

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7904-0201-00

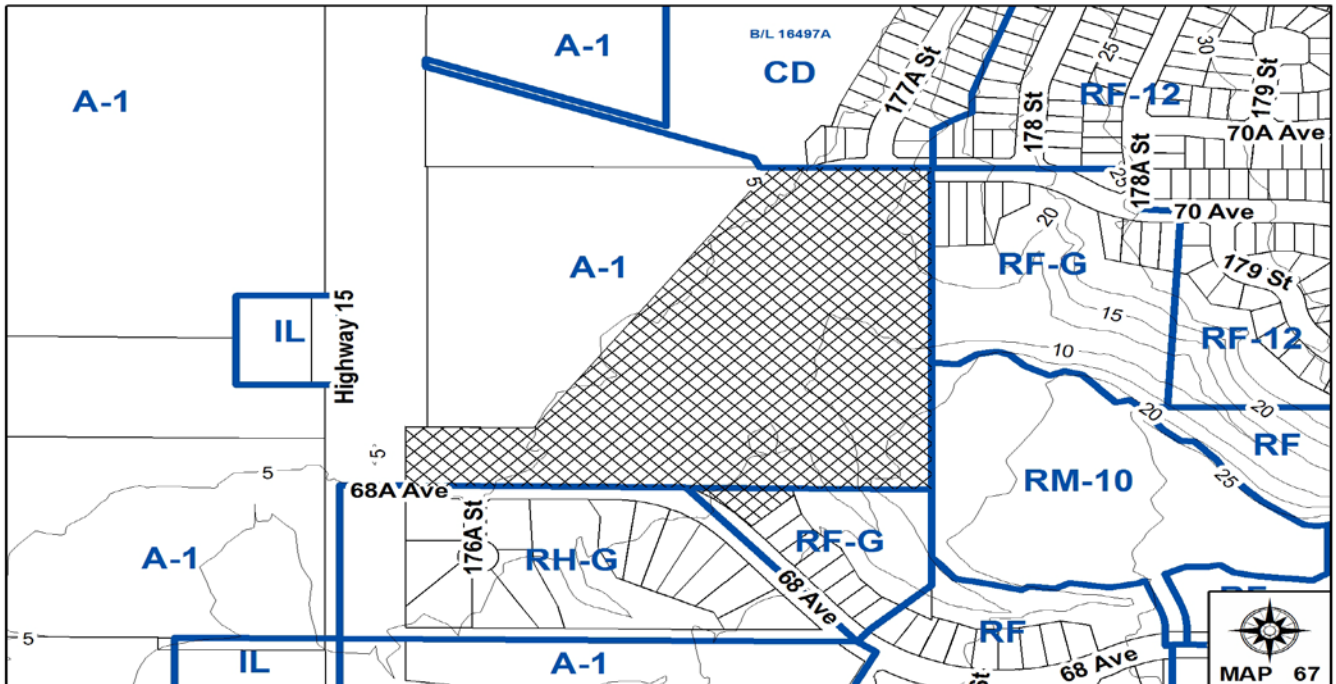
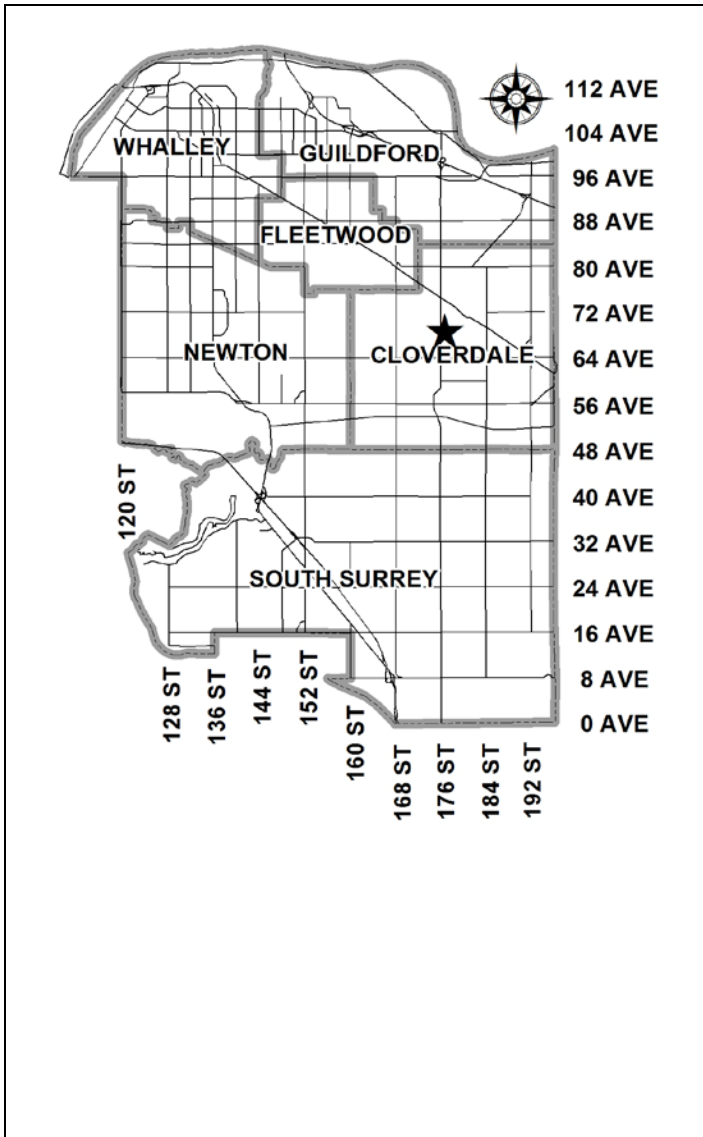
Planning Report Date: December 15, 2008

