

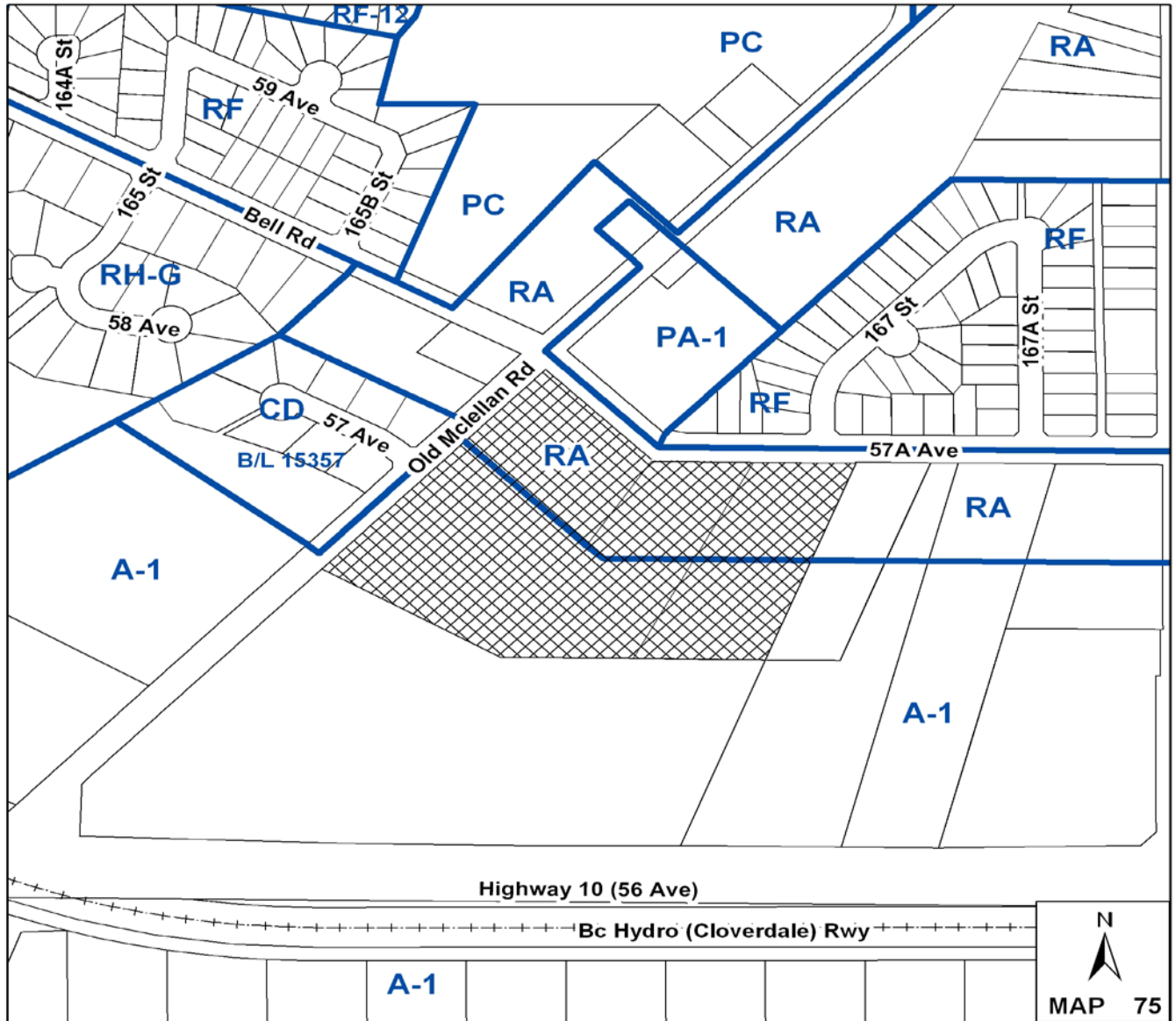
Proposal: Amend OCP on a portion from Suburban to Urban. Amend NCP on a portion from Half Acre Cluster and Parks/ Open Space to Urban Single Family. Rezone from RA and A-1 to RF and CD to permit 36 lots. DP for an agricultural buffer adjacent the ALR. HRA to preserve Bell House.

