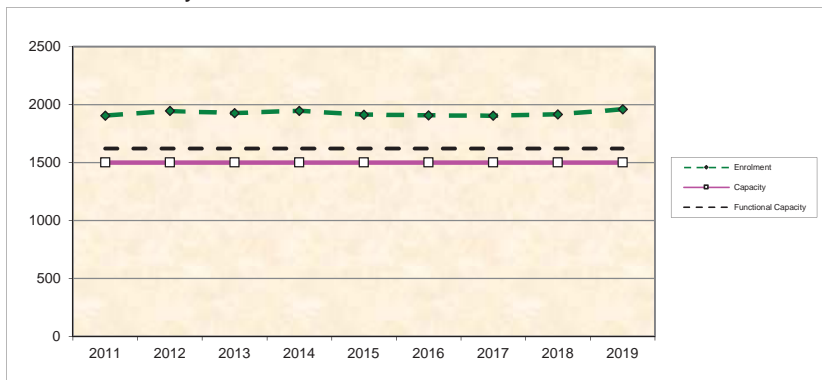
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects identified at South Meridian in the District's 5-Year Capital Plan. Some of the existing enrolment pressures at South Meridian are from students who reside in the Douglas area where a new school is requested as a part of the District's 5-Year Capital Plan (approval timelines are unknown). A new secondary school in the Grandview Heights area has just received capital project approval and will help alleviate enrolment pressure at Earl Marriot and Semiahmoo (likely open 2020).

South Meridian Elementary



Earl Marriott 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.: 15 0450

Project Location: 832, 864 & 880 160th Street, Surrey, BC

Design Consultant: Site lines Architecture Inc, (Gordon J. Klassen, Architect AIBC)

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 between 160th Street and 160B Street to the east, and just south of 9th Avenue and just north of 8th Avenue, which is the existing Sea crest Mobile Home Park. The character of the area is clearly defined by the existing homes and further emphasized by the new development.

The surrounding homes are 98 to 325 sq.m. (1050 – 3500 sq.ft.), ranging in style from Neo-Heritage, West Coast Modern, Craftsman style Two-Storey to Rancher type homes. Most homes have the upper floor walls setback from the main floor to incorporate porches and roof skirts. Roofs are mostly gable and hip roofs with slopes between 3:12 and 10:12 pitch. The majority of the neighbouring homes have one to one storey high entries.

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

- 1) Readily recognizable “neo-traditional”, “West Coast Modern” and “Craftsman” residential character provides specific context.
- 2) Dominance of Two-Storey home type.
- 3) Moderate home size. Most homes 2000-3500 square feet excluding garage.
- 4) Front entrance porticos are mostly 1 storey in height (the front entrance portico is not a significant architectural feature on most homes).
- 5) Massing: New homes provide acceptable, mid-scale massing context.
- 6) Exterior cladding: A wide variety of wall cladding materials including stucco, hardi-plank, cedar, stone, and brick.
- 7) Roof surface: dominated by a shingled roof surface, either cedar, asphalt or concrete tile, in the immediate neighbourhood area.

Dwelling Types/Locations:

Two-Storey.....	65%
Basement Entry/Cathedral Entry.....	15%
Rancher (bungalow).....	20%

Dwelling Sizes/Locations: Consistent size range: most homes are 2000-3500 sq. ft. excl. gar.

Exterior Treatment /Materials: Wood: 25%, Stucco: 29%, Vinyl: 46%
Brick and features panel areas on some homes.

Roof Pitch and Materials: Cedar shingles: 29%, Asphalt shingles: 61%, Concrete tiles: 10% new context homes have a roof pitch of 5:12 or higher.

Window/Door Details: Rectangular dominant.

Streetscape 2000-3500 square foot “neo-traditional” and “West Coast Modern” Two-Storey homes with 1 ½ storey front entrances, mid-scale massing characteristics, and 5:12 pitch common gable roofs with street facing features common gable projections are set back from the front property line in a common modern urban setting. Most homes are clad in vinyl, cedar or stucco. Roof surfaces are cedar shakes, shake profile concrete roof tiles or shake profile asphalt shingles.

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-Heritage” and “Craftsman” that blends with “Neo-Traditional” style home designs.
- 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 façade, 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 1½ storeys.

2.2 Proposed Design Solutions:

Dwelling Types/Location: Two Storey, 1.5 Storey, No Basement Entry.
Dwelling Size Restrictions: Two Storey or Split Level: 2500 sq. ft. minimum (excl. gar.)
(if appropriate) Bungalows: 2000 sq. ft. minimum (excl. garage).