PROPOSAL:

- **OCP Amendment** from Agriculture to Suburban and a portion to Urban
- **NCP Amendment** of portions from Half Acre Cluster (2 upa) to Small Lots, Creek Area and Townhouse Cluster (10 upa), Creek Area from Single Family Residential to Small Lots and Open Space, from Townhouse Cluster (10 upa) to Creek Area & Realignment of 177 Street
- **Rezoning** from A-1 and RF-G to CD (based on RC), RF-12 and RF-G
- **Development Permit**
- **Development Variance Permit**

in order to allow subdivision into 7 CD (based on RC) lots, 15 RF-12 lots, 2 RF-G lots and 15 townhouse units and dedication of open space for stream protection.

LOCATION: 6890 - 176 St./17745 - 68 Ave.
OWNER: Fred Charlton et al
ZONING: A-1 and RF-G
OCP DESIGNATION: Agriculture and Urban
NCP DESIGNATION: Half-Acre Cluster (2 upa), Single Family Res., Townhouse Cluster (10 upa) and Creek Area



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development does not comply with the Agriculture designation of the OCP and requires an amendment to Suburban and a portion to Urban.
- The proposal requires amendments to the North Cloverdale West NCP:
 - Portions of the Half Acre Cluster (2 upa) designated area are proposed to be amended to Small Lots, Creek Area and Townhouse Cluster (10 upa);
 - Portion of Single Family Residential to be amended to Small Lots and Creek Area;
 - Portion of Townhouse Cluster (10 upa) to be amended to Creek Area;
 - 177 Street road concept to be realigned to follow current constructed road alignment; and
- A variance is required to permit vehicle access from the front of a RF-12 zoned corner lot, as opposed to the flanking street, for proposed Lot 14 only.

RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment is considered to be a Type I OCP amendment, required to ensure that development can proceed in general accordance with the approved North Cloverdale West NCP.
- The proposed OCP amendment follows the ALR boundary and the constructed road alignment of 177 Street.
- The proposed NCP amendment permits additional open space dedication than what would be provided if the subject site were developed under the existing NCP designations.
- The proposal will facilitate the dedication and protection of approximately 29,340 square metres (7.25 acres) of open space which accommodates creek areas, resulting in the dedication of approximately 48% of the total subject site to the City.
- Overall, the proposed density is consistent with the NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Agriculture to Suburban and a portion to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Block A of the subject site as shown on the Survey Plan (Appendix II) from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), to rezone Block B from "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and to rezone Block C from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone Block D of the subject site as shown on the Survey Plan (Appendix II) from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (Bylaw No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7904-0201-00 in accordance with the attached drawings (Appendix V) for the design of the 15 townhouse units and the landscape buffer adjacent the ALR.
6. Council approve Development Variance Permit No. 7904-0201-00, (Appendix XI) varying the following, to proceed to Public Notification:
 - (a) to vary the RF-12 Zone for proposed Lot 14, in order to allow a driveway and garage from 68 Avenue, rather than from the flanking street (177 Street).
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation and Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) the applicant to finalize agreement with the Strata Council of the townhouse development to the east (Weybridge) for connection of a sanitary sewer line;
 - (i) the applicant to finalize the sale of proposed Lot 21 to the City with the City's Realty Services Section; and
 - (j) the applicant to address any concerns related to the proposed open space areas to the satisfaction of the General Manager, Parks, Recreation and Culture.
8. Council pass a resolution to amend the North Cloverdale West NCP to redesignate portions of land from "Half Acre Cluster (2 upa)" to "Small Lots", "Creek Area" and "Townhouse Cluster (10 upa)", from "Single Family Residential" to "Small Lots" and "Creek Area", from "Townhouse Cluster (10 upa)" to "Creek Area" and to realign 177 Street.