Recommendation: Approval to Proceed

Location: 16588 Old McLellan Road and 16660/78 - 57A Ave **Zoning:** RA and A-1

OCP Designation: Suburban

NCP Designation: Half Acre Cluster & Parks/Open Space **Owner:** 57th Avenue Developments Ltd.



PROJECT TIMELINE

Original Application Submission Date:	January 20, 2005
Application Revision & Re-submission Dates:	November 17, 2005 May 12, 2006 September 21, 2006
Applicant's Delegation to Council Date:	February 12, 2007
Planning Report Date:	February 26, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment of a portion from Suburban to Urban;
- an NCP amendment for a portion from Half-Acre Cluster and Parks/Open Space to Urban Single Family;
- a rezoning from RA and A-1 to RF and CD;
- a Development Permit; and
- a Heritage Revitalization Agreement

in order to allow subdivision into 16 urban single family residential lots and 20 suburban single family residential lots and retention of the historic Charles Bell House.

RECOMMENDATION

To implement Council's previous decision granting approval to proceed to this project, the Planning & Development Department recommends that:

1. a By-law be introduced to redesignate Block A, as shown on the Survey Plan, from Suburban to Urban and a date for Public Hearing be set (Appendix III).
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 C from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) as shown on the Survey Plan and a date be set for Public Hearing (Appendix V).

4. a By-law be introduced to rezone Blocks A and B from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000), as shown on the Survey Plan and a date be set for Public Hearing (Appendix V).
5. Council authorize staff to draft Development Permit No. 7905-0019-00 in accordance with the attached park concept plan (Appendix IV), for the purpose of the protection of the agricultural buffer.
6. 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;
 - (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 raptor study to the satisfaction of the City Landscape Architect and the City's Environmental Coordinator;
 - (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (g) provision of community benefit to satisfy the OCP amendment policy for the Type 2 OCP amendment applications;
 - (h) the applicant to deal with the relocation and restoration of the Charles Bell House to the satisfaction of the Heritage Advisory Commission, including the submission of a restoration plan and costs associated with the relocation;
 - (i) the applicant to ensure that the Old McLellan Road Heritage Character Guidelines are incorporated into the final engineering drawings and the Building Design Guidelines which will be registered on title of the proposed lots, to the satisfaction of the General Manager, Engineering and Acting General Manager, Planning and Development;
 - (j) staff be authorized to draft a Heritage Revitalization Agreement (HRA) By-law for the preservation of the Charles Bell House and the existing rock wall;
 - (k) the applicant to resolve outstanding lot grading concerns to the satisfaction of the General Manager, Engineering and Acting General Manager, Planning and Development;
 - (l) the applicant must provide technical assessments to help evaluate the impact and acceptability of filling the floodplain and develop a mitigation strategy if appropriate, to the satisfaction of the General Manager, Engineering;

- (m) final approval of the relocation of the red coded watercourse to the satisfaction of the Department of Fisheries and Oceans General Manager, Parks, Recreation and Culture and General Manager, Engineering;
 - (n) submission of finalized open space concept to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (o) the applicant to provide habitat compensation as per City Policy No. P-15 for the relocation of the red coded watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
 - (p) submission of a bio-swale design, including a cross-section, with proposed vegetative planting, to the satisfaction of the General Manager, Engineering Department;
 - (q) registration of a restrictive covenant on title of the newly created lots which will acknowledge that the lots are located in close proximity to active farming operations; and
 - (r) removal of all buildings and structures, other than those associated with the Charles Bell House, to the satisfaction of the General Manager, Planning & Development.
7. Council pass a resolution to amend West Cloverdale South NCP to redesignate a portion of the land from Half Acre Cluster and Parks/Open Space to Urban Single Family when the project is considered for final adoption.

REFERRALS

Engineering:

The current layout proposes significant fill in the lowlands. The fill proposed under this application is not consistent with the Serpentine and Nicomekl Lowland flood control strategy and must be evaluated with respect to its impacts on the floodplain. In the event that the impacts associated with the proposed fill cannot be mitigated the fill will not be allowed, therefore, significantly affecting the proposed layout. A thorough review of the impacts of fill within the floodplain and development of a mitigation strategy are required prior considering final approval of this layout (Appendix VII).

Parks:

Parks staff accept the general configuration of the open space. The design of the open space, including fencing and the location of the Hook Greenway, must be accepted by Parks prior to Final Adoption. The applicant is required to provide compensation in accordance with City Policy P-15: Compensation Formula and Protocol for Habitat Replacement on City Land for the proposed relocation of the red-coded watercourse onto the City owned open space and provide detailed landscape plans for the creek relocation and habitat compensation (Appendix VIII).

