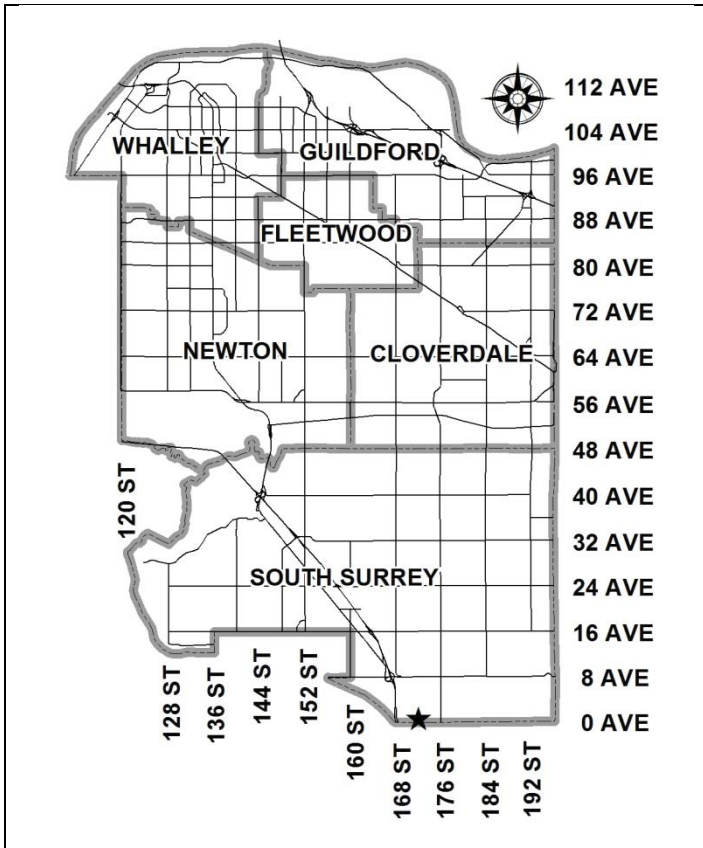


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0315-00

Planning Report Date: March 6, 2017



PROPOSAL:

- **NCP Amendment** from Single Family (6 u.p.a.) to Single Family Flex (6-14.5 u.p.a.)
- **Rezoning** from RA to RF-10
- **Development Permit**

to allow subdivision into 9 single family lots

LOCATION:

42 - 172 Street
 17213 - 0 Avenue

OWNER:

Superstar Homes Ltd
 1072992 BC Ltd.

ZONING:

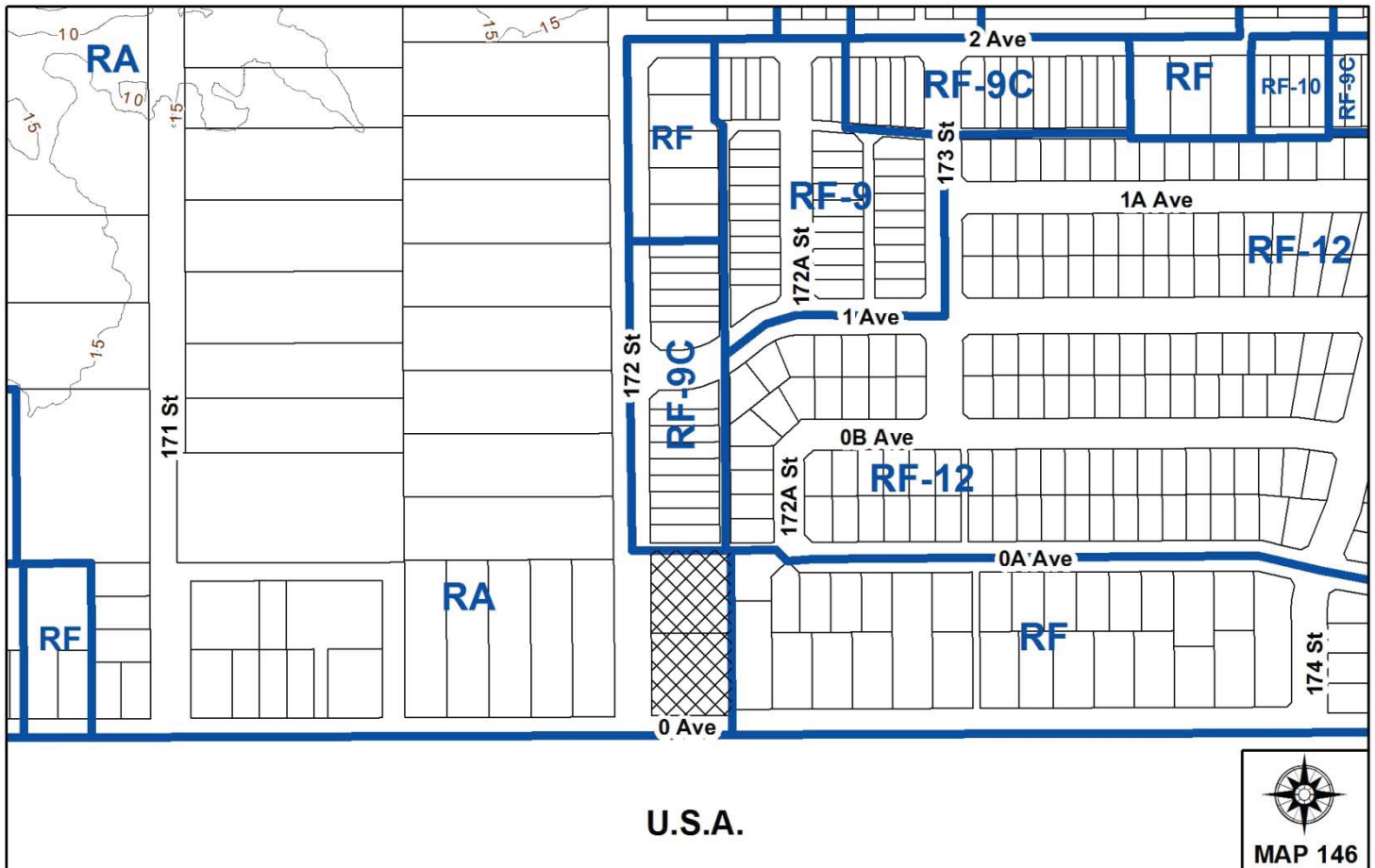
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Urban Single Family (6 u.p.a.)



U.S.A.



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires a partial NCP amendment to the Douglas Neighbourhood Concept Plan to re-designate the site from Urban Single Family (6 u.p.a.) to Single Family Residential Flex (6 – 14.5 u.p.a.).

RATIONALE OF RECOMMENDATION

- The proposed development complies with the OCP Designation for the site.
- The proposed NCP Amendment is consistent with the location and interfacing criteria of the Development Guidelines of the "Single Family Residential Flex" density option of the Douglas NCP.
- The proposed RF-10 lots are consistent with the RF-9C lots to the north, which were created under application 7904-0411-00, and the RF-10 lots across 172 Street (to the northwest) proposed under Development Application No. 7916-0117-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0315-00 for Sensitive Ecosystems for Streamside Areas.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) the applicant adequately address the deficit in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
4. Council pass a resolution to amend the Douglas NCP to re-designate the land from "Urban Single Family (6 u.p.a.)" to "Single Family Residential Flex (6-14.5 u.p.a.)" 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:**

5 Elementary students at Hall's Prairie Elementary School
2 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 Spring 2018.

Parks, Recreation & Culture:	Parks will accept 5% cash-in-lieu of parkland as part of this development application. The applicant is required to dedicate approximately 3 metres (10 ft.) to complete the walkway connection envisioned in the NCP. Parks requests that any fencing adjacent to the walkway be permeable, located on the private property line, and not higher than 1.2 metres (4 ft.) in height, limited within the building scheme. Landscape material at mature growth should not exceed 1.2 metres (4 ft.) in height to protect sight lines over time.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Two single family residential lots with 2 existing dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings on small lots	Urban/ Single Family Flex (6-14.5 u.p.a.)	RF-9C
East	Single family dwellings	Urban/ Single Family Flex (6-14.5 u.p.a.)	RF
South (Across o Avenue):	Canada/USA Border	n/a	n/a
West (Across 172 Street):	Single Family Dwelling (proposed 2-lot subdivision under Development Application No. 7915-0436-00 (pre-Council)).	Urban/ Single Family (6 u.p.a.)	RA (proposed rezoning to RF under Development Application No. 7915-0436-00).