REFERRALS

| | |
|---|--|
| Engineering: | The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix VI. |
| School District: | <p>Projected number of students from this development:</p> <p>11 Elementary students at Don Christian Elementary School 5 Secondary students at Lord Tweedsmuir Secondary School</p> <p>(Appendix VII)</p> |
| Ministry of Transportation & Infrastructure | Referral to the Ministry has been sent but staff have not received a response to date. |
| Agricultural Advisory Committee (AAC): | The proposal was reviewed at the October 9, 2008 AAC meeting. The AAC determined that the proposal was acceptable to proceed, subject to the applicant resolving a number of issues, including increasing the landscape buffer along the ALR boundary, expanding the landscape buffer to the east side of 177 Street and changing the proposed tree planting within the buffer from deciduous to coniferous trees (Appendix VIII). |

Environmental Review
Committee (ERC):

The proposal proceeded to the ERC on October 20, 2004 and February 21, 2007. The ERC concluded that it could support a reduction in the stream protection setback, from 30 metres (98 ft.) normally required for multiple residential developments to 15 metres (49 ft.), due to the fact the proposed townhouse development is a part of a suburban cluster development, with a maximum gross density 5 units per hectare (2 upa). The ERC also indicated that a minimum 7.5-metre (25 ft.) building setback be established on either side of the townhouse development.

SITE CHARACTERISTICS

Existing Land Use: Existing vacant house. 177 Street exists as an interim road along the west property line under a registered right-of-way.

Adjacent Area:

| Direction | Existing Use | NCP Designation | Existing Zone |
|---|---|--|------------------------|
| North: | Single family lots created under Application No. 7907-0090-00. | Half Acre Cluster (2 upa) | CD (By-law No. 16497A) |
| Northwest: | Existing operational farm. | An equestrian centre has been identified at this location under the NCP. Designated Agricultural in the OCP. | A-1 |
| Northeast: | Single family residential lots created under File No. 7907-0090-00. | Single family residential. | RF-12 |
| East: | Single family residential lots and 56-unit townhouse development. | Single Family Cluster (6 upa), Townhouse Cluster (10 upa) and Creek Area. | RF-G and RM-10 |
| South (Across 68A Avenue): | Single family residential lots created under File No. 7902-0358-00. | Half Acre Cluster (2 upa), Single Family Cluster (6 upa) and Creek Area. | RH-G and RF-G |
| West (Across Highway No. 15/ 176 Street): | Agriculture. | Agricultural in the OCP. | A-1 |

JUSTIFICATION FOR PLAN AMENDMENT

Proposed Official Community Plan (OCP) Amendment

- The subject site involves two properties located at 6890-176 Street and 17745-68 Avenue in North Cloverdale West Neighbourhood Concept Plan (NCP) area. The subject site totals approximately 6.1 hectares (15 acres).
- 6890-176 Street is currently designated Agriculture in the OCP, with 17745-68 Avenue designated Urban. An OCP amendment will be required for a portion of 6890-176 Street from Agriculture to Suburban and a portion from Agriculture to Urban (Appendix III).
- The proposed OCP redesignations were anticipated when the NCP was prepared, however, at the time the NCP was approved (July 8, 1996), the site at 6890 - 176 Street was part of a 10-hectare (25 ac.) lot and within the Agricultural Land Reserve (ALR). In 2000, the subject lands were excluded from the ALR and the parent lot was subdivided into two lots, one within the ALR; and the subject lot outside the ALR. The proposed redesignation from Agriculture to Suburban is consistent with the ALR boundary.
- Based upon the current proposal, a gross density of 4.1 units per hectare/1.7 units per acre is proposed within the Suburban area and a gross density of 19 units per hectare/7.7 units per acre is proposed within the Urban area. These proposed densities are consistent with the Suburban and Urban designations of the OCP.

Proposed Neighbourhood Concept Plan (NCP) Amendment

- The subject site involves proposed amendments to the North Cloverdale West NCP (Appendix IV), as follows:
 - An amendment of a portion of the subject site from Half Acre Cluster (2 upa) to Small Lots, Creek Area and Townhouse Cluster (10 upa);
 - An amendment of a portion of the subject site from Single Family Residential to Small Lots and Creek Area;
 - An amendment of a portion of the subject site from Townhouse Cluster (10 upa) to Creek Area; and
 - Realignment of 177 Street from the concept developed in 1996 as part of the NCP to the current location which exists as an interim road and was required by the Department of Fisheries and Oceans (DFO).
- Overall, the proposed development proposes a gross density of 5.0 units per hectare/2 units per acre over the entire development site.

DEVELOPMENT CONSIDERATIONS

- The subject site encompasses two properties located at 6890-176 Street and 17745-68 Avenue in the North Cloverdale West Neighbourhood Concept Plan (NCP) area. The subject site totals approximately 6.1 hectares (15 acres) in size.

- The two properties are zoned General Agriculture Zone (A-1) and Single Family Residential Gross Density Zone (RF-G). The applicant is proposing to rezone portions of the site from A-1 to Single Family Residential (12) Zone (RF-12), Single Family Residential Gross Density Zone (RF-G) and Comprehensive Development Zone (CD) (based upon RC) and a portion from RF-G to RF-12. The zoning boundaries of which are indicated on the attached Survey Plan (Appendix II).