School District:

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

Elementary students = 12 students
 Secondary students = 5 students
 Total new students = 17 students

School Catchment Area/Current Enrollment/School Capacity:

Surrey Centre Elementary School = 295 enrolled/405 capacity
 Lord Tweedsmuir Secondary School = 1,303 enrolled/1,400 capacity

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 39 students
 Secondary students = 170 students
 Total new students = 209 students

Approved Capacity Projects and Future Space Considerations

A boundary move from George Greenaway to Surrey Centre has been implemented in 2006. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

(Appendix IX)

Ministry of Transportation:

No comments received to date.

Agricultural Advisory Committee (AAC):

The AAC supports the rezoning application and recommends to Parks, Recreation and Culture that the trail created be located as far away from the agricultural boundary as possible and that the agricultural buffer is planted with a fence prior to the issuance of building permits (Appendix X).

Heritage Advisory Commission (HAC):

The HAC recommends that Council only support a subdivision if the Bell House is subject to a Heritage Revitalization Agreement acceptable to the HAC, the Bell House is maintained on the ½ acre lot at the corner of Old McLellan Road and Bell Road, the Bell House faces Old McLellan Road and that the character defining elements of the Bell House including being a landmark, the streetscape and the setting are retained (Appendix XI). The application will be required to proceed back to the HAC when the HRA has been drafted.

Environmental Review
Committee (ERC):

The ERC indicated that a wider park width would be required and that the representative from the Department of Fisheries and Oceans (DFO) is prepared to accept a proposal for the relocation and reconstruction of the watercourse within the park, subject to a number of on-site improvements such as an open channel, in combination with other features. Water management is an issue which requires review given adjacent residential and agricultural uses.

SITE CHARACTERISTICS

- **Existing Land Use** Single family heritage home on an acreage parcel and vacant acreage parcels.
- **Significant Site Attributes** Craftsman style heritage house (Charles Bell House), built in 1912 to be retained. A Heritage Revitalization Agreement will be registered as part of the development application. Site slopes downwards from the north to south. There is an unnamed watercourse with nutrient value which traverses east to west at the toe of the slope. Some existing trees on the periphery along the east side of the site. The southern portion of the site is within the floodplain.
- **East:** Existing single family residences on large acreage lots, zoned RA, split designated Half-Acre Cluster and Parks/Open Space in the West Cloverdale South NCP.
- **South:** Land in the ALR, zoned A-1, designated Agricultural in the West Cloverdale South NCP.
- **West:** Across Old McLellan Road, single family home on an acreage lot, zoned RA, designated Half Acre Cluster and a new 9 lot development under construction, zoned CD By-law No. 15357, designated Half Acre Cluster in the West Cloverdale South NCP.
- **North:** Across 57A Avenue/Bell Road, the Avenue of Trees along the west side of Old McLellan Road and Christ Church Cemetery, zoned RA, designated Institutional and Christ Church, zoned PA-1, designated Institutional (west side of Old McLellan Road), Christ Church Bell Hall, zoned PA-1, designated Institutional and existing single family residential, zoned RF, designated Urban Single Family (east side of Old McLellan Road) in the West Cloverdale South NCP

PLAN AND POLICY COMPLIANCE

OCP Designation: Partially Complies. A portion of the subject site, needs amendment to Urban.

Residential Buffering Adjacent the
ALR/Agricultural Boundary Policy
No. O-23 Generally does not comply.

Compensation Formula and Protocol for Habitat Replacement on City Land Policy No. P-15	Policy has been approved. The applicant has agreed to comply.
Old McLellan Road Heritage Character Guidelines:	Will apply to proposed Lots 1 and 20, except for Charles Bell House.
NCP Designation:	Half Acre Cluster and Parks/Open Space needs amendment to Urban Single Family for a portion of the site.

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant has provided the following rationale to support the proposed OCP and NCP designation amendments. Staff comments are followed in italics.
 - The proposed single family lots along 57A Avenue are similar to and compatible with the existing urban single family lots on the north side of 57A Avenue.

