

RES.R13-1104

"That Council authorize staff to proceed with the preparation of an Infill Development Concept Plan for the Aloha Estates neighbourhood that will ultimately result in an NCP Amendment to the East Clayton NCP".

DISCUSSION

Plan Area

The Aloha Estates subdivision is bounded by 72 Avenue to the north, 70 Avenue to the south, 192 Street to the west and 194A Avenue to the east (see Appendix II). The neighbourhood consists of 36 individual properties that comprise a total area of 17.5 hectares (43 acres). The properties are designated as "Urban" in the Official Community Plan. The East Clayton NCP, which was approved by Council in 2003, designated the properties as "Half Acre Residential", which permits a maximum density of four units per acre.

Consultation Process

As part of the process of developing a draft Infill Area Concept Plan, staff met with property owners in the Aloha Estates subdivision on July 18, 2013 and on September 24, 2013. At the September 24 meeting draft options were presented to the property owners. Subsequently, staff held a public information meeting on the draft options. This meeting was held on October 3, 2013 at Hazelgrove Elementary School. Notices were placed in the local papers and invitations were mailed to 700 addresses in the surrounding East Clayton area. Approximately 80 persons attended the meeting.

Following the public information meetings staff compiled all feedback received and developed for the Plan area a preferred Infill Area Land Use Concept as illustrated in Appendix I.

Based on feedback received through the above-referenced meetings, 58% of the Aloha Estates property owners are in support of redeveloping the neighbourhood to higher densities in alignment with plan illustrated in Appendix I, while the remaining owners are almost evenly split between owners who oppose any changes to the neighbourhood at this time (22%) and owners who are undecided or have provided no indication of their views (19%).

Planning Principles

The East Clayton NCP envisioned a community with a range of housing types and densities supported by commercial development and community amenities that are consistent with the principles of sustainable development. The proposed Aloha Estates Infill Area Land Use Concept (Appendix I) is consistent with the sustainable development principles of East Clayton, with refinements that address the character of the established neighbourhood.

Development of the Infill Area Concept was based on the East Clayton NCP principles, with additional emphasis on the following planning principles:

- choice for property owners who wish to redevelop immediately and those who do not;
- equitable distribution of the impacts and costs associated with redevelopment;
- adequate provision of on-street and on-site parking to accommodate demand generated by new development; and

- retention of trees and provision of additional park space.

In this regard the following strategies have been used:

- road and lane alignments have been established that minimise impacts on properties that do not wish to redevelop at this time, while providing for new road connectivity and street frontages;
- allowing for a mix of different housing types on the same street, facilitating the retention of existing homes where possible;
- a requirement for 10.5 metre pavement on 20 metre road allowances, which allow two travel lanes plus parking on both sides rather than the 8.5 metre pavement on 18 metre road allowances used previously in East Clayton; this will reduce the on-street parking challenges in this neighbourhood that have been evident in other parts of East Clayton;
- a greater mix of larger, front accessed lots which can provide on-site parking in both the garage and on the driveway, increasing the availability of off-street parking spaces;
- an equitable distribution of road dedication requirement between adjacent properties wherever possible;
- designating areas for townhouse development in areas where clusters of mature coniferous trees are located, permitting clustering of housing to allow for the retention of significant trees; and
- an infrastructure servicing strategy that takes into account other potential development under consideration within the general area (East Clayton Business Park).

Proposed Infill Area Land Use Concept

Residential Uses

The Infill Area Land Use Concept, as illustrated in Appendix I, proposes a mix of townhouses, small-lot single family homes, including lane-served and front-driveway types, and some larger single family lots. If the plan is fully built out, there will be up to 200 single family homes and up to 250 townhouses in the 36 acre Plan area. An area where local commercial development may be located and a local neighbourhood park site are also included in the Plan.

In general, townhouse areas are located along 72 Avenue, and in areas adjacent to significant clusters of trees. Retention of stands of trees can be better accommodated within townhouse developments than in single-family subdivisions. The Plan shows 5 hectares (11 acres) of townhouse development, along with an additional 1.2 hectares (3 acres) that provide an option for either townhouse development or local neighbourhood commercial development.