Rezoning from A-1 to RF-12 (Block A in Appendix II)

- Block A, as shown on the Survey Plan (Appendix II) consists of approximately 7,670 square metres (1.9 acres) and is proposed to be rezoned from A-1 to RF-12. The proposed RF-12 lots will be sited within the south-central portion of the subject site.
- The proposed subdivision layout creates a total of 15 Type II RF-12 lots. The following table shows a profile of the proposed RF-12 lots.

| | RF-12 Zone | Proposed RF-12 Lots in Subdivision |
|------------------------------|--|------------------------------------|
| Open Space Dedication | 5% | 5% (393.75 sq.m.) |
| Lot Size | Type II: Interior Lot – 320 sq.m. Corner Lot – 375 sq.m. | 320 sq. m. to 486 sq.m. |
| Lot Width | Type II: Interior Lot – 13.4 m Corner Lot – 15.4 m | 13.4 m to 15.4 m |
| Lot Depth | Type II: 22 m | Minimum of 22 m |

- The proposed lots do not include lanes and therefore, garages will be fronting the proposed 69 Avenue cul-de-sac or 68 Avenue. Proposed Lots 3 to 10 will have vehicular access from the 69 Avenue cul-de-sac, with proposed Lots 14 to 20 having access from 68 Avenue.

Rezoning from RF-G to RF-12 (Block B in Appendix II)

- Block B encompasses approximately 205 square metres (2,207 sq.ft.) in area.
- Block B is a portion of 17745-68 Avenue and requires a rezoning from RF-G to RF-12 in order to complete two potential single family residential lots (proposed Lots 19 and 20).

Rezoning from A-1 to RF-G (Block C in Appendix II)

- Block C encompasses approximately 205 square metres (2,207 sq.ft.) in area.
- Block C is a portion of 6890-176 Street, which requires a rezoning from A-1 to RF-G to allow the owner of 17745-68 Avenue to consolidate this small portion with the remainder of 17745-68 Avenue to create two single family RF-G lots (proposed Lots 25 and 26).

Rezoning from A-1 to CD (based upon RC) (Block D as shown in Appendix II)

- Block D consists of approximately 5.326 hectares (13.16 acres) and is located immediately east of the Agricultural Land Reserve (ALR) boundary.

- The applicant is proposing to rezone Block D from A-1 to CD (based upon the RC Zone) in order to create 7 single family lots (proposed Lots 1, 2, 11 to 13, 21 and 22) and 15 townhouse units with the dedication of significant open space. The proposal is based upon a clustering concept (where the proposed development is confined within the areas outside the creek areas), with a gross density of 5 units per hectare (2 units per acre) and lands set aside for open space.
- The RC Zone, which serves as the basis for the proposed CD Zone, allows 3 types of building forms based upon the following:

| Type of Building Form | Minimum Open Space Requirement | Maximum Floor Area Ratio | Minimum Lot Size /Lot Width |
|--|--------------------------------|--------------------------|--|
| Type I: Single Family Dwellings | 50% of Site Area | 0.45 | 700 sq. m (7,500 sq.ft.)/ 18 m (60 ft.) |
| Type II: Single Family Dwellings | 70% of Site Area | 0.50 | 372 sq.m. (4,000 sq.ft.)/ 9 m (30 ft.) |
| Duplexes | 70% of Site Area | 0.50 | 745 sq.m. (8,000 sq.ft.)/ 15 m (50 ft.) |
| Type III: Ground-oriented multiple unit residential buildings | 80% of Site Area | 0.50 | 2,000 sq.m. (0.5 acre)/ 30 m (100 ft.) |

- Proposed Lot 21 under Block D1, falls within Type I – Single Family Dwellings, proposed Lots 1, 2, 11 to 13 and 22, under Block D2, fall within Type II – Single Family Dwellings, and the 15 townhouse units, under Block D3, fall within Type III – Ground-oriented multiple unit residential buildings. Approximately 48% of the gross site area will be dedicated to the City as open space.
- The proposed CD Zone, which is based upon the RC Zone has the following features:

| | RC Zone | Proposed CD Zone (Block D) |
|-------------------------------|--|--|
| Open Space Dedication | <i>Type I Single Family Dwellings: 50% of site area</i> <i>Type II Single-Family Dwellings and Duplexes: 70%</i> <i>Type III Ground-oriented multiple residential buildings: 80%</i> | Block D1 (equivalent to Type I): 50% Block D2 (equivalent to Type II): 70% Block D3 (equivalent to Type III): 80% Approximately 47% of total Block D area |
| Unit Density | 5 units per gross hectare or 2 units per gross acre, if open space provided | 5 units per gross hectare or 2 units per gross acre, if open space provided |
| Floor Area Ratio (FAR) | <i>Type I Single Family Dwellings: 0.45</i> <i>Type II Single Family Dwellings and/or Duplexes: 0.50</i> <i>Type III Ground-oriented multiple units residential buildings: 0.50</i> | Block D1 (equivalent to Type I): 45 Block D2 (equivalent to Type II): 0.70 Block D3 (equivalent to Type III): 50 |

