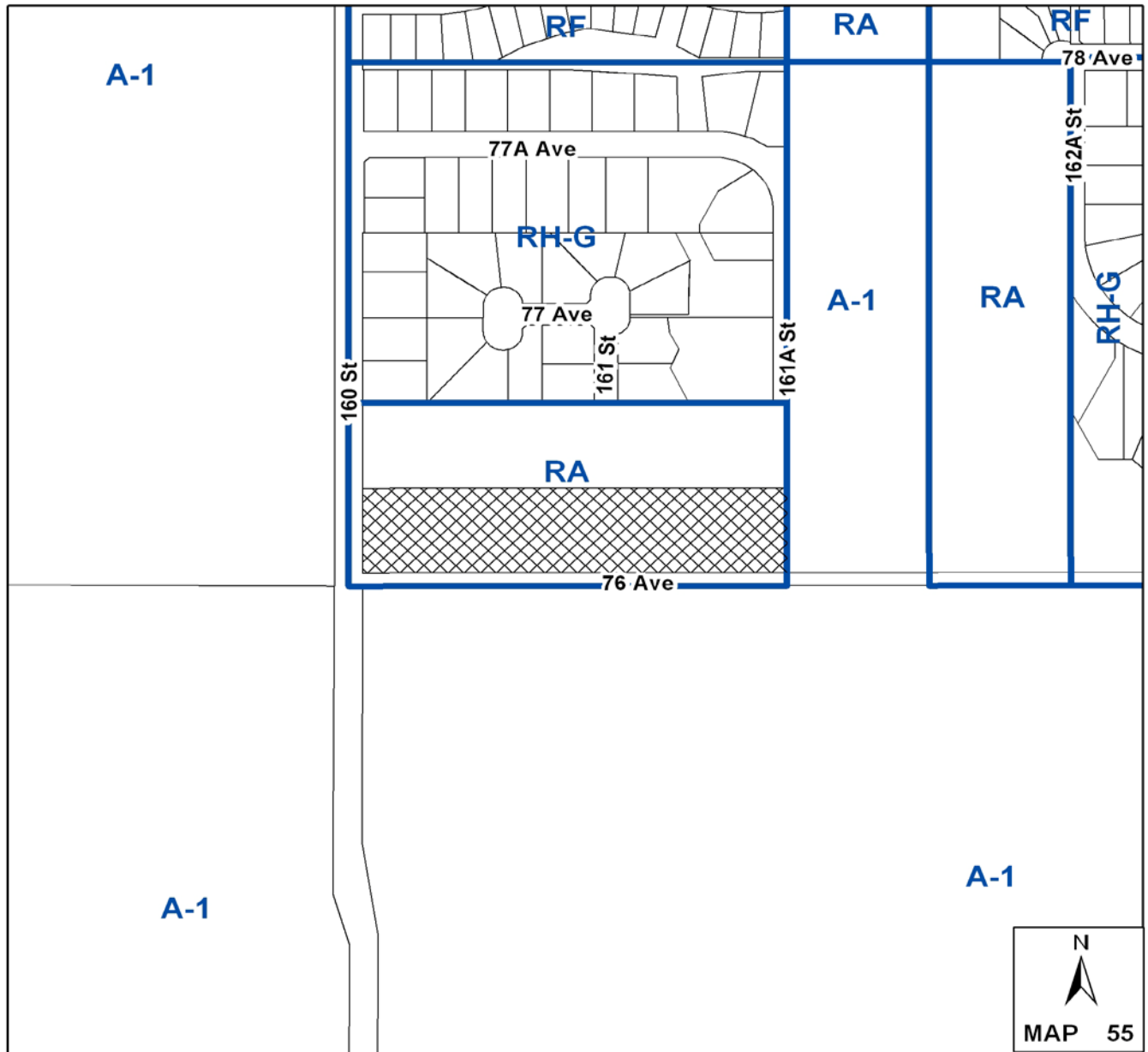


**Proposal:** Rezone from RA to RH to allow subdivision into eight (8) half-acre suburban residential lots. Development Permit to establish buffering requirements between the site and the ALR.