An argument could be made that the proposed Urban lots are compatible with the existing lots to the northeast. However, the intent of the West Cloverdale South NCP was to maintain a Suburban buffer between the ALR lands to the south and the existing single family residential and institutional uses to the north, with Bell Road/57A Avenue as the dividing line between the Urban and Suburban land uses.
 - The West Cloverdale South NCP estimates that the population in the area will increase by 1,745 residents. The projection is based upon proposed land uses. Council has approved two development applications within 500 metres (1/3 mile) of the subject site, which resulted in a net reduction of housing units and population:
 - Application No. 7903-0345-00 at 16472, 16460 and 16432 – 60 Avenue (Rezoning from Row House 15 to Single Family Small Lots – RF-12 and RF-9); and
 - Application No. 7903-0156-00 at 16508, 16540, 16584, 16630 and 16670 – 60 Avenue (Rezoning from RA and PC to RF-SD, RF-9 and RF-12 and an NCP Amendment from Row Housing to Small Lots and Semi Detached Residential).

The subject proposal will help to off-set these reductions in housing units and population. With the School District now indicating that the Surrey Centre Elementary School will remain at its present location (which is currently split designated Rowhouse 15, Rowhouse 10 and Urban Single Family), the estimated population will be decreased from the original projected population. However, there may be other areas within the West Cloverdale South NCP which would be more appropriate for making up the population deficit, such as lands already designated for Rowhouses and Urban Single Family, at the southwest corner of 60 Avenue and 164 Street and at the southwest corner of 60 Avenue and Old McLellan Road.

- Under current market conditions, larger lots are more difficult to market than smaller single family lots.

The City's Realty Division was consulted to determine the market potential and relative development cost of a one-half acre gross density subdivision compared to a traditional single-family subdivision. The staff appraiser stated that the market value of the subject site, as a one half-acre gross subdivision was in the \$500,000 per acre range compared to \$900,000 per acre for a traditional single-family lot subdivision. Servicing costs were also higher for a one-half acre gross subdivision, \$85,000 to \$90,000 per lot compared to \$65,000 to \$75,000 per lot for a traditional single-family lot subdivision.

- The subject property currently has a heritage house situated at 16588 Old McLellan Road. This heritage house is being requested by the City of Surrey to be retained and upgraded. The cost of the heritage upgrading (to be borne by the applicant) will result in a minimal return.

Prior to ownership, the applicant would have been aware that the Charles Bell House at 16588 Old McLellan Road is listed on the City of Surrey Heritage Registry. Although some density bonusing may be considered for the cost of heritage restoration, the applicant is proposing 11 more lots than what would be permitted under the Suburban designation of the OCP, which would more than compensate for the costs of restoring the Charles Bell House.

- The City of Surrey recently amended Policy O-23 *Residential Buffering Adjacent the ALR/Agricultural Boundary* and the subject site falls within the new policy. This policy allows a density of up to 10 units per hectare (4 units per acre) for lands located within the Inner Ring.

The subject site only falls within the Outer Ring (located within 200 metres (656 ft) of the ALR boundary) and does not comply with many of the provisions or provisions are not applicable, due to its location.

- The applicant has also proposed as a voluntary community benefit, \$4,000 per Urban lot for a total of \$64,000. This contribution will be collected prior to the project being considered for final adoption.

Positive Aspects of the Proposed OCP/NCP Amendment

- The increased density will contribute to the support of local commercial uses at the Five Corners (between Old McLellan Road and 168 Street, along 60 Avenue).
- Over time, the increased density will assist with maintaining school enrollment at local schools.

- Contributes to increased Neighbourhood Concept Plan (NCP) amenity contributions, Development Cost Charge (DCC) payments and community benefit contributions, due to increased density as illustrated below:

Land Use	Potential NCP Amenity Contributions, based upon 2007 rates	DCC Payments, based upon 2006 rates	Community Benefit Contribution
Under existing Suburban designation – 23 Suburban lots	\$23,866.64	\$532,151	None required
Based upon proposed amendment - 16 Urban lots 20 Suburban lots	\$37,356.48	\$371,280 + \$393,329 Total = \$764,609	\$64,000

Negative Aspects of the Proposed OCP/NCP Amendment

- Approval of proposed Urban lots will set a precedent where other properties along the south side of Bell Road and 57A Avenue will seek OCP and NCP amendments to allow for urban single family lots, i.e. to the west of Old McLellan Road and along 57A Avenue to 168 Street.
- The increased number of lots along 57A Avenue will place pressure on Bell Road and 57A Avenue which was planned as a collector road only.
- The proposal will set a precedent for future proposals adjacent ALR lands, which is in non-compliance with the recent Council-approved transitional policy (Policy No. O-23).
- The proposal will see the removal of existing trees which may have been retained on larger suburban lots.
- The streetscape along the southern side of 57A Avenue will be dominated by two vehicles garages.