Single-family areas are shown as either lane-served small lot development (likely zoned RF-10) or front-driveway accessed lots (likely zoned RF-12). The larger RF-12 type of development is located in the centre of the Plan area, based on neighbourhood feedback and on the geometry of existing properties. Approximately 4.5 hectares (11 acres) of front-driveway housing and 2.5 hectares (6 acres) of lane-accessed housing is shown in the Plan.

If the Plan area is fully built out, there will be up to approximately 1,500 new residents added to the neighbourhood.

Commercial Uses

A small area is being shown for commercial use at the intersection of 72 Avenue and 192 Street. This location is adjacent to local neighbourhood commercial development on the other three corners of this intersection. Completing the commercial "crossroads" at this intersection creates a neighbourhood heart and provides convenient pedestrian and vehicular access to local shops for area residents. An area of optional townhouse or commercial development is shown along 72 Avenue between 192 Street and the proposed 193 Street. This allows the potential for an expanded range of shops in the Plan area, and/or for the potential live-work space.

Parks and Community Amenities

A local neighbourhood park of approximately 1 hectare (2.5 acres) is shown in the Plan. The park location was chosen based on combination of factors including:

- possibility of property acquisition and use for stormwater detention;
- the potential for preservation of significant tree clusters;
- adjacent to the Fortis BC gas right-of-way, which is designated for a future greenway and walkway; and
- limiting the impacts on property owners who are not in favour of redevelopment at this time.

Street Network

The street network shown in the Plan is a modified grid, providing connectivity within the infill area and connections with the adjacent neighbourhoods in the remainder of East Clayton. The street network includes:

- extending 193 Street through from 72 Avenue to 71 Avenue providing for a local north-south connection through the site;
- a new 71A Avenue and extension of 71 Avenue through to 192 Street to provide east-west connection between 192 Street and 194A Street;
- minimizing the number of new roads and their impacts on existing properties, but also providing pedestrian connectivity, including an 8 metre wide walkway connecting segments of the proposed 194 Street;
- minimizing street crossings of the Fortis BC gas line gas right-of-way;
- incorporating a 20-metre local street rights-of-way width to accommodate two travel lanes along with on-street parking on both sides of such streets; and
- widening of the roads bounding the plan area, including 72 Avenue, 192 Street, 194A Street and 70 Avenue to improve pedestrian, cycling, vehicular, transit, and on-street parking opportunities.

Schools

No schools are proposed within the Infill Area Land Use Concept. The new Katzie Elementary School is under construction just across 70 Avenue from the Plan area.

The Surrey School District has expressed concern about the impact of densification on area schools, which were planned, based on Aloha Estates remaining in its large acreage format. Preliminary estimates by the School District indicated the planned land uses could result in between 100 and 150 new elementary students and between 60 and 90 secondary students. The new Katzie Elementary School will be too small to accommodate the resulting growth and a new school North of 72 Avenue may be needed sooner than expected to accommodate the increased student numbers. Boundary moves and other considerations may be needed to address impacts of redevelopment of the Aloha Estates area.

Plan Implementation

The recommended Infill Area Land Use Concept is intended as a guide for future amendments to the East Clayton NCP in processing development applications within the Plan area. The Plan is expected to be implemented through individual land development applications including NCP amendments, rezonings and subdivisions. Public assets such as streets, walkways and statutory rights-of-way will be secured through the development approval process by dedication. The neighbourhood park will be secured through purchase and dedication, using funds derived from the 5% parkland cash-in-lieu payments required at the time of subdivision along with parkland development cost charge ("DCC") funds collected at the time of development.

Infrastructure Servicing

Water Servicing

The City's existing water system has sufficient capacity to support the development of Aloha Estates in accordance with the recommended Plan.