| | RC Zone | Proposed CD Zone (Block D) |
|---------------------------|---|--|
| Minimum Lot Sizes | <i>Type I Single family dwellings:</i> 700 square metres (7,500 sq.ft.) <i>Type II Single family dwellings:</i> 372 square metres (4,000 sq.ft.) <i>Type III Ground-oriented multiple unit residential buildings:</i> 2,000 square metres (0.5 acre) | Block D1: 700 square metres (7,500 sq.ft.) Block D2: 365 square metres (3,929 sq.ft.) Block D3: 7,500 square metres (1.8 acre) |
| Minimum Lot Widths | <i>Type I Single family dwellings:</i> 18 metres (60 ft.) <i>Type II Single family dwellings:</i> 9 metres (30 ft.) <i>Type III Ground-oriented multiple residential buildings:</i> 30 metres (100 ft.) | Block D1: 30 metres (100 ft.) Block D2 (single family dwellings only): 13.4 metres (44 ft.) Block D3: 29 metres (95 ft.) |

- In the proposed CD By-law the provisions for Block D1 have been based upon the Type I parameters identified in the RC Zone, while Block D2 has been based upon the RF-12 Zone and Block D3 has followed the Type III provisions identified in the RC Zone.
- According to the applicant, the Type II provisions for single family dwellings identified in the RC Zone, do not afford the developers to build houses which meet current market expectations. Therefore, the applicant has a modification to the Type II, regulations of the RC Zone for building setbacks and building height to comply with the proposed RF-12 Zone.
- As seen in the Table above, the proposed CD By-law incorporates open space dedication and unit density parameters which are similar to those in the RC Zone. The provisions which will differ will be the floor area ratio, lot size, lot width, building setbacks and building height.

Open Space Dedication

- In order to achieve the proposed building types permitted under the equivalent RC Zone, varying percentages of open space must be set aside: 50% for Type I, 70% for Type II and 80% for Type III building forms. 5% open space dedication is required for the proposed RF-12 lots.
- The proposed CD By-law will adopt the same amount of open space as indicated in the RC Zone: 50% for Block D1, 70% for Block D2 and 80% for Block D3.
- The applicant proposes a total of 2.93 hectares (7.24 acres) in open space dedication as follows:

| | Required Open Space | Proposed Open Space |
|---|---|-------------------------------|
| CD (based upon RC) for Type I (Block D1) | 50% of development area / 1,700 square metres (0.4 ac) | 1,700 square metres (0.4 ac) |
| CD (based upon RC) for Type II (Block D2) | 70% of development area / 1,911 square metres (0.47 ac) | 1,911 square metres (0.47 ac) |
| CD (based upon RC) for Type III (Block D3) | 80% of development area / 6,096 square metres (1.5 ac) | 6,096 square metres (1.5 ac) |
| Sub-total | 10,090 sq.m. (2.5 ac) | 10,090 square metres (2.5 ac) |

| | Required Open Space | Proposed Open Space |
|------------------------|---|-------------------------------|
| RF-12 (Block A) | 5% of development area / 383 square metres | 383 square metres (0.09 ac) |
| Excess | | 19,210 square metres (4.7 ac) |
| TOTAL | 10,473 square metres (2.6 ac) | 2.93 hectares (7.24 acres) |

- The proposed open space exceeds the minimum required and will accommodate the three (3) existing creek areas and will be dedicated to the City.

Proposed Realignment of 177 Street

- The road was realigned and constructed as an interim road from that shown as a road concept on the North Cloverdale West NCP, in order to service the "Provinceton" development to the northeast (Application No. 7902-0358-00).
- An existing sanitary sewer trunk already exists along 177 Street.
- The applicant will be required to upgrade 177 Street to its ultimate standard as part of this application.

Existing Sanitary Pump Station and Proposed City Purchase of Lot 22

- A sanitary pump station exists at the westernmost portion of the subject site, adjacent 176 Street on the west side of proposed Lot 21. This sanitary pump station was secured under a right-of-way agreement with the owner and was originally considered to be a temporary location.
- The City's Sewer Section of the Engineering Department now intends to expand the facility and therefore wishes to purchase a fee simple lot (proposed Lot 21) for which the pump station is situated. An agreement in principle has been resolved with the owner, with the final details to be reached prior to Final Adoption of the OCP Amendment and Rezoning By-laws.