DEVELOPMENT CONSIDERATIONS

Background

- The original application was submitted on January 20, 2005.
- The original application reflected a development proposal encompassing 4 properties at 16550 and 16588 Old McLellan Road, 16565 Highway No. 10 and 16678 – 57A Avenue.
- The development proposal reflected a rezoning application from One-Acre Residential Zone (RA) and General Agricultural Zone (A-1) to Cluster Residential Zone (RC) in order to subdivide into 23 Cluster Suburban single family lots, with dedicated open space. While this proposed development did not proceed to Council, a companion subdivision application was approved (Application No. 7904-0440-00), which created two (2) lots outside the ALR boundary and consolidated the remainder portions of properties within the ALR into one parcel.

- Subsequently, the application was amended on May 12, 2006, when another applicant came forward with a proposed 46-lot proposal and OCP redesignation to Urban for the whole site. Staff had serious concerns about this application and it did not proceed to Council.
- In September 2006 the current applicant proposed a 40-lot subdivision. Due to the proposed density exceeding 2 units per acre in the area proposed to remain designated Suburban, staff advised that the proposal could not be supported.
- The applicant subsequently submitted various iterations of subdivision layouts. The most recent layout proposed 35 lots consisting of 15 Urban lots and 20 Suburban lots.
- At the February 12, 2007 Regular Council – Land Use meeting, Council approved the applicant’s request to appear as a delegation at that time. The applicant then proceeded to request Council to support the following:
 - Relocation of the Charles Bell heritage house to the most north-westerly proposed lot;
 - Retention of the existing driveway off Old McLellan Road for access to the proposed relocated house; and
 - Rezoning of the subject site to permit a total of 37 lots, consisting of 17 Urban lots and 20 Suburban lots.
- After hearing from the applicant and from staff, at the February 12, 2007 Regular Council – Land Use meeting, Council passed a resolution to endorse a proposed subdivision reflecting a total of 36 lots, consisting of 16 Urban lots and 20 Suburban lots, in addition to permitting the Charles Bell House to relocate to proposed Lot 36 and the existing driveway to remain off Old McLellan Road.

Current Proposal

- The subject site now encompasses three properties, 16588 Old McLellan Road and 16660 and 16678 – 57A Avenue, located in the West Cloverdale South NCP area (Appendix XV). The total site area is 4.6 hectares (11.4 acres).
- The subject site is currently split-zoned One-Acre Residential Zone (RA) and General Agriculture Zone (A-1) and designated Half-Acre Cluster and Parks/Open Space in the West Cloverdale South NCP and Suburban in the Official Community Plan (OCP).
- The applicant is proposing the following:
 - an OCP Amendment from Suburban to Urban (for proposed Lots 21 to 36) along the northern portion of the site, shown as Block A (Appendix III);
 - an NCP amendment from Half-Acre Cluster and Parks/Open Space to Urban Single Family for the northern portion of the site;
 - a rezoning from One-Acre Residential Zone (RA) and General Agriculture Zone (A-1) to Single Family Residential Zone (RF) and Comprehensive Development Zone (CD);

- a Development Permit for the protection of an agricultural buffer within the open space adjacent the ALR boundary; and
- a Heritage Revitalization Agreement to protect the existing heritage house

in order to subdivide the site into 36 single family lots, with dedication of open space.

- The proposed density of the Suburban portion of the site is 5.49 units per hectare (2.2 units per acre) and the proposed density of the Urban portion of the site is 16.7 units per hectare (6.8 units per acre). The proposed densities comply with densities as per each land use designation in the OCP.
- Based upon the present Suburban designation and the site area of 11.4 acres, a maximum of 23 Suburban lots could be considered. The applicant is proposing to increase the lot yield by 13 lots.

