

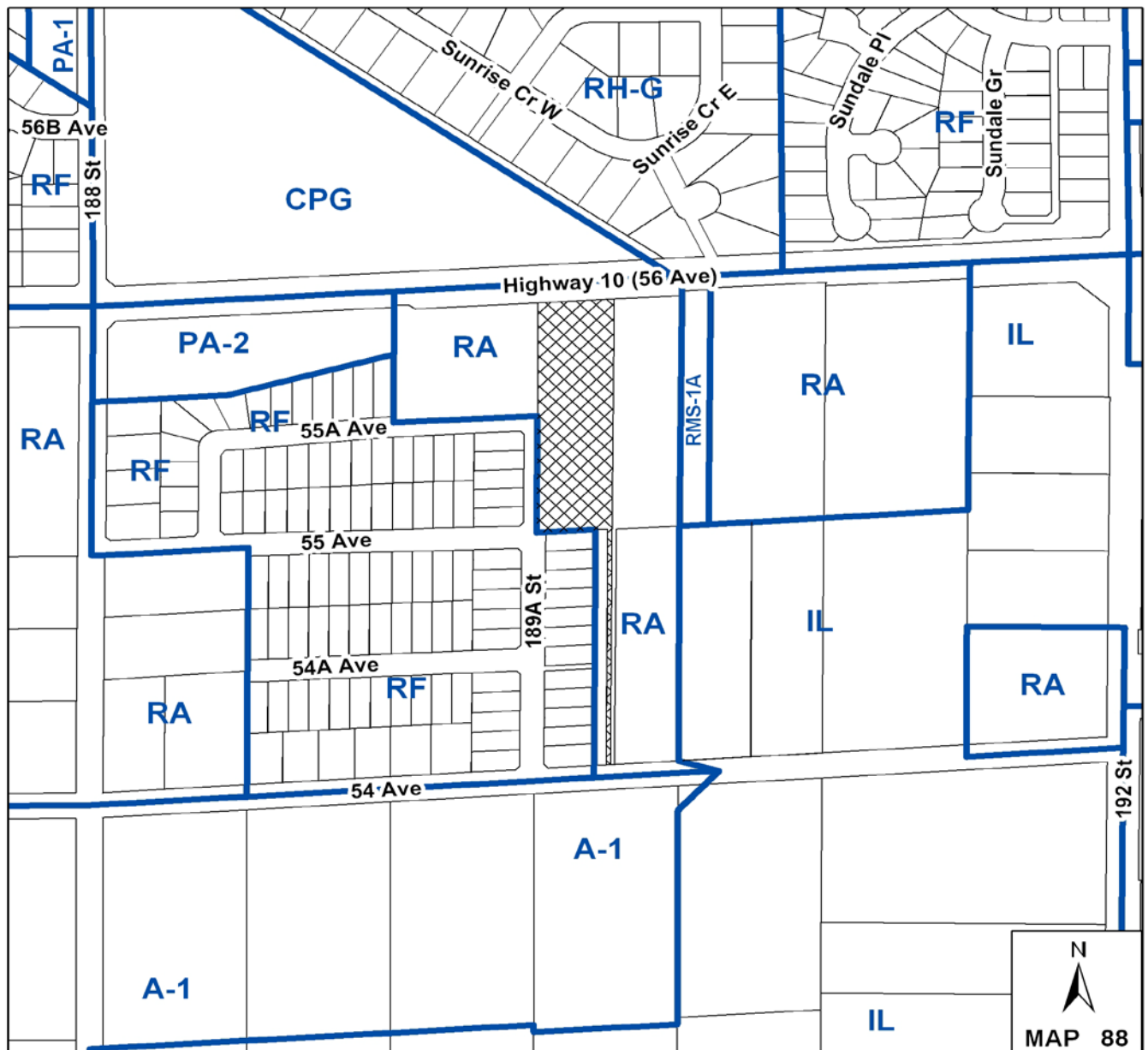
Proposal: Amend OCP from Suburban to Urban. Rezone from RA to RF to allow subdivision into approximately 6 single family residential lots.

Recommendation: Approval to Proceed

Location: 19002 - 56 Avenue **Zoning:** RA

OCP Designation: Suburban

LAP Designation: Sub Res (1/2 Acre) **Owner:** Bluejay Development Ltd., Inc. No. 748310



PROJECT TIMELINE

Initial Application Date:	October 24, 2005
Completed Application Submission Date:	February 23, 2006
New Owner Authorization Date:	June 28, 2006
Application Revision & Re-submission Date:	December 6, 2006
Planning Report Date:	December 18, 2006

PROPOSAL

The applicant is proposing:

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

in order to allow subdivision into approximately 6 single family residential lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate 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 "One-Acre Residential Zone (RA)" (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 General Manager, Parks, Recreation and Culture Department;