Sanitary Servicing

A review of the City's existing sanitary sewer system confirmed that the City's existing sanitary sewer system will require upgrades at a cost of approximately \$1.3 to support the development of the Aloha Estates area to the densities proposed in the recommended Plan.

A separate developer is also contemplating the development of the East Clayton Business Park to a more intensive use. Any development beyond the planned business park will require downstream sanitary sewer improvements. Staff has estimated that should the East Clayton Business Park develop to a more intensive use, approximately \$1.4 million in sanitary sewer infrastructure works are required to support its development. However, if both of these developments were to proceed at the same time, approximately \$1.9 million sanitary sewer infrastructure works (the "works") are required to support the development of both areas.

It would be beneficial for the developers in the Aloha Estates area and in East Clayton Business Park area to work together to provide the necessary infrastructure. Costs for the works could be shared based on estimated flows discharging to the system. Based on the current development projections for each site, 49% of the costs would be allocated to the development of Aloha Estates, with the remaining 51% of the costs allocated to the development of the East Clayton Business Park area.

With respect to revenues, DCC revenues from the development of Aloha Estates to the densities as proposed would amount to an estimated \$0.8 million. DCC revenues from the development of the East Clayton Business Park area to more intensive uses would amount to an estimated \$1.8 million. Of the \$1.8 million, approximately \$0.3 million were expected with the development of the East Clayton Business Park to the original contemplated densities and are required to fund an executed DCC Frontender agreement. As such, \$1.5 million is available to fund other works. Therefore, there are sufficient DCCs from the East Clayton Business Park to fund the works that are required for a more intense development of the East Clayton Business Park area.

It is proposed that the City will oversee the design and construction of these works with the execution of a DCC frontender agreement with each developer. Under such an arrangement, each developer would be required to front-end their equitable share of the cost of these works, and that the City would reimburse each developer with the DCCs the City receives as development in the benefitting area occurs.

In the event that the development of the East Clayton Business Park to a more intensive use does not proceed, the developer of Aloha Estates will need to front-end improvements estimated at \$1.3 million as referenced above. With DCC revenues of approximately \$800,000 the developer would face a shortfall of up to \$500,000, which could be financed through a development works agreement. Such an agreement would establish a further charge on each of the benefitting properties within Aloha Estates that would be collected by the City at the time of development of each property and be paid to the developer who installed the works.

Stormwater Servicing

A review of the City's existing stormwater management system concluded that the existing stormwater management system does not have sufficient capacity to support the continued growth in the East Clayton NCP area, surrounding NCP areas and the development of Aloha Estates to a more intensive uses as proposed.

The stormwater conveyance system for the Aloha Estates redevelopment area should include an infiltration system to infiltrate stormwater into the ground as a means to mitigate downstream stormwater flows. In addition it is proposed that a minimum of 300 mm of topsoil be placed on all pervious/landscaped areas throughout the proposed development area to assist in reducing the volume and rate of stormwater runoff discharging into the stormwater conveyance system. Sidewalks within the proposed development area are to be constructed with porous pavement to ensure that the infiltration goals are realized.

The stormwater management system in Aloha Estates will be local in nature and as such will be financed by the developers in the area. Late-comer agreements may be necessary where works are constructed in support of any particular development application.

CONCLUSION

Based on the above discussion it is recommended that Council:

- Approve the Aloha Estates Infill Area Concept Plan, as illustrated on the map attached as Appendix I to this report, as the basis for the processing of land development applications in this area; and
- Approve the engineering servicing strategy for the Aloha Estates Infill Area as documented in this report.