Proposed Subdivision Layout

- The proposed RF lots range in size from 560 square metres (6,028 sq.ft.) to 675.7 square metres (7,273 sq.ft.) and the proposed CD lots range in size from 1,000 square metres (10,764 sq.ft.) to 1,519.8 square metres (16,359 sq.ft.), and are similar to half-acre gross density (RH-G) lots (Appendix IV).
- Proposed Lot 31 will require the Approving Officer to consider a 10% lot width reduction.
- The proposed RF lots (Lots 21 to 36) will front and gain vehicular access to 57A Avenue.
- Access and frontage to the proposed CD lots will be from a new road (future 57 Avenue), which terminates in a cul-de-sac at the east end of the site (Appendix IV).
- The proposal reflects dedicated parkland area of 8,430.4 square metres (2.1 acres) at the south portion of the site, which constitutes 18% of the gross land area of the subject site. An existing red-coded watercourse, which traverses the site, is proposed to be relocated to the parkland area. Environmental, drainage and parks issues pertaining to the relocated watercourse, including final park design and bio-swale design will need to be resolved prior to final adoption.

Lot Grading and Floodplain Issues

- A preliminary lot grading plan, along with a preliminary geotechnical report, has been submitted and reviewed by Building Division staff. The preliminary lot grading shows that substantial fill will be required to fill in the sloped portion of the site, especially within the location of the existing watercourse. With respect to the preliminary geo-technical information submitted, concerns have been raised with respect to the soil conditions of proposed Lots 1 to 10, as soil conditions are considered to be extreme and construction on these lots will require special expertise and/or special equipment. Significant excavation has also been identified for these lots and further information will be required for review as to how excavation will proceed, especially in terms of the sequence of developing individual lots. The applicant will be required to address any outstanding concerns prior to final adoption.

- Drainage Engineering staff have identified concerns with respect to the proposed fill and have indicated that they require a review of the impact of filling on the lowland areas. The analysis may significantly vary the number of lots which can be created. Staff also require a review of information on the relocated watercourse and the details of the proposed bio-swale. The development's creation of a new storm sewer to be located within the cul-de-sac road also requires further review. These issues will have to be resolved prior to final adoption.

Arborist Assessment and Tree Preservation

- The development application was submitted prior to final adoption of Tree Preservation By-law No. 16011 and is covered under the one year grace period.
- Under the new Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are replaced at a ratio of 2:1, while Alder and Cottonwood trees are replaced at a ratio of 1:1.
- An arborist assessment was prepared by MGF Horticultural Inc. 100 mature trees have been identified. The applicant is proposing to remove 56 trees. Based upon the specified ratios, the applicant would be required to provide 96 replacement trees. In total, the applicant is proposing 148 replacement trees, 96 on the lots and an additional 57 trees in the buffer area (Appendix XII).
- The proposed tree replacement complies with the new Tree Protection Bylaw. However, the relocation of the Charles Bell House onto proposed Lot 36 may impact the trees proposed to be retained along Old McLellan Road. The minimum flanking side yard setback for the RF Zone is 3.6 metres (11.8 ft) and this may not be a sufficient distance to allow for tree retention. A detailed review regarding tree preservation will be required at time of the preparation of the Heritage Revitalization Agreement By-law.
- Furthermore, as raptors have been identified within the area, a raptor study will be required by the applicant for review.

Design Guidelines

- The applicant has retained Mike Tynan of Tynan Consulting to complete the design guidelines for the site (Appendix VIII).
- A new home constructed on proposed Lot 35, as well as Lots 1 and 2, will reflect the heritage of the Charles Bell House to be relocated to proposed Lot 36.
- Proposed Lots 1 and 20 will reflect the approved Old McLellan Road Heritage Character Guidelines, which proposes new homes to front Old McLellan Road.

Heritage Character and the Charles Bell House

- The Charles Bell House, located at 16588 Old McLellan Road, which is listed on the City of Surrey's Heritage Registry will be maintained and restored under a Heritage Revitalization Agreement (HRA), but will be relocated closer to Old McLellan Road. The driveway to the house will remain from Old McLellan Road. With the relocation of the Bell House onto

proposed Lot 36, the front of the house will face 57A Avenue, which will compromise the intent of the Heritage Guidelines. Staff are recommending that the existing rock wall be retained. However, this will have to be reviewed at time of dealing with the HRA.

- A restoration plan for the Charles Bell House will be required to proceed to the Heritage Advisory Commission for review prior to final adoption of the Rezoning By-law. The applicant will be required to enter into a Heritage Revitalization Agreement By-law, which will be registered on proposed Lot 36 in order to restore and maintain the house.
- Once the HRA has been developed and reviewed by the Heritage Advisory Commission, the HRA By-law will be introduced to Council for consideration. Final approval of the HRA By-law will occur concurrently with the OCP amendment and rezoning by-laws.