**Recommendation:** Approval to Proceed

**Location:** 7616 – 160 Street      **Zoning:** RA

**OCP Designation:** Suburban      **Owners:** Sing and Nancy Fung



### PROJECT TIMELINE

Completed Application Submission Date: July 22, 2005  
Acceptable Layout Submission Date: May 11, 2006  
Planning Report Date: September 25, 2006

### PROPOSAL

The applicant is proposing:

- a rezoning from RA to RH; and
- a Development Permit

in order to allow subdivision into eight (8) half-acre suburban residential lots.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0233-00 in accordance with the attached drawings (Appendix IX).
3. Council instruct staff to resolve the following issue 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 8 for "no build" within the 15-metre (49 ft.) wide buffer area along the ALR boundary and for a minimum 27.4-metre (89 ft.) rear yard setback for the principal building;

- (f) registration of a 5.0-metre (16 ft.) wide right-of-way for public access along the south property line of all proposed lots fronting 76 Avenue, to accommodate the Cloverdale Greenway;
- (g) provision of cash-in-lieu for the construction of the 4.0-metre (13 ft.) wide multi-use pathway for the Cloverdale Greenway (76 Avenue) to the satisfaction of the Parks, Recreation & Culture Department;
- (h) registration of a Section 219 Restrictive Covenant advising future home owners of the existing farm operations on the adjacent agricultural lands; and
- (i) provision of voluntary contribution to facilitate riparian forest management within the proposed parkland area, to the satisfaction of the Parks, Recreation and Culture Department.

### REFERRALS

**Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

**Parks:** Parks, Recreation & Culture support the proposed parkland dedication layout as shown and recommend that the applicant provide a voluntary financial contribution to facilitate riparian forest management within the proposed parkland that results from the subdivision.

The south property line of the proposed subdivision abuts the Cloverdale Greenway (north side of 76 Avenue) and the applicant should provide cash-in-lieu for the construction of the Greenway by the City (Appendix V).

**School District:** **School Impacts:**

#### **Projected number of students from this development:**

Elementary students = 3 students

Secondary students = 2 students

Total new students = 5 students

#### **School Catchment Area/Current Enrollment/School Capacity:**

Walnut Road Elementary School = 515 enrolled/ 580 capacity

Fleetwood Park Secondary School = 1,379 enrolled/ 1,200 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 = 62 students  
 Secondary students = 52 students  
 Total new students = 114 students

**Approved Capacity Projects and Future Space Considerations**

*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 VI)

Agricultural Advisory Committee (AAC):

The project was reviewed at the June 1, 2006 AAC meeting wherein the Agricultural Advisory Committee recommended that the application be approved as proposed with the requirement for the construction of a 1.8-metre (6-ft.) high concrete fence on the south side of 76 Avenue.

Environmental Review Committee (ERC):

The project was reviewed at the May 24, 2006 ERC meeting wherein the Department of Fisheries and Oceans (DFO) supported the proposal to allow a 4.0-metre (13-ft.) wide asphalt multi-use pathway to extend along the northern side of 76 Avenue to the east property line and encroach into the riparian area of the unnamed Class B (yellow coded) watercourse.

To compensate for the encroachment of the multi-use pathway, the applicant will provide an additional 78 square metres (843 sq. ft.) of parkland dedication outside of the 15-metre (50 ft.) top-of-bank setback.

**SITE CHARACTERISTICS**

- **Existing Land Use** Vacant heavily treed acreage.
- **Significant Site Attributes** Tributary of a Class B (yellow coded) watercourse is located along the eastern edge of the subject site.
- **East:** Acreage parcels with future subdivision potential containing tributaries of a Class A (red coded) watercourse, zoned RA, designated Suburban.

- **South:** Large agricultural parcels located within the ALR, zoned A-1, designated Agricultural.
- **West:** Across 160 Street, Fleetwood Park containing tributaries of Fleetwood Creek, a Class A (red coded) watercourse and Class B (yellow coded) watercourses, zoned A-1, designated Suburban.
- **North:** Acreage parcel with future subdivision potential, zoned RA and suburban single family residential, zoned RH-G, both designated Suburban.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The 2.0-hectare (4.9-acre) subject site is located on the east side of 160 Street across from Fleetwood Park, north of 76 Avenue in Fleetwood and is designated Suburban in the Official Community Plan (OCP).
- The site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone the property to "Half-Acre Residential Zone (RH)" to allow subdivision into eight (8) half-acre suburban residential lots.
- All of the proposed lots, except for proposed Lot 5, conform to the minimum requirements of the RH Zone. The proposed lots are all approximately 1,858 square metres (0.5 acre) in area with an average lot width of 33 metres (108 ft.) and an average lot depth of 55 metres (180 ft.).
- Proposed Lot 5 conforms to the minimum width and depth requirements of the RH Zone. However, a 5% lot area reduction is required from the Approving Officer to allow a minimum area of 1,779 square metres (0.4 acre). This lot area reduction is within the Approving Officer's 10% discretion described in Sub-section E.21(h) of Part 4 of the Zoning By-law.
- With an undeveloped parcel located at 7648-160 Street, to the immediate north of the subject site, the applicant has prepared a potential development concept to ensure a practical subdivision layout can be achieved in the future.
- The subject site contains one Class B (yellow coded) watercourse located on the eastern portion of the subject site. In accordance with the requirements of the Department of Fisheries and Oceans (DFO), the applicant is required to provide a 15-metre (50 ft.) setback from the top-of-bank of any watercourse on site.
- The applicant has met the 15-metre (50 ft.) top-of-bank setback by dedicating 7% of the subject site, including the watercourse area, as open space. The applicant is providing an additional 78 square metres (843 sq. ft.) of parkland dedication (i.e. beyond the 5% parkland requirement) to compensate for the proposed encroachment of the multi-use pathway into the riparian area setback.