Interface with Agricultural Land Reserve (ALR)

- This application was referred to the Agricultural Advisory Committee (AAC) on October 9, 2008. The Committee indicated the following list of items should be addressed (the applicant's responses are in italics):
 - Proposed trees within the strip of land to the west of 177 Street should incorporate coniferous trees as opposed to deciduous trees, in order to provide a visual screen to the Agricultural Land Reserve (ALR) land to the west;

The landscape buffer plan has been revised to incorporate coniferous trees, as well as deciduous trees. The applicant is proposing a Kentucky equestrian feel to the area and it was felt that the mix of trees would provide the screening required, but not block the view of the existing farm and horses, which has been a desirable attraction to residents purchasing homes in the area.

- The width of the landscape buffer at the south end (at the northwest corner of 68A Avenue and 177 Street) should be extended further west;

It was felt that increasing the buffer to the west would offer limited benefit, as the proposed "park" to be dedicated to the City is located to the west of the buffer and this already affords a substantial buffer from any newly created lots.

- The landscape buffer should be expanded on the residential lots, to the east of 177 Street;

The landscape buffer cannot be expanded onto the lots to the east of 177 Street (proposed Lots 1, 2, 11 to 13), as the driveways for these lots will take access from 177 Street. Due to the size of proposed Lot 14, a proposed buffer would encumber most of the development area of the lot.

- Concern that the applicant is proposing a density which exceeds what is currently permitted within the existing Half-Acre Cluster (2 upa) designated land.

The proposed density for the lands adjacent the ALR is less than 2 units per acre.

- The existing landscape strip along the west side of 177 Street is proposed to be enhanced with additional trees and shrubs. The proposed landscape buffer ranges in width from 5.5 metres (18 ft.) to 6.5 metres (21.3 ft.), which is less than the 15 metres (49.2 ft.) recommended by the Official Community Plan (OCP) and City Policy O-23. However, the width of the buffer along with the width of 177 Street results in a minimum of 25 metres (82 ft.) from the nearest residential property line to the ALR boundary.
- An existing white, split-rail fence exists along the property line and will be retained.
- The proposed landscape buffer along the west side of 177 Street will be dedicated as road, but will function as a landscaped boulevard. The landscape buffer area will be required to be maintained by the adjacent property owner at 6956/6986-176 Street, who is also the current owner of the subject property at 6890-176 Street.
- The landscape buffer is proposed to be extended along the north of proposed Lot 21, which will be the responsibility of the City and shall be planted in a similar manner as currently proposed along proposed Lot 22 and along the west of 177 Street.
- The proposed landscape buffer along the north edge of proposed Lot 22 is to be maintained by the individual property owner.

Tree Preservation and Replacement

- The development portions of the subject site are generally clear of trees, except for the development area for the proposed 15 townhouse units. Trees situated within the creek protection areas will be in areas dedicated to the City. There are eight (8) existing street trees which line the east side of 177 Street, which are proposed to be retained. A Development Variance Permit will be required for proposed Lot 14 to permit the driveway and garage to be oriented at the front (68 Avenue), rather than along 177 Street, for a corner lot, in order to preserve the existing street trees along 177 Street (see By-law Variance Section).

- An arborist assessment prepared by Trevor Cox, Certified Arborist of Diamond Head Consulting Ltd., was submitted by the applicant. The report identifies ten (10) trees within the developable portion of the site. The 10 trees are identified as follows:

| Species | Total # on Site | Total # Retained | Total # Removed |
|--------------|-----------------|------------------|-----------------|
| Arborvitae | 1 | 1 | 0 |
| Maple | 7 | 4 | 3 |
| Spruce | 2 | 0 | 2 |
| TOTAL | 10 | 5 | 5 |

- The report identifies that of the 10 trees, 5 are to be removed. Based upon the 5 trees to be removed, 10 trees are required for replacement. The development proposes 69 replacement trees throughout the development site.
- It is proposed that each single family lot will incorporate 3 trees.

Proposed Building Design Guidelines and Lot Grading

- Tynan Consulting Ltd. prepared the Building Scheme for the single family component, dated October 3, 2008. A summary of the design guidelines is attached (Appendix IX).
- The design guidelines prohibit the construction of basement-entry homes and secondary suites. The proposed design guidelines permit two-storey, split level and bungalow house types in Neo-Traditional, Neo-Heritage, Craftsman-Heritage and Rural Heritage styles.
- The applicant has submitted preliminary lot grading information which has been reviewed by Building Division staff and has been found to be acceptable. The applicant is proposing fill in excess of 0.50 metre (1.6 ft.) in areas on proposed Lots 6, 14 to 16, 19 and 21. Only small portions of fill exceeding 0.50 metre (1.6 ft.) are for proposed Lots 6 and 14. For proposed Lots 15, 16 and 19, the additional fill will allow the lots to be brought up to the road level. For proposed Lot 21, the fill area would align the rear of the lot with the adjacent property to the north.