Proposed CD By-law

- The proposed CD By-law will govern the Suburban portion of the site only and is based upon the RH-G Zone, with modifications to the number of lots that may be reduced in size from 1,300 square metres (13,993 sq.ft.). (Appendix XIV).
- Under the current proposal, only 4 lots exceed a 1,300-square metre (13,993 sq.ft.) lot size, with the remaining 16 lots ranging from 1000.1 square metres (10,765 sq.ft.) to 1,261.2 square metres (13,575.4 sq.ft.). This represents 80% of the proposed Suburban lots. Under the RH-G Zone, the permissible reduction to 1,120 square metres (12,055.6 sq.ft.) is permitted only up to 50% of the total number of suburban lots.
- The proposed CD Bylaw will also reflect a reduced front yard setback from 7.5 metres (25 ft) to 4.5 metres (14.8 ft) for proposed Lots 9 to 14, as the lots are impacted by the 37.5-metre (123 ft.) building setback from the ALR boundary, as well as to maintain a consistent front yard around the cul-de-sac bulb.
- The proposed CD Bylaw has incorporated the required 37.5-metre (123 ft) building setback from the ALR boundary for proposed Lots 1 to 11.

PRE-NOTIFICATION

Pre-notification letters for the current development proposal were sent on January 12, 2007 and staff received four (4) letters, with the following comments:

- Concern about the proposed change to the West Cloverdale South NCP, amendment from half acre lots to smaller lots. The writer wants development consistent with the NCP.

(Staff have advised prospective applicants regarding the proposed land use identified under the West Cloverdale South NCP. However, every applicant is permitted their due process in proceeding with the proposed development concept they desire. With increasing construction costs, this applicant has proposed to maximize the development yield with respect to the subject site.)

- Concern about school capacity. The Surrey Centre Elementary School is at full capacity. The writer questions if the school can accommodate the additional students.

(Current enrollment at Surrey Centre Elementary has not yet reached full capacity. The current enrollment is 295, with the capacity at 405. The proposed subdivision is estimated to generate an additional 12 elementary students. Even when added to the 39 students proposed to be generated from other developments within the catchment area for the past 12 months, it would amount to an additional 51 students, which would still not achieve the school's capacity.)

- Concern about the clear cut of trees which occurred on the site previously and the lack of greenery, along with the displacing of wildlife to adjacent residential properties.

(Twenty-three trees were removed illegally in 2004 by a previous owner. Securities were collected for 46 replacement trees.)

- Concern regarding environmental impact on dyke and soil.

(The applicant has provided preliminary lot grading and geotechnical information for staff review. The applicant will be required to address any outstanding issues with respect to the proposed development.)

PUBLIC INFORMATION MEETING

A Public Information Meeting was held on January 5, 2007 at the Christ Redeemer Anglican Church, where the public was able to review the previous 35-lot proposal. Fourteen (14) individuals signed in at the meeting. Twelve (12) comment sheets were returned. 6 individuals indicated support of the proposal, while 6 individuals indicated opposition. 3 of the individuals in opposition indicated that they preferred the original 23-lot proposal, which complied with the West Cloverdale South NCP. In addition 1 letter was submitted to the City with concerns. The concerns related to the proposed development are as follows:

- Safety concerns regarding the curve along Bell Road/57A Avenue and traffic concerns along 57A Avenue due to increased density. With parking allowed on the road, this will increase inability to drive safely through.

Engineering staff have acknowledged that the sightline visibility is limited at the bend on 57A Avenue. It will be improved with the removal of trees along 57A Avenue, which are located within City-owned land. Curve signs with advisory speed limit tabs will also be installed. In the future, a yellow central dividing line may be installed, if found necessary. As there is currently a blind spot behind the hill as vehicles head north from Highway No. 10, a traffic button is proposed in the future at Old McLellan Road and 57A Avenue, which will improve the safety of this intersection. The applicant will be required to contribute to 25% of the cost.

- Lack of traffic signal at 57A Avenue and 168 Street and future widening along 168 Street.

Engineering staff have indicated that there is no traffic signal proposed for this intersection and that traffic calming measures are difficult to implement along 57A Avenue due to grading. However, the proposed traffic button at Old McLellan Road and 57A Avenue is considered to be an improvement.