- The proposed layout was reviewed by the Environmental Review Committee (ERC) on May 24, 2006 and the proposed encroachment and compensation were approved.
- The subject site is adjacent to the Agricultural Land Reserve (ALR), separated by an existing 10-metre (33 ft.) road right-of-way, 76 Avenue.
- The subject proposal is consistent with the revised Council Policy O-23 (Residential Buffering Adjacent to the ALR/Agricultural Boundary), which allows half-acre lots to be created along the ALR boundary where an existing road right-of-way separates the proposed lots to be created from the ALR boundary, and provided there is a minimum 37.5 metre (123 ft.) separation between the ALR and the nearest wall of the principal building.
- The applicant will be required to register a Restrictive Covenant for a 27.4-metre (89 ft.) rear yard setback. This includes the 15.0-metre (49 ft.) "no-build" landscape buffer area along the ALR boundary, plus an additional 12.4 metres (40 ft.) to meet the 37.5-metre (123 ft.) separation distance requirement in Policy O-23, when 10.1 metres (33 ft.) for the 76 Avenue road right-of-way is considered.
- All eight (8) of the proposed lots will front and gain access from 76A Avenue off of 160 Street. The applicant has included a 5-metre (16 ft.) wide walkway between proposed Lots 5 and 6, to provide a future north-south pedestrian connection from 76A Avenue to the future 76 Avenue Cloverdale Greenway.
- The applicant has agreed to provide a 5.0-metre (16 ft.) wide right-of-way to accommodate the Cloverdale Greenway along the southern property line of the subject site, parallel to 76 Avenue and to provide cash-in-lieu for the construction of the Greenway.
- To address the impact of potential noise and smell associated with the existing farming operations located south of the subject site, it is recommended the applicant be required to register a Section 219 Restrictive Covenant advising future home owners of the existing farm operations on the adjacent agricultural lands.
- The applicant for the subject site has retained Sandbox Design Works Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines for all lots (Appendix VII).
- Basement-entry homes and secondary suites are not permitted.
- The applicant proposes to have in-ground basements on all lots with approximately 1.0 metre (3.3 ft.) to 2.0 metres (6.6 ft.) of fill on the northern portions of the lots to meet the ultimate road grade. A preliminary lot grading plan was submitted and reviewed by staff and found to be generally acceptable.
- MGF Horticultural Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. The plans have been preliminarily reviewed by the City's Landscape Architect and the applicant will be required to address any concerns prior to Final Adoption (Appendix VIII).

- A total of 157 mature trees have been identified on the developable area of the subject site. These trees consist mainly of Cottonwood, Alder, Douglas Fir and Sitka Spruce. Of this total, 10 will be retained in the rear yard and landscape buffer of proposed Lots 6, 7 and 8. The trees to be retained are Douglas Firs and Sitka Spruce.
- There will be 147 trees removed as they are black cottonwood and red alder and have been deemed not suitable for long-term preservation as they are of moderate form with high crowns and poor trunk taper.
- The proposed landscaped buffer area contains a number of trees less than 30 cm diameter at breast height (DBH) that are recommended for retention and have been incorporated into the landscape plans. These trees include a stand of approximately 40 trembling aspen, two indigenous cherry and two vine maples.
- A total of 40 replacement trees are being proposed. There will be a minimum of 6 trees per lot.