PRE-NOTIFICATION

Pre-notification letters were sent on March 6, 2007 and staff received a petition with 42 signatures from a neighbouring townhouse development (Weybridge) to the east, with the following concerns:

- Concern regarding the proposed setback variance for the 15 townhouse units, from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.), resulting in loss of privacy.

(The access road has been relocated to the southeastern property line to provide more of a separation between the existing Weybridge townhouse development and the proposed townhouse and the required 7.5-metre (25 ft.) building setback has been reinstated. In order to alleviate privacy concerns, an emerald cedar hedge has been proposed along this property line.)

- Blockage of views with the construction of the townhouses.

(The site plan was reworked to provide more separation between proposed Buildings E and F, pushing proposed Building F further south, in order to open up a larger view corridor between the two buildings. As a result, proposed Building F requires a building setback variance from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.). This reduced setback would have minimal impact on the adjacent property to the south as the property to the south is dedicated open space for stream protection. Rooflines have also been lowered in the design of the townhouses.)

- Residents have requested a gravity sanitary sewer connection to the proposed development, as the Weybridge development is currently on a pump system.

(The applicant has agreed to permit the existing townhouse development a connection to the sanitary sewer. The cost will be determined at the servicing stage, with details of this agreement to be worked out prior to Final Adoption.)

Public Information Meeting

- A Public Information Meeting was not held for this application, but the applicant and agent did meet with the Strata Owners of the neighbouring townhouse development (Weybridge), which submitted the petition, to discuss the concerns raised in their petition.
- The applicant was able to resolve the concerns of the strata and the strata has since submitted a letter to the City, retracting the petition, as the applicant and the strata owners have reached a preliminary agreement with details to be finalized prior to Final Adoption.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The proposed 15 townhouse units are to be located between two creek areas and will be accessible from 177 Street by an internal private driveway.
- The proposed units will be in six 2-storey buildings. Each townhouse unit will consist of 3 or more bedrooms and will have an attached double garage. Each unit will also incorporate an in-ground basement.
- The proposed buildings will be sited 7.5 metres (25 ft.) from the edge of the stream protection areas, but will incorporate reduced setbacks along 177 Street (6.0 metres/20 ft.) and along the south (3.0 metres/10 ft.) next to the parkland.

- The proposed building materials for the townhouse units include fiberglass roof shingles in black, vinyl board and batten siding in an off-white colour, horizontal vinyl siding in khaki and off-white, hardipanel accents and doors in cream, synthetic cultured stone veneer as an accent, wood trim in a dark brown, railings in a chocolate brown, with vinyl window and sliding door frames in white.
- Decorative paving is proposed at the entrance of the driveway to highlight and mark the entry. Decorative paving is also proposed for the turnarounds and visitor parking located along the private driveway.
- Areas around the townhouse units will be landscaped, with small patios. An allan block retaining wall and an emerald cedar hedge are proposed as an interface with the existing adjacent townhouse site to the southeast.
- A free-standing sign for the proposed townhouse development is proposed at the entry of 177 Street. The sign is proposed in painted concrete and stone veneer with the font in aluminum letters.

ADVISORY DESIGN PANEL

- This project was not referred to the ADP, but reviewed by staff.
- The architectural design of the proposed townhouse development is acceptable and minor changes are required of the landscape plans.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Proposed Variance:

- To vary the RF-12 Zone, in order to allow a driveway and garage access from 68 Avenue, rather than from the flanking street (177 Street).

Applicant's Rationale:

- The proposed variance is required in order to retain existing trees along 177 Street, since the RF-12 Zone would require that parking for proposed Lot 14 (Type II RF-12 lot) be oriented from 177 Street.

Staff Comments:

- The variance is supportable in order to preserve existing street trees along 177 Street, as the driveway and garage oriented along 68 Avenue will also create more continuous streetscape along 68 Avenue.

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. | Survey Plans Showing Rezoning Blocks |
| Appendix III. | OCP Redesignation Map |
| Appendix IV. | Amendments to North Cloverdale West NCP |
| Appendix V. | Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans |
| Appendix VI. | Engineering Summary |
| Appendix VII. | School District Comments |
| Appendix VIII. | Agricultural Advisory Committee Minutes |
| Appendix IX. | Tree Preservation Summary |
| Appendix X. | Building Design Guidelines Summary |
| Appendix XI. | Proposed CD By-law |
| Appendix XII. | Development Variance Permit No. 7904-0201-00 |

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Focus Architecture and C. Kavolinas and Associates, respectively, dated September 9, 2008 and August and September 2008.

Jean Lamontagne
General Manager
Planning and Development

PL/kms

Information for City Clerk

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

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

2. Properties involved in the Application
 - (a) Civic Addresses: 6890 - 176 Street and 17745 - 68 Avenue

 - (b) Civic Address: 6890 - 176 Street
 Owner: Fred Charlton
 PID: 024-957-976
 Lot 2 Section 17 Township 8 New Westminster District Plan LMP46179

 - (c) Civic Address: 17745 - 68 Avenue
 Owner: SSR Enterprises Ltd.
 PID: 026-161-079
 Lot 14 Section 17 Township 8 New Westminster District Plan BCP14928

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

 - (b) Introduce two By-laws to rezone the property.