Interfacing Treatment (With existing Dwellings) Strong relationship with neighboring “context homes”. Similar style range includes: “Neo-Traditional”, “Craftsman”, style that blends with neo-traditional style homes. 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;
No more than one bedroom on the main floor of a two-storey single family dwelling. No main floor configuration in which a bedroom, bathroom and games room can be isolated from the remainder of the main floor

Exterior Materials/Colours:

Cedar, Hardi-plank, Brick, Stone and Stucco (max 50%) in combination with the previous mentioned materials.

“Natural” colours such as browns, greens, clays, and other earth tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours such as red, yellow, and blue and “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 4:12; Maximum 8:12

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles Grey 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:

Upper floor setback from the lower min. 1.2m; garage facing one street, front entry facing the other

Landscaping:

High end modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 15 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:

\$? (Building and Landscaping)

Summary prepared and submitted by:

Site lines Architecture Inc. May 20, 2016

Reviewed and Approved by: _____ **Date:** _____



van der Zalm + associates inc.

Surrey

Project: Seacrest Subdivision
Address: 800 Block – 160 Street, Surrey, B.C.
Registered Arborist: Kelly Koome

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)	47
Protected Trees to be Removed	46
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{5} \times \text{one (1)} = 5$ - All other Trees Requiring 2 to 1 Replacement Ratio $41 \times \text{two (2)} = 82$ 	87
Replacement Trees Proposed	87
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	12
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{9} \times \text{one (1)} = 9$ - All other Trees Requiring 2 to 1 Replacement Ratio $3 \times \text{two (2)} = 6$ 	15
Replacement Trees Proposed	15
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

(Signature of
Arborist)

February 27, 2017

Date

	<h1>City of Surrey</h1> <h1>Policy</h1> <p style="text-align: right;">No. O-34A</p>
Policy Title: Approval Date: Revision Date: Department:	MANUFACTURED HOME PARK REDEVELOPMENT AND MANUFACTURED HOME PARK STRATA CONVERSION POLICY 11 DEC 1995 (RES.95-4166) Planning and Development

This Policy applies to all applications for development and/or redevelopment of a manufactured home park where existing manufactured homes are proposed to be displaced. This Policy also applies to all applications for conversion of a manufactured home park into a strata development.

1. The Affordable Housing Program outlined in this policy shall be considered to be in addition to any provincially mandated requirements, such as the provision of minimum notice of termination of a tenancy and financial compensation.
2. Notices to residents regarding the redevelopment or strata conversion proposal shall be provided to residents by the Proponent as soon as possible and not later than two weeks after an application is received by the City. The notice shall include a copy of this policy.
3. A Communications Plan acceptable to the City shall be provided by the Proponent to the City showing when and how residents will be notified of the application process steps.
4. Timely process updates shall be provided to residents by the Proponent, including notice of Council meetings related to the application, public hearing dates and methods for advising City staff and Council of resident concerns.
5. Demographic profiles, affordable housing preferences, assessment of home condition and potential/cost for relocation/reuse shall be provided by the Proponent to the City for each home on the application site, where available.
6. Comprehensive information on relocation options, such as alternative park locations and costs, market and non-market rental units in the area, shall be made available to residents by the Proponent.
7. An Affordable Housing Program shall be prepared by the Proponent for all residents. A range of options should be presented, which should include any or a combination of the following:
 - (a) A right of first refusal for park residents to purchase a housing unit or, in the case of a strata conversion, a strata lot within the new development, for rent or purchase at or below market value;
 - (b) As part of an affordable housing proposal, payment of all reasonable costs associated with relocating existing homes to an appropriate affordable location in the Lower Mainland.

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

Provision should be made in this option to cover additional costs associated for relocating non-CSA and older units in an acceptable state;

- (c) As part of an affordable housing proposal, provision of reasonable compensatory payments to displaced tenants in addition to those mandated by the *Manufactured Home Park Tenancy Act* that may be used for affordable housing, along with reasonable disposal costs and moving expenses. Compensation should be based on the assessed value of the manufactured home;
 - (d) Reserving a proportion of the new units for affordable rental or market housing for the existing manufactured home park residents and the reimbursement of reasonable living and moving expenses. The allocation and cost of these units should be related to housing need and the income of the residents; and
 - (e) Other affordable housing options.
8. The Proponent may enter into a Housing Agreement acceptable to the City, as provided for in Section 905 of the *Local Government Act*, which is registered with the Land Title Office and will provide the City with complete documentation on the Affordable Housing Program. The proponent will provide a summary of the Affordable Housing Program and any Housing Agreements that describes the disposition of the affordable housing options provided to residents affected by the redevelopment or strata conversion for a staff report to Council on the proposal.