- (e) final approval from the Department of Fisheries & Oceans relative to the proposed relocation of the watercourse;
 - (f) resolution of tree replacement issues to the satisfaction of the Acting General Manager, Planning and Development;
 - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) registration of a Section 219 "no build" Restrictive Covenant on the eastern portion of proposed Lots 1 through 6 inclusive to protect the proposed drainage corridor and to require rear yard setbacks to be measured from the westernmost edge of the "no build" covenant area;
 - (i) 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;
 - (j) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications; and
 - (k) submission of detailed landscaping plans and compensation for habitat replacement on City parkland to the satisfaction of the General Manager, Parks, Recreation and Culture Department.
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, detailed review of the proposed creek relocation is required. In addition, there are 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 = 2 students
 Secondary students = 1 student
 Total new students = 3 students

School Catchment Area/Current Enrollment/School Capacity:

Sunrise Ridge Elementary School = 228 enrolled/305 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 = 50 students
 Secondary students = 201 students
 Total new students = 251 students

Approved Capacity Projects and Future Space Considerations

It is noted that students in the neighbourhood need to safely cross Highway No. 10 to get to Sunrise Ridge Elementary. 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 NW Area Elementary opens in 2008 which will result in reduced enrollment at Don Christian Elementary.

(Appendix VI)

Environment Review
 Committee (ERC):

Support. The ERC has reviewed a proposal to relocate one of the two watercourse/ditch channels on the subject property and is supportive of the proposed concept to relocate this watercourse/ditch subject to approval by the Parks, Recreation and Culture Department.

Ministry of Transportation:

Preliminary approval is granted subject to the development having no direct access to Highway No. 10 and that all storm water be directed to a municipal maintained storm drainage system (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling on an acreage lot with associated accessory buildings which will be removed as part of this development.
- **Significant Site Attributes** The northern portion of the site has been cleared and is encumbered by a BC Hydro right-of-way. The southern portion is well treed and has a Class "B" watercourse within the panhandle portion of the lot. There is also a second tributary watercourse/ditch within the mid-portion of the lot that is proposed to be relocated.
- **East:** Acreage property encumbered by Hydro right-of-way, zoned A-1, designated Suburban.
- **South:** Recently approved single family lots (Application No. 7905-0094-00) zoned RF, designated Urban. Across 54 Avenue, vacant 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.
- **West:** Recently approved single family lots (Application No. 7905-0094-00), zoned RF, designated Urban.
- **North:** Across Highway No. 10 (56 Avenue), golf course under BC Hydro right-of-way with RH-G residential lots to the north of the right-of-way, zoned CPG and RH-G, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Does not comply. Needs amendment to Urban.

LAP Designation: Does not comply. Need to amend the 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 VIII). A Type 2 Amendment requires the applicant to demonstrate a significant community benefit.
- The proposed OCP amendment is similar to the recently approved OCP amendment to the immediate south and west 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 IX).

- 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 \$24,000. 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 south and west of the subject site that accommodated a similar residential development.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject property has an area of approximately 1.1 hectares (2.7 acres) and is located directly south of Highway No. 10 midway between 188th Street and 192nd Street. While the property abuts Highway No. 10, the subject property has frontage along 54th Avenue via a 3.3-metre (11 ft.) wide panhandle. The northern corner portion of the site has been cleared and is partially encumbered by a 140-metre (460 ft.) wide B.C. Hydro right-of-way. The remaining southern portion of the property is relatively well treed. A Class 'B' watercourse / ditch is located within the panhandle portion of the subject property. A second tributary watercourse / ditch, which traverses southeastward across the proposed lots, is proposed to be relocated to the rear yards of the proposed lots.
- The site is currently zoned One-Acre Residential Zone (RA) and is designated Suburban in the OCP.
- The applicant proposes to amend the OCP designation to Urban and to rezone to Single Family Residential Zone (RF) to allow subdivision into approximately six (6) 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 immediately southwest 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) proposes to complete the eastern half of 189A Street and connect it to 55A Avenue. The proposed layout follows the pattern established by the recently approved 108-lot single-family residential subdivision (Application No. 7905-0094-00) which is currently under construction.
- The proposed subdivision layout has taken into consideration, the development potential of the lot to the northwest and no lot sharing is necessary.
- Approximately 59.8% or 6,569 square metres (1.6 acres) of the gross site area will be dedicated for parkland, open space, trail and utility purposes, including a 2-metre (6.5 ft.) wide dedication flanking proposed Lot 6 for pedestrian walkway purposes as required by the Parks, Recreation and Culture Department.

- All of the proposed lots meet or exceed the lot area and dimensional requirements of the RF Zone. The lot and road layout proposed with this development continues the pattern established by the proposed urban lots directly to the south.
- In order to accommodate the relocation of the watercourse /ditch, an 8-metre (26 ft.) wide Restrictive Covenant area must be registered along the eastern lot line of proposed Lots 1 through 6. To ensure adequate rear yards, the Restrictive Covenant will state that rear yard setbacks will be measured from the westernmost edge of the covenant area.