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant proposes to amend the Douglas NCP from Urban Single Family (6 u.p.a.) to Single Family Residential Flex (6 – 14.5 u.p.a.). The proposed NCP Amendment is consistent with the location and interfacing criteria of the Development Guidelines of the "Single Family Residential Flex" density option of the Douglas NCP.
- The Douglas NCP was approved by Council in 1999. The surrounding properties to the north and east were rezoned (to RF-12, RF-9, and RF-9C) and subdivided under application 7904-0411-00 as part of a 322 lot development, which involved the large majority of lands being re-designated from "Single Family Small Lot" (6 u.p.a.) to "Single Family Residential Flex" (6-14 u.p.a.) in conjunction with a major amendment to the Douglas NCP (Corporate Report L001, February 12 2007)(detailed below).

- The proposed NCP amendment facilitates redevelopment of the subject property into small single family lots. While the proposed small lots deviate from the established RF-zoned development pattern between o Avenue and oA Avenue, the proposed RF-10 lots are a continuation of the established small lot single family development located immediately to the north which were created under Development Application No. 7904-0411-00. The small lot development pattern is further supported by the RF-10 lots located across 172 Street (to the northwest) proposed under Development Application No. 7916-0117-00, which received Third Reading on November 7, 2016.
- The proposed unit density of the development is 9 u.p.a., which is slightly less than the 11 u.p.a unit density of the RF-9C development to the north of the subject site.
- The RA zoned lot to the west across 172 Street is proposed for rezoning and subdivision into 2 RF lots under Development Application No. 7915-0436-00. These lots are proposed to be oriented north-south, fronting onto o Avenue and oA Avenue, and therefore interface issues are not anticipated between this development and the subject application.
- The applicant proposes to construct the north-south lane envisioned in the NCP to provide rear access to the proposed RF-10 lots.

Douglas Neighbourhood Concept Plan Amendments

- Between December 2004 and December 2006, 10 development applications to amend the Douglas NCP and permit small-lot (RF-9 and RF-12) zoning were received by the Planning & Development Department. In response, as detailed in Corporate Report L001 dated February 12, 2007, Council authorized the addition of a new NCP designation titled "Single Family Residential Flex" (6 - 14.5 u.p.a.) to the Douglas NCP. Subsequently, the majority of lands within the Douglas NCP that were under development application at this time were amended to this new designation.
- As the aforementioned NCP amendments were development application driven, only those properties which were part of active development applications at the time were included. Those properties that were not a part of the amendment process and development applications retained their existing NCP designation. The two subject properties were therefore excluded from the amendment.
- The Single Family Residential Flex designation is subject to a number of Development Guidelines with respect to both location and interfacing characteristics.
- The proposed NCP amendment meets the aforementioned Development Guidelines, as follows:
 - The proposed development is complementary to and consistent with adjacent types of housing;
 - The proposed development is not adjacent to Suburban designated lands;
 - Interface treatment with adjacent open space has been addressed;

- The proposed RF-10 lots have rear lane access and construction of sidewalks will be a requirement of final approval in support of pedestrian-friendly streets;
- Typical pre-notification process was followed and is detailed in this report; and
- The applicant will be required to pay NCP amenity contributions on a per unit basis consistent with the Douglas NCP adopted by Council.

DEVELOPMENT CONSIDERATIONS

Background

- The subject properties are located at 42-172 Street and 17213-0 Ave and are zoned "One-Acre Residential Zone (RA)", designated "Urban" in the Official Community Plan (OCP), and designated "Urban Single Family (6 u.p.a.)" in the Douglas Neighbourhood Concept Plan.
- The proposed subdivision is bounded by single family small lot RF-9C zoned lots to the north, single family RF zoned lots to the east, and the Canada-USA border to the south across 0 Avenue. The RA zoned lot to the west across 172 Street is proposed for rezoning and subdivision into 2 RF lots under Development Application No. 7915-0436-00. This application is at a preliminary stage and is pre-Council.

Current Proposal

- The applicant proposes to amend the Douglas NCP for the subject property from "Urban Single Family" (6 u.p.a.) to "Single Family Residential Flex" (6 - 14.5 u.p.a.) and rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" in order to permit subdivision into 9 lots.
- The proposed RF-10 lots meet the minimum width and exceed the minimum depth and area requirements of the RF-10 Zone (Type III). The proposed single family small lots are consistent with the RF-9C lots to the north, which were created under application 7904-0411-00, and the RF-10 lots across 172 Street proposed under Development Application No. 7916-0117-00.
- The applicant proposes to dedicate approximately 3 metres (10 ft.) along the northern boundary of the site to complete the walkway connection envisioned in the NCP. Any fencing and landscaping located adjacent to the walkway will be permeable and limited to a maximum height of 1.2 metres (4 ft.) and secured through the building scheme.