Original signed by
Jean Lamontagne
General Manager,
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Original signed by
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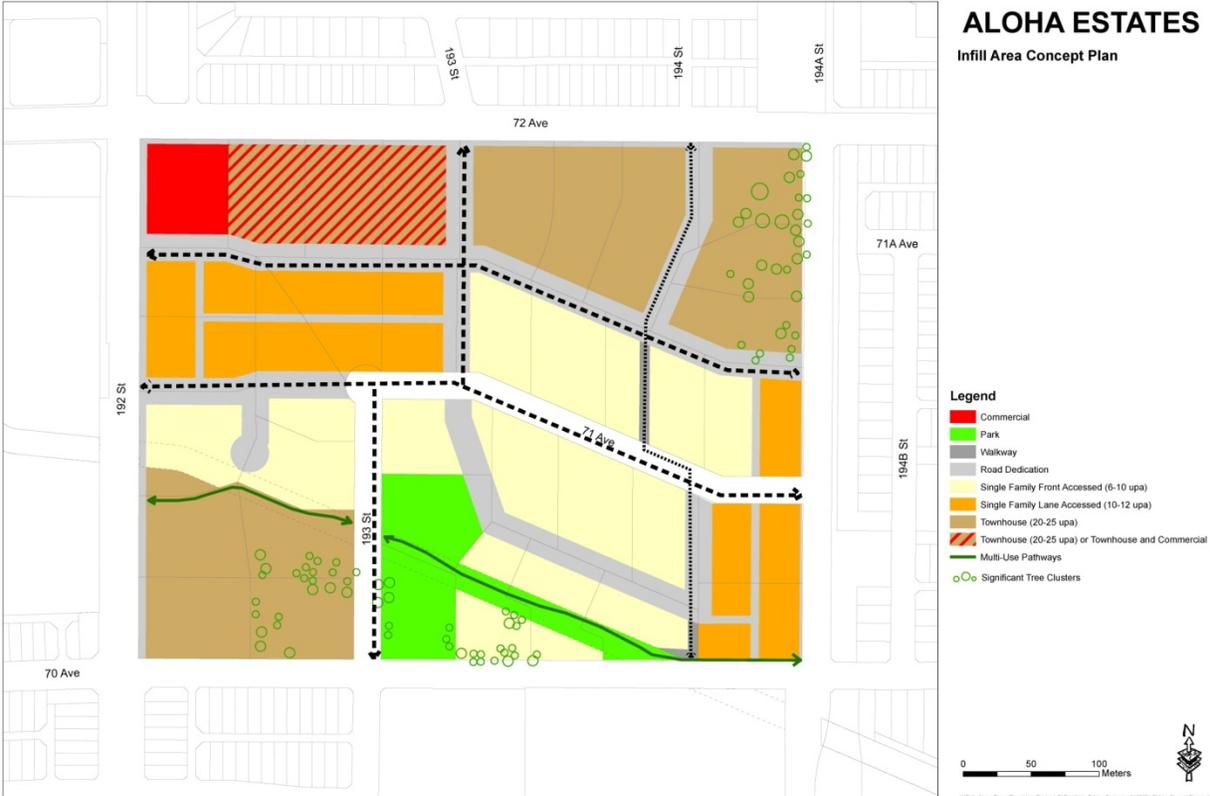
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Attachments:

