



**Proposal:** OCP Amendment from Suburban to Urban. Rezone from A-1 to RF to create approximately 42 single family residential lots.

**Recommendation:** Approval to Proceed

**Location:** 18852 & 18912 - 54 Ave      **Zoning:** A-1

**OCP Designation:** Suburban

**LAP Designation:** Suburban      **Owner:** S.H.3 Development Corporation  
 Res ½ acre



## PROJECT TIMELINE

Initial Application Date:	July 22, 2005
New Owner and New Agent Authorization Date:	June 14, 2006
Completed Application Submission Date:	July 31, 2006
Application Revision & Re-submission Date:	October 12, 2006
Planning Report Date:	October 30, 2006

## PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from A-1 to RF

in order to allow subdivision into approximately 42 single family residential lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by redesignating the property from Suburban 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 the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
4. 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) address concerns about the pressure the project will generate on existing facilities to the satisfaction of the Parks, Recreation and Culture Department;

- (e) final approval from the Department of Fisheries & Oceans for compensation works and drainage plans relative to the Class "B" watercourse on the site;
  - (f) submission of an acceptable tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) resolution of tree replacement issues;
  - (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (i) registration of a "No Build" Restrictive Covenant on proposed Lots 11 through 19 inclusive, to ensure that no building, structures or improvements will be erected or placed within a 6-metre (19.69 ft.) wide landscape buffer area abutting the industrial lands to the south;
  - (j) submission of a landscape plan for the landscape buffer and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (k) completion of the landscape buffer as part of the Engineering Servicing Agreement;
  - (l) registration of a Section 219 Restrictive Covenant on all of the proposed lots notifying owners to the potential for noise related to adjacent industrial uses and to require mitigating measures to reduce the impact of external noise sources from the proximity to industrial uses to the south and east;
  - (m) registration of a Section 219 Restrictive Covenant on proposed Lots 11 through 19, inclusive, to require rear yard setbacks to be measured from the northernmost edge of the "No-Build" covenant area; and
  - (n) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications.
5. Council pass a resolution to amend the Cloverdale Local Area Plan to redesignate the land from Suburban Residential (1/2 Acre) to Urban Residential when the project is considered for final adoption.

### REFERRALS

#### Engineering:

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

#### Parks:

The proposed parkland dedication is acceptable. However, they have some concerns about the pressure the project will place on the existing facilities in the area and the applicant should negotiate with the Parks, Recreation & Culture Department to resolve these concerns (Appendix V).

School District:

**School Impacts:**

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

Elementary students = 12 students  
 Secondary students = 6 students  
 Total new students = 18 students

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

Sunrise Ridge Elementary School = 191 enrolled/400 capacity  
 Lord Tweedsmuir Secondary School = 1,268 enrolled/1,400 to 1,500 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 = 0 students  
 Secondary students = 124 students  
 Total new students = 124 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. Late French Immersion has recently been added at Sunrise Ridge and may increase enrollment projections. The School District will be considering a boundary move from Sunrise Ridge to Don Christian Elementary after the new Northwest Area Elementary opens resulting in reduced enrollment at Don Christian.*

(Appendix VI)

Environmental Review  
 Committee (ERC):

Support. The proposed development is adjacent to a Class "B" watercourse. The ERC supports a reduction to the 15-metre (50 ft.) top-of-bank setback requirement to allow encroachment of Lots 1 and 4 through 10 as shown on the attached plan (Appendix VII).

Ministry of Transportation:

Support. In view of the potential conversion of a significant amount of land in the area to higher traffic generating land uses, the Ministry encourages the City to assess the need to upgrade the 188 Street signal from pedestrian to full operation as part of its review of this and future proposals in the area (Appendix VIII).

Agricultural Advisory Committee (AAC):

The AAC recommended that a comprehensive stormwater management plan be developed for 188 Street to 192 Street, and 52 Avenue to the Nicomekl River in order to determine the effects on the adjacent agricultural lands south of 52 Avenue prior to Council's consideration of the proposed OCP amendment. Issues pertaining to stormwater management and drainage will be addressed as part of the Engineering Department review of this application (Appendix IX).