Neighbourhood Character Study and Building Scheme

- The applicant has retained Apex Design Group Inc. as the Design Consultant for the proposed future homes. The Design Consultant conducted a character study of the surrounding homes which found that the residential character surrounding the subject site is a mix of older homes built in the 1960's-2000's. The older housing stock in the area does not provide suitable architectural context. The building design guidelines recommend an updated design standard that will ensure that a desirable new character area is created in which modestly sized two-storey, bungalow and split level type homes are constructed to 2000's standard.

Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard. (Appendix VI).

Proposed Lot Grading

- In-ground basements are proposed for all lots based on the lot grading plan (prepared by H.Y. Engineering Ltd.). Basements will be achieved with minimal cut or fill. The grading information provided has been reviewed by staff and found acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on December 21, 2016, to 62 households within 100 metres (328 feet) of the subject site. The development proposal sign was erected on January 5, 2017. To date, staff have received no responses to the public notification.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. 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	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bitter Cherry	2	2	0
English Oak	1	1	0
Horse Chestnut	1	1	0
Coniferous Trees			
Douglas Fir	7	7	0
Hemlock	10	10	0
Shore Pine	1	1	0
Western Red Cedar	47	43	4
Total (excluding Alder and Cottonwood Trees)	69	65	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		16	
Total Retained and Replacement Trees		20	
Contribution to the Green City Fund		\$46,800	

- The Arborist Assessment states that there are a total of 69 protected trees on the site, excluding Alder and Cottonwood trees. 3 existing trees, approximately 4% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 4 trees 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 dedication and proposed lot grading.
- Staff requested the applicant provide a comparison of the tree preservation possibilities between the nine proposed RF-10 lots and a five-lot RF layout, which would be consistent with the current NCP designation. The applicant's design consultant and consulting arborist adequately demonstrated that the tree retention possibilities between RF-10 and RF lots was negligible. The majority of the trees on site are located within the road allowance for 172 Street, o Avenue, or the rear lane.
- 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 133 replacement trees on the site. The applicant proposes 16 replacement trees on the site. The deficit of 117 replacement trees will require a cash-in-lieu payment of \$46,800 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 20 trees are proposed to be retained or replaced on the site with a contribution of \$46,800 to the Green City Fund.

DEVELOPMENT PERMIT FOR SENSITIVE ECOSYSTEMS

- In July 2014, Council endorsed the Biodiversity Conservation Strategy (BCS). The BCS included implementation measures to protect Surrey's streamside areas, natural habitats and sensitive ecosystems. This document identifies the use of a Development Permit Area (DPA) as an effective means to protect Surrey's natural environmental assets.
- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and the Zoning By-law (No. 12000) to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016. The amendment by-laws were given final adoption on September 12, 2016.
- The applicant was asked to confirm the watercourse classifications of the ditches located along 172 Street and o Avenue, identify any required setbacks, and submit an Ecosystem Development Plan detailing any mitigation measures required to support the proposed development.
- There is a Class B watercourse located along the south side of o Avenue. The Ecosystem Development Plan submitted by the applicant confirmed the watercourse classification and determined that the applicable Streamside Setback Area is 7 metres (23 ft.) measured from the ditch top of bank. Most of the Streamside setback area is occupied by the existing road surfaces of o Avenue adjacent to the subject site, which is a permanent structure as defined under the Provincial Riparian Areas Regulations.

- COSMOS shows a Class C watercourse located along the north side of o Avenue and the east side of 172 Street adjacent to the subject properties. The Ecosystem Development Plan submitted by the applicant confirmed the watercourse classification. Class C watercourses do not support fish populations and are not subject to protection or streamside setbacks under the City's Ecosystem Protection Measures.
- As part of the servicing of the proposed development, the road frontages of 172 Street and o Avenue will be widened and upgraded to current standards and to match the existing road and sidewalk networks to the east and north of the site. The required road works will be subject to the standard mitigation and best management practices relating to road construction. The Ecosystem Development Plan indicates that the potential for detrimental impacts to the Class B watercourse located on the south side of o Avenue is low. The Class C ditches on the north side of o Avenue and east side of 172 Street will be eliminated and replaced with storm sewer, for which there will not be adverse impact on the Class B watercourse on the south side of o Avenue.
- Issuance of the Sensitive Ecosystems DP for Sensitive Ecosystems would be required prior to final adoption of the rezoning by-law under Development Application No. 7916-0315-00, should Council feel there is merit in supporting the subject application.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 4, 2017. 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 properties are located within the Douglas NCP area. • The proposed development is consistent with the land use designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The permitted unit density under the NCP designation is 6 u.p.a. (14.83 u.p.h.). • The proposed unit density of the development is 9 u.p.a. (22.24 u.p.h.).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • n/a
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposed development will contribute to the completion of a pedestrian walkway on the northern boundary of the site, in addition to sidewalks on 172 Street and o Avenue.
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