MANUFACTURED HOME PARK REDEVELOPMENT POLICIES AND REGULATIONS

Provincial Regulations

- The redevelopment of the Seacrest Manufactured Home Park is subject to compliance with Provincial regulations, including the Manufactured Home Park Tenancy Act and the Residential Tenancy Act.
- The Manufactured Home Park Tenancy Act (2002) (The Act) was enacted to provide regulations and protection for Manufactured Home Parks. In part, the Act recognizes the unique tenure afforded by Manufactured Home Parks, as manufactured home park tenants own their manufactured or mobile homes, but not the land under it. Tenants essentially rent or lease their pad spaces from the owner/landlord, yet must pay municipal taxes based on the assessed value of their mobile unit, which is a depreciating asset, without the benefit of land value increases to offset this depreciation. Owners are also required to maintain and upgrade their units at their own costs, as landlords have no responsibility on the upkeep of the units themselves. Manufactured Home owners are typically renting or leasing on a fixed or month-to-month lease, and do not have security of tenure, but incur some of the costs and responsibilities that go along with home ownership. Manufactured home parks tend to provide affordable housing, often housing seniors, other residents on fixed incomes, or families.
- Section 42 of the Act establishes rules and provisions necessary for the conversion/redevelopment of a manufactured home park. This includes requirements for a Landlord to have all of the necessary permits and approvals (including rezoning) prior to providing notice to manufactured home owners (i.e. Tenants) to end a tenancy agreement. Once notice is given, the tenancy ends no earlier than 12 months after the date the notice is received.
- It should be noted, however, that the tenant may end the tenancy early, if they so choose.
- In addition, under Section 44 of the Act, the landlord must pay the tenant, on or before the effective date of the notice, 12 months' rent as tenant's compensation. If steps have not been taken to accomplish the stated purpose for ending tenancy within a reasonable period after the effective date of the notice, the landlord must pay an additional amount of 6 times the monthly rent.

Surrey Manufactured Home Park Redevelopment Policy

- In addition to the Provincial regulations, the City of Surrey, in 1995, adopted the Manufactured Home Park Redevelopment and Strata Conversion Policy (Policy 0-34A). This Policy was updated and amended in 2015 (Corporate Report No. R167) (Appendix VII). The Policy was developed (and subsequently updated and amended) to protect the redevelopment/conversion of manufactured home parks, and establish a framework for managing these applications.

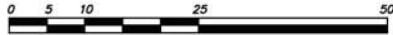
- This policy requires that the following issues be addressed, as part of any proposal to redevelop an existing manufactured home park:
 - Notification to residents regarding the redevelopment or strata conversion proposal must be provided to residents by the applicant as soon as possible and not later than two weeks after an application is received by the City;
 - A Communications Plan acceptable to the City must be provided by the applicant to the City showing when and how residents will be notified of the application process steps;
 - Timely process updates must be provided to residents by the applicant, including notice of Council meetings related to the application, public hearing dates and methods for advising City Staff and Council of resident concerns;
 - Demographic profiles, affordable housing preferences, assessment of home condition and potential/cost for relocation/reuse must be provided by the applicant to the City for each home on the application site, where available;
 - Comprehensive information on relocation options, such as alternative park locations and costs, market and non-market rental units in the area, shall be made available to residents by the applicant;
 - An Affordable Housing Program must be prepared by the applicant for all residents. A range of options should be presented, which should include any or a combination of the following:
 - A right of first refusal for park residents to purchase a housing unit or, in the case of a strata conversion, a strata lot within the new development, for rent or purchase at or below market value;
 - As part of an affordable housing proposal, payment of all reasonable costs associated with relocating existing homes to an appropriate affordable location in the Lower Mainland. Provision should be made in this option to cover additional costs associated for relocating non-CSA (Canadian Safety Standards) and older units in an acceptable state;
 - As part of an affordable housing proposal, provision of reasonable compensatory payments to displaced tenants in addition to those mandated by the *Manufactured Home Park Tenancy Act* that may be used for affordable housing, along with reasonable disposal costs and moving expenses. Compensation should be based on the assessed value of the manufactured home;
 - Reserving a proportion of the new units for affordable rental or market housing for the existing manufactured home park residents and the reimbursement of reasonable living and moving expenses. The allocation and

cost of these units should be related to housing need and the income of the residents; and

- Other affordable housing options.
- The Affordable Housing Program outlined in Policy O-34A are in addition to any provincially mandated requirements, such as the provision of minimum notice of termination of a tenancy and financial compensation.