### SITE CHARACTERISTICS

- **Existing Land Use** There are two abandoned suburban single family dwellings with associated accessory buildings on the site which are to be removed as part of this development.
- **Significant Site Attributes** The site has a gradual cross-fall from north to southeast of approximately 14 metres (46 ft.) in elevation. Encumbering the eastern portion of the site is a Class "B" watercourse flowing southward. This area will remain undisturbed as part of parkland and open space dedication.
- **East:** Acreage property, currently under development application (No. 7905-0014-00), to redesignate to Industrial and rezone to IL to facilitate future industrial development, zoned A-1, designated Suburban.
- **South:** Acreage lots, zoned IL, designated Industrial.
- **West:** Acreage property, currently under development application No. 7906-0030-00 to redesignate to Urban and rezone to RF to allow subdivision into 26 single family residential lots with a larger industrial remainder lot proposed at the south, zoned A-1 and IL, designated Suburban/Industrial.
- **North:** Across 54 Avenue, OCP Amendment and rezoning recently approved by Council to allow development of 108 single family residential lots (Application No. 7905-0094-00), zoned RF, designated Urban.

### PLAN AND POLICY COMPLIANCE

OCP Designation:

Does not comply. Needs amendment to Urban.

LAP Designation:

Does not comply. Needs to amend Cloverdale Local Area Plan from Suburban Residential (Half Acre) to Urban Residential.

## JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing a Type 2 Official Community Plan (OCP) amendment from Suburban to Urban (Appendix XII). A Type 2 Amendment requires the applicant to demonstrate a significant community benefit to mitigate any additional pressures placed in the area.
- The proposed OCP amendment is similar to the recently approved OCP amendment to the immediate north of the subject site, from Suburban to Urban, creating 108 single-family residential lots under application No. 7905-0094-00. The proposal is considered in keeping with the changing character of the area and is consistent with Council's direction on land use in this area.
- In addition to the subject application, there are a number of other applications in the immediate vicinity proposing to redesignate from Suburban to Urban (Appendix XIII).
- The applicant recently confirmed in writing his offer to provide a voluntary community benefit contribution for all the proposed urban single-family lots in the amount of \$4,000 per lot for a total of \$168,000. This contribution will be collected prior to the project being considered for Final Adoption. Given substantial increases in construction costs, the offer is \$1,000 more per lot than what was provided for the recently approved OCP amendment immediately north of the subject site that accommodated a similar residential development.

## DEVELOPMENT CONSIDERATIONS

### Background and Site Context

- The subject site consists of two contiguous properties totaling approximately 3.96 hectares (9.79 acres) located south of 54 Avenue and east of 188 Street. The southern portion of the site is within 250 metres (820 ft.) of lands designated Agricultural with undeveloped industrial lands and the Canadian Pacific Railway located between the subject lands and the agricultural lands to the south.
- The eastern portion of the site is encumbered by a Class 'B' ephemeral watercourse including applicable riparian setbacks and a municipal right-of-way for an existing and proposed sanitary sewer main. The site is currently zoned A-1 and is designated Suburban on the OCP.
- The applicant proposes to rezone the site to Single Family Residential Zone (RF) to allow subdivision into approximately forty-two (42) single-family lots. It is noted that the immediate surrounding area has and is currently undergoing urban residential development as is proposed with this development application. Most notably is a 108-lot residential development directly north of the subject site that is currently under construction.
- All of the proposed lots meet the minimum size requirements of the RF Zone.