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	• n/a

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	NCP Plan

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/da

Information for City Clerk

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

1. (a) Agent: Name: Lori Joyce
 H.Y. Engineering Ltd
 Address: Suite 200 9128 152 St
 Surrey BC V3R 4E7

2. Properties involved in the Application

(a) Civic Address: 42 - 172 Street
 17213 - 0 Avenue

(b) Civic Address: 42 - 172 Street
 Owner: Superstar Homes Ltd
 PID: 011-517-140
 Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan 78159

(c) Civic Address: 17213 - 0 Avenue
 Owner: 1072992 BC Ltd
 Director Information:
 Jaspreet Dayal
 Adamjot Singh Dosanjh
 No Officer Information Filed
 PID: 011-517-158
 Lot 2 Section 32 Block 1 North Range 1 East New Westminster District Plan 78159

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Application is under the jurisdiction of MOTI.

MOTI File No. 2017-00062

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0 acres
Hectares	0.4 hectares
NUMBER OF LOTS	
Existing	2
Proposed	9
SIZE OF LOTS	
Range of lot widths (metres)	9.4 m to 10.5 m
Range of lot areas (square metres)	360 m ² to 386 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	22.1 lots/ha / 9 lots/ac
Lots/Hectare & Lots/Acre (Net)	21.7 lots/ha / 10.9 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	42%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	72%
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

SUBDIVISION PLAN OF LOTS 1 AND 2 BOTH OF SECTION 32 BLOCK 1 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 78159

APPENDIX II

BCGS 92G.007

SCALE 1:500



ALL DISTANCES ARE IN METRES

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

INTEGRATED SURVEY AREA NO. 1, SURREY, BC, NAD83 (CSRS) 4.0.0.BC.1.GVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 86H1278 AND 86H1284

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM CONVENTIONAL SURVEY OBSERVATIONS TO GEODETIC CONTROL MONUMENTS 86H1278 AND 86H1284

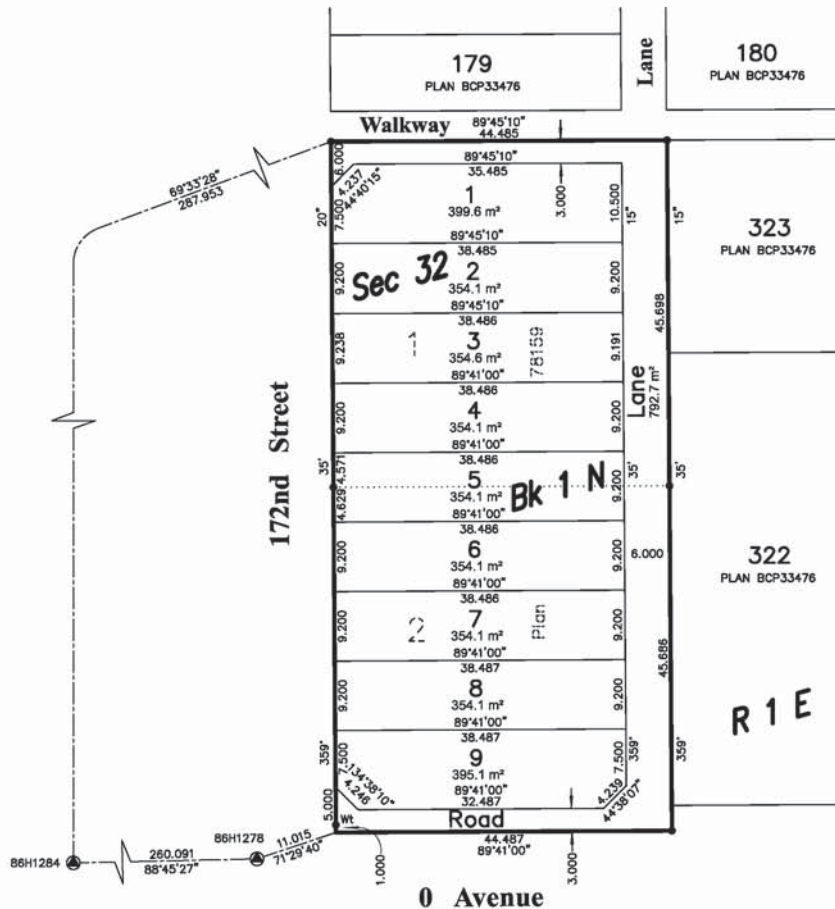
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99960445 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 86H1278 AND 86H1284