Lot Grading

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff. The applicant proposes to have in-ground basements on all of the lots.
- The Plan indicates fill ranging from less than 0.5 m (1.6 ft.) up to 2.0 m (6.6 ft.) to achieve proper drainage and meet the grades of the new subdivision to the south and west which is currently being serviced. While the information has been reviewed by Building Division staff and found to be generally acceptable, there are some minor drainage 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.

Arborist Report and Tree Retention/Replanting

- The applicants retained Randy Greenizan of C. Kavolinas & Associates Inc. to conduct a tree survey and prepare an Arborist report (Appendix XI). This information was reviewed by the City's Landscape Architect and deemed generally acceptable.
- The Arborist Report identified 50 protected trees on the subject site, not including trees within the proposed park area. The report proposes the removal of all the trees as they are located either within the building envelopes, within the footprint of the proposed driveway or underground services, or assessed as hazardous. Four (4) trees have been assessed as hazardous. The report proposes 19 replacement trees resulting in an average of 3.2 trees per lot. The typical replacement standard for an RF lot is 3 trees per lot provided site conditions allow.

- The proposed development involves the dedication of approximately 59.8% or 6,569 sq. m. (1.6 acres) of the site for park purposes. Existing trees (mainly deciduous variety) on the proposed parkland will not be disturbed.
- The development application was submitted prior to the September 25, 2006 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 (except for Alders and Cottonwoods where a ratio of 1:1 is applicable). In addition, credit will no longer be given for Protected Trees retained within a proposed single family subdivision site. Given the newly adopted standards, 61 replacement trees or cash-in-lieu of replacement trees is required. A deficiency of 42 trees is noted with this proposal. Some developers to date have voluntarily agreed to comply with the new bylaw by contributing cash-in-lieu in the amount of \$300 per tree not planted. Cash-in-lieu payments go toward the Green City Fund and are usually paid prior to Final Adoption. Cash-in-lieu for the shortfall of tree planting with this development would total \$12,600.
- The applicant has advised staff that they do not wish to voluntarily comply with the new Tree Protection By-law standards. Staff recommend this be a condition of final adoption.

PRE-NOTIFICATION

Pre-notification letters were sent on January 9th, 2006 and staff received the following comments:

- Staff received a number of calls from neighbouring residents inquiring about proposed land use direction of this area to which one person voiced concern about the higher density that is being proposed with ongoing development of this Suburban designated area. This resident is opposed to any OCP amendment that would allow an increase density in the area. She believes 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 west and south of the subject site creating 108 single-family residential lots under application No. 7905-0094-00 and granted approval to proceed to a 42-lot single family development on the south side of 54 Avenue (No. 7905-0234-00). Given Council's past direction on land use in this area, the proposal is considered to be in keeping with the changing character of the area.)

- Written correspondence was received from an owner/leasee of an adjacent industrial operation. The letter stated that they were not in favour of the proposed rezoning of the subject property that would allow higher density residential development in the area as they believe it would only result in traffic, noise and lighting conflicts between the two competing land uses. In addition, the letter raises concerns about the loss of a lower density, (i.e., suburban) buffer currently separating the industrial land uses and higher density residential uses farther north.

(While lands to the 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 provide a buffer to the existing and proposed industrial lands to the east.

To further address potential conflicts with the residential-industrial interface, a Section 219 Restrictive Covenant will be required on all of the proposed residential 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.)

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.	Ministry of Transportation
Appendix VIII.	Proposed OCP Amendment
Appendix IX.	In-Stream and Recently Completed Applications
Appendix X.	Building Design Guidelines Summary
Appendix XI.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 18, 2006.
- Building Scheme dated February 23, 2006.
- Soil Contamination Review Questionnaire prepared by Sandra MacFarlane dated October 21, 2005.

How Yin Leung
Acting General Manager
Planning and Development

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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: New East Consulting Services Ltd.
 Address: #203 - 12877 - 76 Avenue
 Surrey, B.C.
 V3W 1E6
 Tel: 604-591-1915

2. Properties involved in the Application
 - (a) Civic Address: 19002 - 56 Avenue

 - (b) Civic Address: 19002 - 56 Avenue
 Owner: Bluejay Development Ltd., Inc. No. 748310
 PID: 005-113-105
 Lot 28 Section 4 Township 8 New Westminster District Plan 52981

3. Summary of Actions for City Clerks Office
 - (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. 1-0006-22967.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.716 ac
Hectares	1.099 ha
NUMBER OF LOTS	
Existing	1
Proposed	6 + park lot
SIZE OF LOTS	
Range of lot widths (metres)	15.1 m to 42.2 m
Range of lot areas (square metres)	560 sq.m. to 1,025 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.5/ha 2.2/ac
Lots/Hectare & Lots/Acre (Net)	15.7/ha 6.3 ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	18%
Estimated Road, Lane & Driveway Coverage	8%
Total Site Coverage	26%
PARKLAND	
Area (square metres)	6,569 m ²
% of Gross Site	59.8%
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
Others	NO

CONTOUR MAP FOR SUBJECT SITE

