

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7905-0393-00

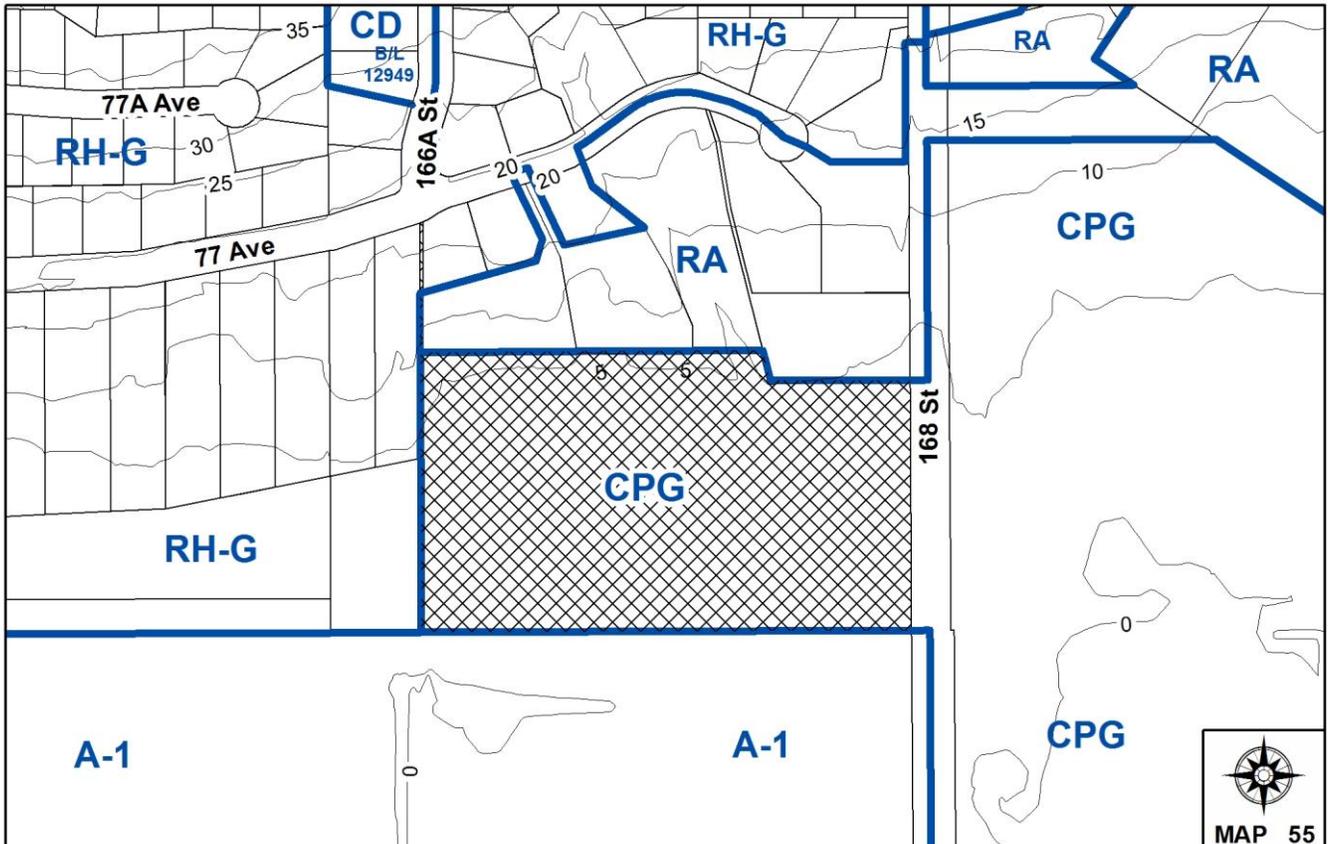
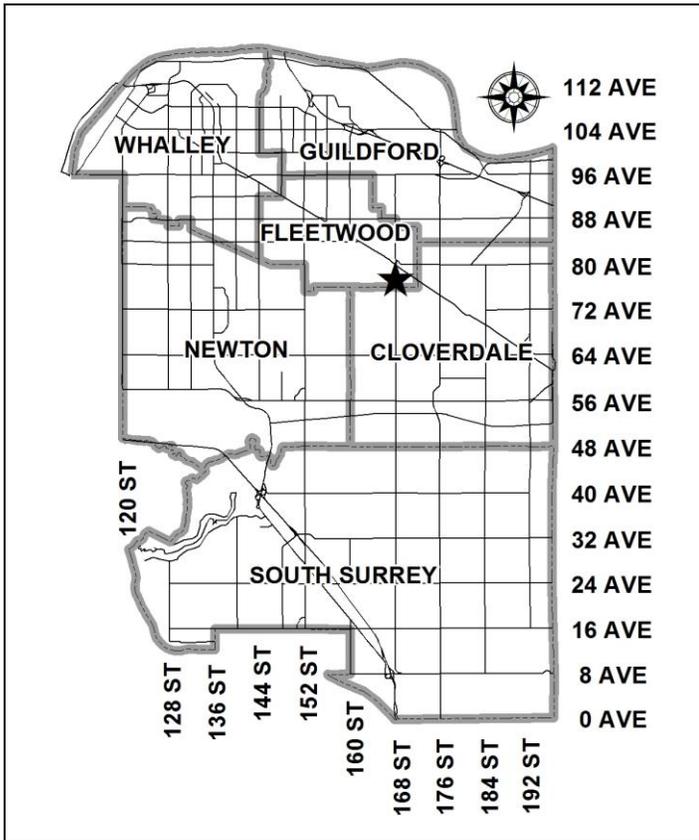
Planning Report Date: April 20, 2009