 - (c) Application is under the jurisdiction of MOT.
 MOT File No. 1-6-24903.

 - (d) Proceed with Public Notification for Development Variance Permit No. 7904-0201-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12, RF-G and CD (based on RC)

| Requires Project Data | Proposed | | | |
|--|--|----------------------|--|----------------------|
| GROSS SITE AREA | | | | |
| Acres | 15.16 ac | | | |
| Hectares | 6.134 ha | | | |
| NUMBER OF LOTS | | | | |
| Existing | 2 | | | |
| Proposed | RF-12 | CD (Block D1) | CD (Block D2) | CD (Block D3) |
| | 15 | 1 | 6 | 15 units |
| SIZE OF LOTS | | | | |
| Range of lot widths (metres) | 13.m-15.4 m | 50 m | 15 m | 29 m |
| Range of lot areas (square metres) | 320 m ² -486 m ² | 1,950 m ² | 415 m ² to 624 m ² | 7,620 m ² |
| DENSITY | | | | |
| Lots/Hectare & Lots/Acre (Gross) | 19 uph/7.7 upa | 4 uph/1.6 upa | 16.7 uph/6.8 upa | 19.7 uph/8 upa |
| Lots/Hectare & Lots/Acre (Net) | | | | |
| SITE COVERAGE (in % of gross site area) | | | | |
| Maximum Coverage of Principal & Accessory Building | 40% | 25% | 50% | 28% |
| Estimated Road, Lane & Driveway Coverage | 10% | 20% | 12% | 22% |
| Total Site Coverage | 50% | 45% | 62% | 50% |
| PARKLAND | | | | |
| Area (square metres) TOTAL | 29,340 m ² | | | |
| % of Gross Site (including Blocks A to D + 5% for RF-12) | 48% | | | |
| | | | | |
| | Required | | | |
| PARKLAND | | | | |
| 5% money in lieu | NO | | | |
| TREE SURVEY/ASSESSMENT | YES | | | |
| MODEL BUILDING SCHEME | YES | | | |
| HERITAGE SITE Retention | NO | | | |
| BOUNDARY HEALTH Approval | NO | | | |
| DEV. VARIANCE PERMIT required | | | | |
| Road Length/Standards | NO | | | |
| Works and Services | NO | | | |
| Building Retention | NO | | | |
| Tree Retention Along 177 Street | YES | | | |

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RC) (Block D3)

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|----------------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | |
| Road Widening area | | |
| Undevelopable area | | |
| Net Total | | 0.762 ha |
| | | |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | | 28% |
| Paved & Hard Surfaced Areas | | 22% |
| Total Site Coverage | | 50% |
| | | |
| SETBACKS (in metres) | | |
| Front (177 Street) | 7.5 m | 6.0 m |
| Rear (South) | 7.5 m | 3.0 m |
| Side #1 (West) | 7.5 m | 7.5 m |
| Side #2 (East) | 7.5 m | 7.5 m |
| | | |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 9 m | 9.2 m |
| Accessory | 4 m | n/a |
| | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | n/a |
| One Bed | | n/a |
| Two Bedroom | | n/a |
| Three Bedroom + | | 15 |
| Total | | 15 |
| | | |
| FLOOR AREA: Residential | | 2,582 m ² |
| | | |
| FLOOR AREA: Commercial | | n/a |
| Retail | | |
| Office | | |
| Total | | |
| | | |
| FLOOR AREA: Industrial | | n/a |
| | | |
| FLOOR AREA: Institutional | | n/a |
| | | |
| TOTAL BUILDING FLOOR AREA | | 2,582 m ² |

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|------------------------------------|-------------------|
| DENSITY | | |
| # of units/ha /# units/acre (gross) | | |
| # of units/ha /# units/acre (net) | | 19.7 uph/7.97 upa |
| FAR (gross) | | |
| FAR (net) | 0.50 | 0.34 |
| AMENITY SPACE (area in square metres) | | |
| Indoor | n/a under RC Zone | n/a |
| Outdoor | n/a under RC Zone | n/a |
| PARKING (number of stalls) | | |
| Commercial | | n/a |
| Industrial | | n/a |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | 30 | 30 |
| Residential Visitors | 3 | 6 |
| Institutional | | n/a |
| Total Number of Parking Spaces | 33 | 36 |
| Number of disabled stalls | n/a | 0 |
| Number of small cars | | - |
| Tandem Parking Spaces: Number / % of Total Number of Units | | n/a |
| Size of Tandem Parking Spaces width/length | | n/a |

| | | | |
|---------------|----|---------------------------------|-----|
| Heritage Site | NO | Tree Survey/Assessment Provided | YES |
|---------------|----|---------------------------------|-----|