### Proposed Subdivision Layout

- The subdivision layout (Appendix III) consists of a through local road extending south from 54 Avenue and curving westward, to eventually connect to 188 Street. A total of 42 lots are proposed.
- The applicant took into consideration, the development potential of the lot to the west and no lot sharing is necessary.
- Approximately 18% or 7,192 sq.m. (1.8 acres) of the gross land will be dedicated for parkland and for utility purposes, including a 6-metre (20 ft.) wide dedication between proposed Lots 9 and 10 required for municipal utility purposes.
- The proposed RF lots range in size from 560 square metres (6,000 sq.ft.) to 985 square metres (10,600 sq.ft.) with lot widths between 15 metres (49 ft.) and 20 metres (66 ft.).

### Lot Grading

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff. The applicant stated that they intend to have in-ground basements on all of the lots subject to storm servicing limitations. Due to the topography of the site and the attempt to provide positive slopes to the proposed lot frontages, the applicant is proposing up to 2.0 metres (6.6 feet.) of fill on approximately 25% of the lots proposed. As new urban neighbourhoods develop in the surrounding area, contiguous lot grading will interface appropriately.
- Staff have reviewed the lot grading information provided by the applicant and found some minor interfacing issues that will be resolved as part of the servicing review. The applicant has agreed to address these issues prior to final adoption.

### Residential Design Guidelines

- The applicant for the subject site has retained Apex Design Group 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 (Appendix X).
- The guidelines endeavor to create a desirable new character area in which two-storey, bungalow and split-level type homes are constructed to current standards. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials.
- Basement-entry homes and secondary suites will not be permitted.

### Landscaped Buffering

- To ensure an adequate buffer is provided from the Industrial designated lands to the south, the subject site will require a 6-metre (20 feet) wide landscape buffer along its residential-industrial interface. While lands directly east are currently being considered for industrial development (Application No. 7905-0014-00), the proposed dedication of open space and parkland with this development will serve as adequate buffer to the existing and proposed industrial lands to the east.

- While the details of the landscape buffer have yet to be determined, it will likely encompass berming and landscaping with trees and shrubs together with fencing.
- To further address the residential-industrial interface, a Section 219 Restrictive Covenant will be registered on all the lots notifying owners to the potential for noise related to the adjacent industrial uses and to require mitigating measures to reduce the impact of external noise sources.
- The lots encumbered with the 6-metre (20 ft.) wide buffer covenant area will be required to measure applicable rear yard setbacks from the northernmost edge of the landscape buffer area to allow for adequate rear yards. Even with this additional setback requirement, the proposed lot depths and resulting building envelope for the lots are still greater than the minimum required under the RF Zone.

#### Arborist Report and Tree Retention/Replanting

- The proposed development involves the dedication of approximately 18% of the site for park purposes. Existing trees (mainly deciduous variety) on the proposed parkland will not be disturbed.
- The applicants retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an Arborist report. This information was reviewed by the City's Landscape Architect and deemed acceptable. The Arborist Report indicates there are 129 mature trees on the subject site outside the proposed park area. The report indicates the removal of all 129 trees as they are located either within the building envelopes, within the footprint of proposed driveways or underground services, or are assessed as hazardous. The report proposes 3 replacement trees per standard sized RF lot for a total of 126 trees (Appendix XI).
- The development application was submitted prior to final adoption of Tree Protection By-law No. 16011 and is covered by the one-year grace period.
- Under the new Tree Protection By-law, a tree replacement ratio of 2:1 applies, i.e., two replacement trees for every protected tree that is cut. An RF lot can accommodate the planting of 3 trees. In the case of the subject application where 129 trees are proposed to be removed, a total of 258 replacement trees would be required. Based on the previous RF lot calculation of 3 trees per lot, only 126 replacement trees are proposed to be installed on the proposed 42 lots.
- While the application is not subject to the newly adopted Tree Preservation By-law, the applicant has agreed to work with the City to increase the number of trees to be planted and, if necessary, provide cash-in-lieu for some of the deficient trees. Anticipating tree-planting works resulting from required habitat compensation works, the developer proposes to offset the additional tree planting (or cash-in-lieu) with planting conducted through compensation works. The exact number of trees to be planted as part of compensation works is yet to be determined.