- Concern about drainage runoff, already an issue since trees removed from site previously.

The applicant will be required to provide adequate stormwater drainage within the site and has provided preliminary lot grading for staff review. The applicant will be required to resolve any outstanding issues prior to final adoption.

- Increased noise due to increased density.
- Concern about potential secondary suites.

A Building Scheme will be registered on title of all the lots, which indicates that secondary suites are not permitted.

- Proposed Lots 31 to 34 are unacceptable.

Previously, the applicant was proposing 4 RF-9 lots and 11 RF lots along the south side 57A Avenue. At that time, proposed Lots 31 to 34 were the RF-9 lots. The subdivision layout has subsequently been revised by the applicant to show 16 RF lots along the south side of 57A Avenue.

- Prefer 57 Avenue to be a through road to 168 Street as shown in a previous proposal.

The applicant has provided a development concept which shows a cul-de-sac road from Old McLellan Road, which reflects the proposed road layout identified in the West Cloverdale South NCP. Although the previous 23 lot proposal reflected a through road which would ultimately connect to 168 Street, Planning and Engineering staff have not given preference to either road concept. The lots to the east of the subject site could develop with a road concept similar to the one presented, but with access from 168 Street.

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.

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.	Contour Map
Appendix III.	Survey Plan for OCP Amendment
Appendix IV.	Proposed OCP Amendment Map
Appendix V.	Surrey Plan for Rezoning
Appendix VI.	Proposed Subdivision Layout
Appendix VII.	Engineering Summary
Appendix VIII.	Parks Comments
Appendix IX.	School District Comments
Appendix X.	Agricultural Advisory Comments
Appendix XI.	Heritage Advisory Comments
Appendix XII.	Summary of Tree Survey and Tree Preservation
Appendix XIII.	Building Design Guidelines Summary
Appendix XIV.	Proposed CD By-law
Appendix XV.	Location of Subject Site in West Cloverdale South NCP

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 26, 2007.
- Building Scheme dated February 13, 2007.
- Neighbourhood Character Study dated February 13, 2007.
- Arborist Report prepared by MGF Horticultural Inc. dated January 2007.
- Soil Contamination Review Questionnaires prepared by Joe Dhaliwal, dated February 23, 2007.

How Yin Leung
Acting General Manager
Planning and Development

PL/kms

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Information for City Clerk

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

1. (a) Agent: Name: Joe Dhaliwal
 Address: #305 - 9288 - 120 Street
 Surrey, B.C.
 V3V 438
 Tel: 604-583-0505

2. Properties involved in the Application

(a) Civic Addresses: 16588 Old McLellan Road and 16660 and 16678 - 57A Avenue

(b) Civic Address: 16588 Old McLellan Road
 Owner: 57th Avenue Developments Ltd.
 PID: 007-435-673
 Parcel "A" (Explanatory Plan 3689) Lot 1 South East Quarter Section 12
 Township 2 New Westminster District Plan 1752

(c) Civic Address: 16660 - 57A Avenue
 Owner: 57th Avenue Developments Ltd.
 PID: 026-695-073
 Lot 2 Section 12 Township 2 New Westminster District Plan BCP24152

(d) Civic Address: 16678 - 57A Avenue
 Owner: 57th Avenue Developments Ltd.
 PID: 026-695-081
 Lot 3 Section 12 Township 2 New Westminster District Plan BCP24152

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the site.

(b) Introduce a By-law to rezone a portion of the site to RF

(c) Introduce a By-law to rezone a portion of the site to CD.

(c) Application is under the jurisdiction of MOT.

MOT File No. 1-6-22858.

SUBDIVISION DATA SHEET

Proposed Zoning: CD& RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	11.4 acres
Hectares	4.6 ha
NUMBER OF LOTS	
Existing	3
Proposed	36
SIZE OF LOTS	
Range of lot widths (metres)	15 m to 19 m
Range of lot areas (square metres)	560 m ² to 1,519.8 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	Urban 16.7 uph/6.8 upa
Lots/Hectare & Lots/Acre (Net)	Suburban 5.49 uph/2.2 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	8,430.4 m ²
% of Gross Site	18%
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	YES
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention (Charles Bell House)	To be further reviewed with HRA
Others	NO

CONTOUR MAP FOR SUBJECT SITE