#### Development Permit for Agricultural Buffer

- The Official Community Plan requires that all development sites adjacent to lands within the Agricultural Land Reserve (ALR) obtain a Development Permit prior to subdivision of the site. The Development Permit is required to establish a landscape buffer, and a Restrictive Covenant is required along the agricultural interface to ensure maintenance of the landscape buffer.
- The Official Community Plan guidelines for development adjacent to the Agricultural Designation require a minimum separation of 30 metres (100 ft.) between principal buildings and the edge of agricultural land. The applicant is proposing a minimum separation of approximately 37.5 metres (90 ft.) in accordance with Council Policy O-23.
- The proposed subdivision provides for a 15-metre (49-ft) wide landscape buffer area between the southern portion of the proposed lots and the agricultural lands to the south, satisfying the buffering requirements outlined in the OCP. Significant landscaping consisting of native planting materials will be installed within the buffer area. A chain link fence will be installed along the southern property line. The proposed buffering conforms to the Agricultural Land Commission's planting and fencing guidelines for development adjacent to the Agricultural Land Reserve (Appendix IX).
- In response to the Agricultural Advisory Committee (AAC) comments regarding the construction of a concrete fence along the south side of 76 Avenue, the applicant has alternatively proposed to locate a black chain link fence on the south side of the landscape buffer to run alongside the proposed Cloverdale Greenway multi-use pathway.
- The applicant has proposed a black chain link fence in an attempt to soften the interface between the proposed residential development and agricultural lands. Although 76 Avenue is currently a through road, in the future this road will be closed to vehicles once driveway access for the properties to the east is no longer required.

- At that time, the asphalt will be removed and the road right-of-way will become an open space corridor. In order to create a secure and aesthetically pleasing environment, the applicant feels it would be inappropriate to erect a 1.8-metre (6-ft.) high concrete fence as recommended by the AAC, creating a cold and unfriendly separation.
- The black chain link fence would offer a suitable interface between the residential development and the agricultural lands providing a more transparent separation, allowing natural surveillance alongside the Cloverdale Greenway community amenity.
- The multi-use pathway component of the Cloverdale Greenway will run parallel to 76 Avenue between the chain link fence on the southern edge of the landscape buffer and the 76 Avenue right-of-way (Appendix IX).
- A Development Permit will regulate the proposed buffer area and corresponding landscaping and the applicant will be required to register a Section 219 Restrictive Covenant to secure a "no-build" within the buffer area.
- As part of the proposed Development Permit, the applicant will be required to provide securities prior to subdivision approval to ensure installation and maintenance of the landscaping for the buffer area.
- The buffer will provide a visual screen from the residential development to the adjacent farmland, across 76 Avenue, and is intended to reduce the transmission of noise and minimize the impact of dust drifting onto the development from agricultural farm practices.

### PRE-NOTIFICATION

Pre-notification letters were sent on January 6, 2006 and staff received no comments.

### 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.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	Proposed Buffer Area to ALR



INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 10, 2006
- Building Scheme dated May 3, 2006

How Yin Leung  
Acting General Manager  
Planning and Development

JJ/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:             Richard Brooks, H.Y. Engineering Ltd.  
                  Address:         #200 – 9128 – 152 Street,  
                                      Surrey, BC V3R 4E7  
                  Tel:                 604-583-1616
  
2.       Properties involved in the Application
  - (a)     Civic Address:         7616 – 160 Street
  
  - (b)     Civic Address:         7616 – 160 Street  
          Owners:               Sing and Nancy Fung  
          PID:                  008-380-139  
          South Half Lot 9 Section 24 Township 2 New Westminster District Plan 5556
  
3.       Summary of Actions for City Clerk's Office
  - (a)     Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RH**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	4.88 acres
Hectares	1.98 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	8
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	30 – 34.3 m
Range of lot areas (square metres)	1,779 m <sup>2</sup> – 1,858 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	1.6 lots/ac 4.1 lots/ha
Lots/Hectare & Lots/Acre (Net)	2.1 lots/ac 5.3 lots/ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	18.8
Estimated Road, Lane & Driveway Coverage	17.9
Total Site Coverage	36.7
<b>PARKLAND</b>	
Area (square metres)	1,404 m <sup>2</sup>
% of Gross Site	7%
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: \_\_\_\_\_

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

*\* 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)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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## MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning \_\_\_\_\_

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
Front			
Rear			
Side #1 (N,S,E, or W)			
Side #2 (N,S,E, or W)			
Side #3 (N,S,E, or W)			
Building Height (in metres/storeys)			
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
TOTAL FLOOR AREA			

CONTOUR MAP FOR SUBJECT SITE