PRE-NOTIFICATION

Pre-notification letters were sent on August 28<sup>th</sup>, 2006 and staff received the following comments:

- Staff received a number of calls from a neighbouring resident voicing concern about the proposed density and tree removal that has and will occur with ongoing development of this area. The resident's household is opposed to any OCP amendment that would allow an increase in density in the area. They believe that an amendment from a Suburban to Urban designation will adversely impact and restrict their small-scale agricultural activities and way of life, by allowing urban development to encroach.

*(Council recently granted approval to a similar OCP Amendment to the immediate north of the subject site creating 108 single-family residential lots under application No. 7905-0094-00. Given Council's past direction on land use in this area, the proposal is considered to be in keeping with changing character of the area.)*

*As part of the application submission requirements, an Arborist Report and Tree Preservation/Replacement Plans were submitted. The Arborist Report indicates there are 129 mature trees on the subject site. While the report indicates the removal of all the trees as they are located either within the building envelopes, within the footprint of proposed driveways or underground services, or are assessed as hazardous, the report proposes the 3 replacement trees per standard sized RF lot for a total of 126 trees in accordance with Surrey Tree Preservation By-law No. 12880. Negotiations for further planting and contribution to the City's Green Fund are currently ongoing.)*

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 review and 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.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Department of Fisheries & Oceans - Allowable Encroachment
Appendix VIII.	Ministry of Transportation Comments
Appendix IX.	Agricultural Advisory Committee Minutes
Appendix X.	Building Design Guidelines Summary
Appendix XI.	Summary of Tree Survey and Tree Preservation
Appendix XII.	Proposed OCP Amendment

Appendix XIII In-Stream Applications and Recently Completed Application

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated October 18, 2006.
- Building Scheme dated July 14, 2006.
- Soil Contamination Review Questionnaire prepared by John Wallace dated August 5, 2005.

How Yin Leung  
Acting General Manager  
Planning and Development

DS/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:                 Harp Hoonjan, Platinum Projects Ltd.  
                         Address:                 2230 - 138 Street  
   Surrey, B.C.    V4A 4G6  
   Tel:                         604-240-9924

2.      Properties involved in the Application

(a)      Civic Addresses:      18852 and 18912 - 54 Avenue

(b)      Civic Address:      18852 - 54 Avenue  
                         Owner:                     S.H.3 Development Corporation, Inc. No. 0714844  
   Director Information:  
   Seyed Ali-Akbar Sadat-Hosseini  
   Officer Information: (as at January 26, 2006)  
   Seyed Ali-Akbar Sadat-Hosseini (President, Secretary)  
   PID:                         012-203-220  
   Northerly Half Lot 2 Section 4 Township 8 New Westminster District Plan  
   1461

(c)      Civic Address:      18912 - 54 Avenue  
                         Owner:                     S.H.3 Development Corporation, Inc. No. 0714844  
   Director Information:  
   Seyed Ali-Akbar Sadat-Hosseini  
   Officer Information: (as at January 26, 2006)  
   Seyed Ali-Akbar Sadat-Hosseini (President, Secretary)  
   PID:                         004-121-945  
   North Half Lot 3 Section 4 Township 8 New Westminster District Plan 1461

3.      Summary

- (a)      Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b)      Introduce a By-law to rezone the property.
- (c)      Application is under the jurisdiction of MOT.

MOT File No. 01-006-22690

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	9.83 ac
Hectares	3.98 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	42
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.0 m - 20.0 m
Range of lot areas (square metres)	560 sq.m. - 985 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.28/ac      10.58/ha
Lots/Hectare & Lots/Acre (Net)	5.23/ac      12.9/ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	22.86%
Estimated Road, Lane & Driveway Coverage	15.4%
Total Site Coverage	38.26%
<b>PARKLAND</b>	
Area (square metres)	7,192 m <sup>2</sup>
% of Gross Site	18.1%
<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

### CONTOUR MAP FOR SUBJECT SITE