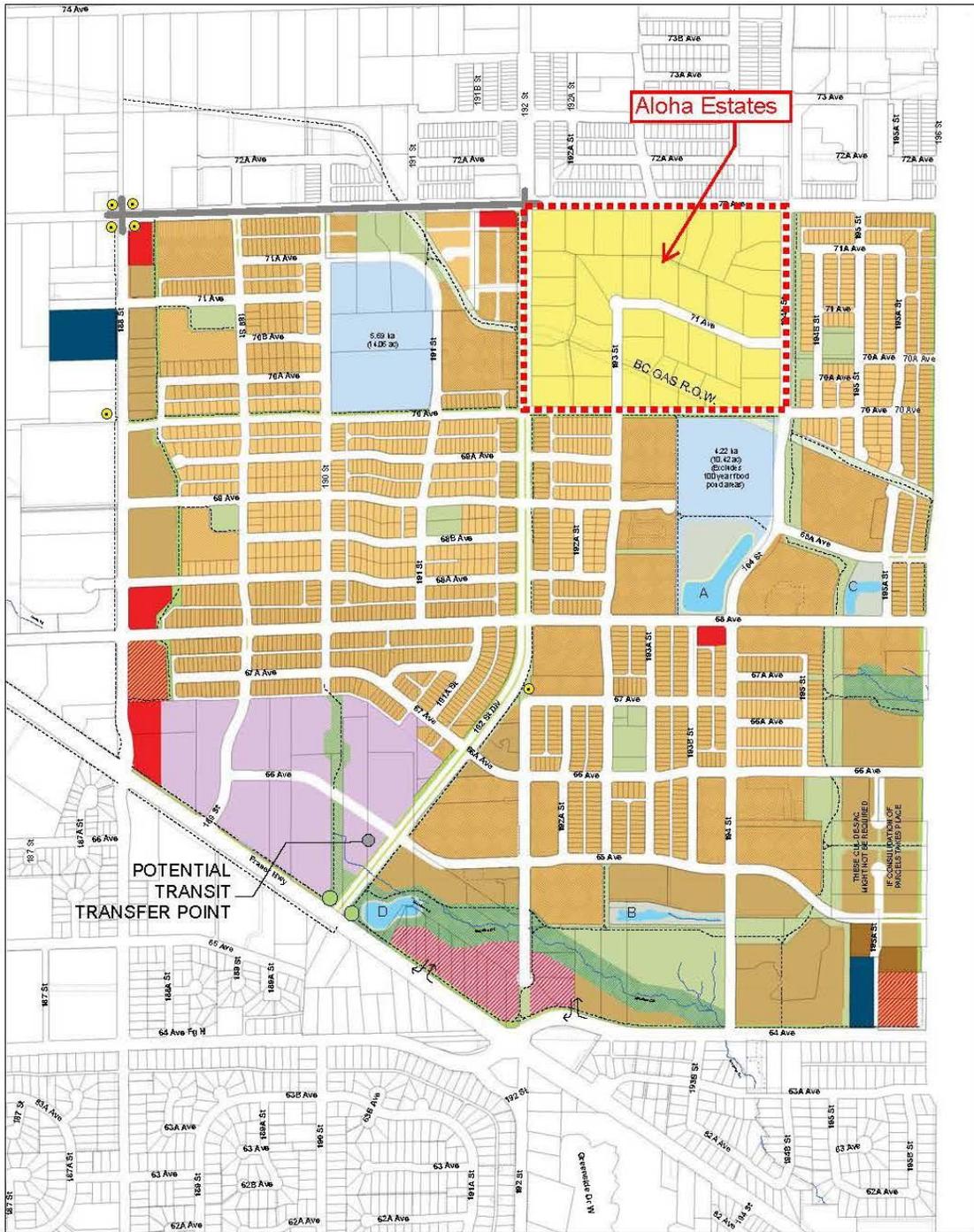
Appendix I Aloha Estates Infill Area Concept Plan

Appendix II East Clayton Neighbourhood Concept Plan showing the location of Aloha Estates

Aloha Estates Infill Area Concept Plan



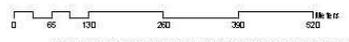
East Clayton Land Use Plan



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|------------------------------------|---|--|
| Half Acre Residential | Commercial / Residential | Natural Area |
| 6-10 u.p.a. (Low Density) | Specialty Community - Oriented Commercial | Public Open Space / Park |
| 10-15 u.p.a. (Medium Density) | Institutional (church, schools, civic buildings, seniors housing, etc.) | Open Space / Park on Private Property |
| 10-15 u.p.a. Special Residential | Storm Water Ponds (100 year flood event) | Special Setback and Landscaping Buffers (landscaped area on private property) |
| 15-25 u.p.a. (Medium-High Density) | Storm Water Pond on Private Property | Urban Landmark / Reference Point |
| 22-45 u.p.a. (High Density) | School & Park | Neighbourhood Gateway Feature |
| Business Park | Riparian Protection Area | Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W. |
| Neighbourhood Commercial | | |

EAST CLAYTON LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 16, 2011. RESOLUTION 2011-04. (Version: 01/09/2011)



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