PRELIMINARY

LEGEND

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)



86H1284
UTM Zone 10 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD.
UTM northing: 5427721.010
UTM easting: 518295.906
Point combined factor: 0.9996045
Estimated Horizontal Positional Accuracy: 0.02m

86H1278
UTM Zone 10 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD.
UTM northing: 5427726.647
UTM easting: 518555.833
Point combined factor: 0.9996044
Estimated Horizontal Positional Accuracy: 0.02m

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.
200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
File: 164483_SB2.DWG

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR CITY OF SURREY
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE **th DAY OF ***, 2017
GU GORDON YU, BCLS #808
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

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

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

DATE: **March 1, 2017** PROJECT FILE: **7816-0315-00**

RE: **Engineering Requirements
Location: 42 172 Street & 17213 – 172 Street**

NCP AMENDMENT

Engineering requirements relative to the NCP Amendment will be addressed through the Rezone/subdivision.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.332 metres fronting o Avenue for ultimate 14.0 metre allowance.
- Dedicate 3.0m x 3.0m corner cut at the intersection of o Avenue and 172 Street.
- Dedicate 2.0 metres for east/west walkway for ultimate 6.0 metre allowance.
- Dedicate 6.0 metres for north/south lane along east edge of development.
- Provide 0.5 metre ROW for service connections on o Avenue and 172 Street.

Works and Services

- Construct the east half of 172 Street to a through local standard.
- Construct the north half of o Avenue to a unique through local standard.
- Construct a north/south residential lane along the east property boundary.
- Construct an east/west pathway along the north property boundary.
- Provide on-site stormwater management features in accordance with Little Campbell River Integrated Stormwater Management Plan and Douglas NCP.
- Construct storm sewer, sanitary sewer and water mains to support the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

LRt

NOTE: Detailed Land Development Engineering Review available on file



Planning December-21-16

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0315-00

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.

Halls Prairie Elementary is currently over capacity and much of the student population in this area attends South Meridian (which is also over capacity). A new elementary school site has been acquired in the Douglas area and funding for this new elementary school has been requested as a high priority in the district's 2016/17 Five-Year Capital Plan. Earl Marriott Secondary is currently over capacity, operates on an extended day schedule and has eight portables on site. The school district has received capital project approval for a new 1,500 student secondary school (likely open 2020) to be built on land in the Grandview area adjoining the City of Surrey's Aquatic Centre and future recreational facilities. Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

SUMMARY

The proposed 9 Single family with suites are estimated to have the following impact on the following schools:

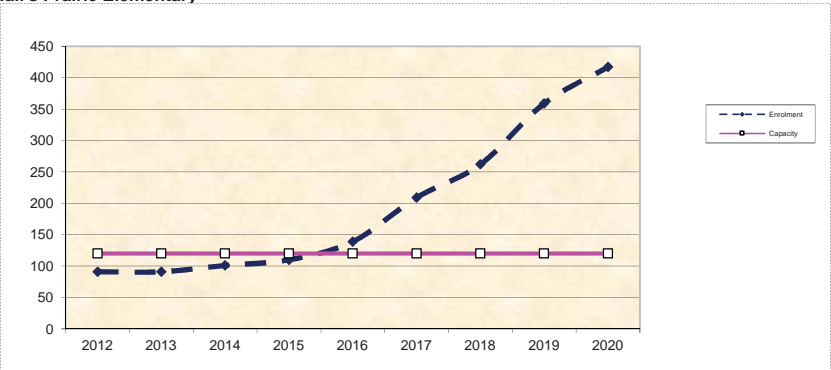
Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