**PROPOSAL:**

- **Rezoning** from CPG to RH-G
- **Development Permit**

in order to permit the development of approximately eleven (11) suburban residential lots adjacent the ALR.

**LOCATION:** 7635 - 168 Street  
**OWNER:** Grand Fairway Developments Inc.  
**ZONING:** CPG  
**OCP DESIGNATION:** Suburban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal does not fully comply with Policy No. 0-23 Residential Buffering Adjacent the ALR/Agricultural Boundary.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The applicant is proposing a 38.3-metre (126-ft.) building setback to the ALR lands including a 15-metre (49-ft.) wide landscape buffer on proposed Lots 1 to 7 adjacent to the parkland, to address the interface with the existing ALR lands to the south.
- The proposal will facilitate the dedication of approximately 2.1 hectares (5.3 acres) of open space for parkland and will accommodate the "Cloverdale Greenway" requirement.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Golf Course Zone (CPG)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0393-00 in accordance with the attached drawings (Appendix II).
3. 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) 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 plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant on portions of proposed Lots 1 to 7 for "no build" and future maintenance within the 15.0-metre (49 ft.) wide landscape buffer area and for a minimum 38-metre (125 ft.) rear yard setback for the principal building;
  - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 11, which will acknowledge that the lots are located in close proximity to an active farming operation;
  - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 11 for engineered foundations as well as measures and procedures regarding vibration monitoring, safe methane gas venting and environmental assessment of previous fill materials;
  - (i) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 11 restricting the building height to a maximum of 7.5 metres (25 ft.);
  - (j) 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; and

- (k) the applicant address the concern of 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 outlined in Appendix III.

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

4 Elementary students at William Watson Elementary School  
2 Secondary students at Fleetwood Park Secondary School

(Appendix IV)

Parks, Recreation & Culture: The Parks, Recreation and Culture Department accept the park dedication as proposed. The Cloverdale Greenway is proposed along the south of the subject site. Parks will accept cash in-lieu for the 4-metre wide asphalt walkway and culvert crossing. The applicant has agreed to provide a contribution to the Parks, Recreation & Culture Department to facilitate riparian vegetation management and restoration in the proposed riparian area parkland. ALR buffer planting is to be located on private property.

Department of Fisheries and Oceans (DFO): The proposal was reviewed at the February 21, 2007 ERC meeting. The approval from DFO was reconfirmed for one more year on March 10, 2009. The proposal to locate the 4-metre (13 ft.) wide walkway within the 15-metre (49 ft.) top-of-bank riparian area setback is acceptable. A relaxation from 15 metres (49 ft.) to 5 metres (16 ft.) from top-of-bank north of proposed Lot 1 and west of proposed Lots 7 and 8 are also acceptable as additional compensation area is provided.