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF LOT 328 AND 329 PLAN 67379; LOT 10 PLAN 16055; AND PART OF THE WESTERLY 80 FEET OF PARCEL "A" (REFERENCE PLAN 8982) OF LOT 12 PLAN 2817 BEING MEASURED PERPENDICULARLY TO THE WESTERN BOUNDARY; ALL OF SOUTHWEST QUARTER SECTION 12 TOWNSHIP 1 NEW WESTMINSTER DISTRICT

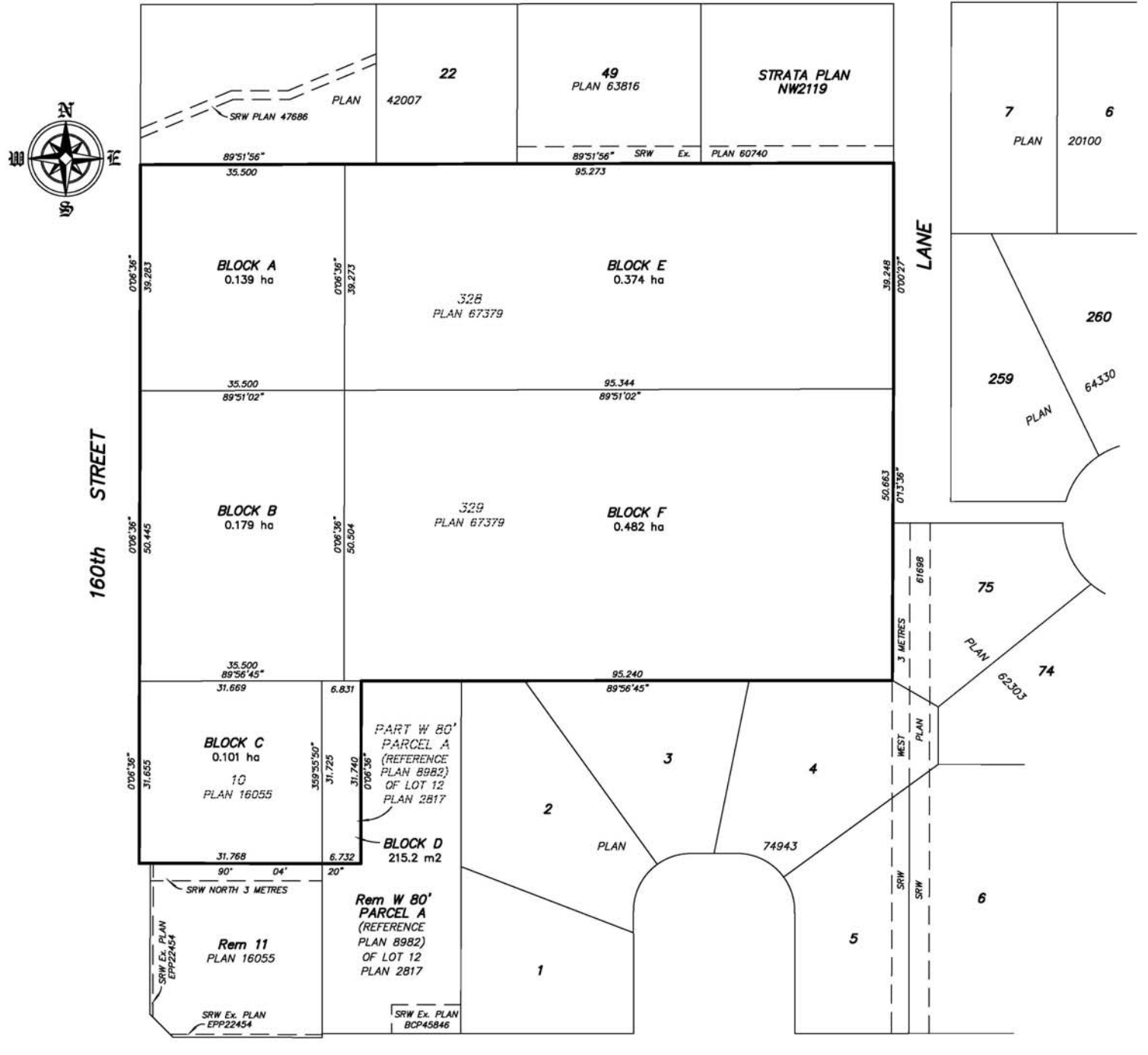
CITY OF SURREY BCGS 92G.007



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500

9th AVENUE



CERTIFIED CORRECT THIS 2nd DAY OF MARCH, 2017.

8th AVENUE

Darryl Mitchell, Surveyor, B.C. & Canada Lands Surveyors, No. 6889, dated 2017-03-02

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

AXIS LAND SURVEYING LTD. B.C. & CANADA LANDS SURVEYORS 101, 32885 VENTURA AVENUE ABBOTSFORD, B.C. V2S 6A3 T. 604-853-2700 F. 604-853-2710 FILE : A 4968 DWG : 4968-BLOCK