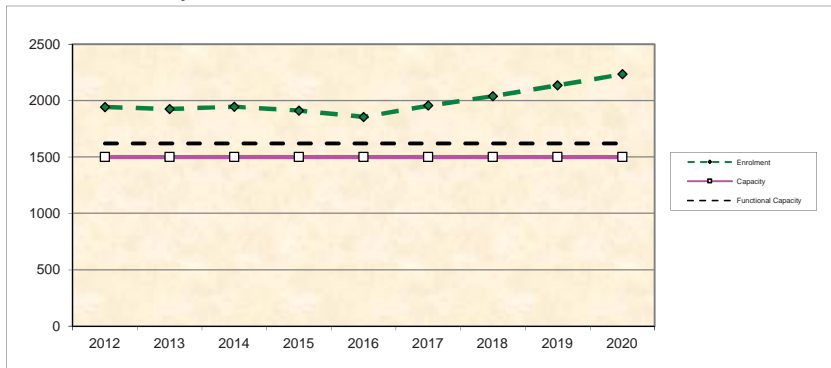
September 2016 Enrolment/School Capacity

Hall's Prairie Elementary	
Enrolment (K/1-7):	33 K + 106
Capacity (K/1-7):	20 K + 100
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Hall's Prairie 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**V.2.0**

Surrey Project no.: 16-0315
Property Location: 17213-0 Ave & 42-172 Street, Surrey, B.C

Design Consultant: Apex Design Group Inc.
 Ran Chahal, Architectural Technologist AIBC, CRD
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3500sf.

Most of the existing homes have mid to mid-massing characteristics with 96% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with asphalt roof shingles being most common.

Wall surface materials are limited in the most part to one of the following: Cedar (dominant) & Stucco. Cedar, stone or brick is used as an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 48% of the homes having Exposed Aggregate driveways.

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

Most of the newer existing RF-9C homes located in the study area to the North have covered front verandas and similarly, covered verandas would be encouraged on all future homes. Since the majority of these newer homes in the study area are only 5-8 years old, a similar character will be maintained. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing

standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types:	"Two-Storey"	48.0%
	"Basement/Cathedral Entry"	12.0%
	"Rancher (Bungalow)"	40.0%
	"Split Levels"	0.00%

Dwelling Sizes/Locations: (Floor Area and Volume)	Size range:	52.0% under 2000 sq.ft excl. garage
		36.00% 2001 - 2500 sq.ft excl. garage
		12.0% over 2501 sq.ft excl. garage

Exterior Treatment /Materials:	Cedar: 48.0%	Stucco: 24.0%
	Brick or stone accent on 24.0% of all homes	

Roof Pitch and Materials:	Asphalt Shingles: 96.0%	Cedar Shingles: 4.00%
	Concrete Tiles: 0.00%	Tar & Gravel: 0.00%
	50.00% of all homes have a roof pitch 6:12 or lower.	

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple "Two Story", 5-55 year old "West Coast Traditional" homes are set 12 to 50 feet from the street in a common urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with asphalt roof shingles on most of the homes. Most homes are clad in Cedar.

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types:	Two-Storey, Split Levels and Ranchers (Bungalows).	
Dwelling Sizes:	Two-Storey or Split Levels -	2000 sq.ft. minimum
Floor Area/Volume:	Basement Entry -	2000 sq.ft. minimum

Rancher or Bungalow - 1400 sq.ft. minimum
(Exclusive of garage or in-ground basement)

- Exterior Treatment /Materials:** No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
- Exterior Materials /Colours:** Stucco, Cedar, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
- Roof Pitch:** Minimum 6:12
- Roof Materials/Colours:** Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
- Window/Door Details:** Dominant: Rectangular or Gently arched windows.
- In-ground basements:** Permitted if servicing allows.
- Landscaping:** Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 5 gallon pot size).
- Compliance Deposit:** \$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, Design Consultant
Architectural Technologist AIBC, CRD
Apex Design Group Inc.

March 2, 2017
Date

Tree Preservation Summary

Surrey Project No:

Address: 42-172nd Street and 17213 0 Avenue Surrey

Registered Arborist: Glenn Murray

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)	72
Protected Trees to be Removed	68
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 3 </u> X one (1) = 3 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 65 </u> X two (2) = 130	133
Replacement Trees Proposed	16
Replacement Trees in Deficit	117
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 7 </u> X two (2) = 14	14
Replacement Trees Proposed	0
Replacement Trees in Deficit	14

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

7-Jan-17

 Date