Agricultural Advisory Committee (AAC): The proposal was reviewed at the December 7, 2006 AAC meeting, and was not supported as it did not meet Policy No. O-23 (i.e. maintain at least a row of 1 acre lots along the agricultural boundary).

## SITE CHARACTERISTICS

Existing Land Use: Short game practice facility with clubhouse to be retained and renovated to a house on proposed Lot 8.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwellings on acreage lots.	Suburban	RA
East (Across 168 Street):	Golf course on land within the ALR.	Agricultural	CPG
South:	Agricultural lands within the ALR.	Agricultural	A-1
West:	Single family dwellings.	Suburban	RH-G

DEVELOPMENT CONSIDERATIONSBackground

- The subject site was rezoned to Recreation Zone (P-R) (Surrey Zoning By-law, 1979, No. 5942) in December 1991 as part of an application which created 20 half-acre lots closest to 78 Avenue, 5 one-acre lots midway through the site and the subject site at the toe of the slope for the construction of a driving range.
- With the adoption of Surrey Zoning By-law 12000, in September 1993, the zoning of the subject site was converted to Golf Course Zone (CPG).
- Development Permit No. 7901-0060-00 to allow development of a short game golf facility and clubhouse was approved November 5, 2001. The 273-square metre (2,939 sq. ft.) clubhouse was constructed in 2002. Business license records indicate that an application was made in 2002 but was rejected due to deficiencies. The application was later cancelled as the requirements were never satisfied.
- The current applicant acquired the site in September 2007.

Proposed Rezoning and Subdivision Layout

- The subject site is located on the west side of 168 Street south of 76A Avenue in Fleetwood.
- The 4.35-hectare (10.77-acre) subject site is designated Suburban in the Official Community Plan (OCP) and is currently zoned Golf Course Zone (CPG). The proposal conforms to the land use designation in the OCP.
- The applicant is seeking a rezoning from CPG to RH-G, in order to allow subdivision into eleven (11) suburban residential gross density lots.
- All of the proposed lots conform to the minimum requirements of the RH-G Zone with lot areas ranging from 1,300 square metres (13,993 sq. ft.) to 2,353 square metres (25,327 sq. ft.) with lot widths ranging from 24.4 metres (80 ft.) to 30 metres (98 ft.) and an average lot depth of

54 metres (177 ft.).

- The existing golf course clubhouse structure (which is 5.86 metres/19 ft. high) will be retained in the subdivision on proposed Lot 8. The applicant will need to apply for a change in use permit in order to occupy the structure as a residential dwelling.

*Proposed Road Alignments, Parkland and Interface with the ALR*

- Access and frontage to the proposed lots will be from the new 76 Avenue, which will terminate in a cul-de-sac at the western portion of the site.
- The subject site contains a Class A (red coded) watercourse located on the southern property line and eastern portion of the subject site. In accordance with the requirements of the Department of Fisheries and Oceans (DFO), the applicant is providing a 15-metre (50 ft.) setback from the top-of-bank of this watercourse.
- The setback area which comprises 2.1 hectares (5.27 acres) is being dedicated as open space. The dedicated area constitutes 48.9% of the gross land area of the subject site.
- The area to be dedicated as open space currently has a statutory right-of-way registered for the right-to-flood in favour of the City of Surrey. As per the requirement of the City's Drainage Section, the applicant is proposing not to encroach into or disturb this statutory right-of-way area.
- The Official Community Plan (OCP) identifies the Cloverdale Greenway along the southern edge of the subject site.
- The applicant proposes to locate the 4-metre (13 ft.) wide walkway within the 15-metre (49 ft.) top-of-bank riparian area setback.
- While DFO typically requires pathways to be located outside of the riparian area dedication, the proposed pathway location of the 4-metre (13 ft.) wide walkway to accommodate the Cloverdale Greenway was reviewed by DFO at the February 21, 2007 ERC meeting, and found acceptable. Confirmation from DFO was received on March 10, 2009.
- The proposed single family lots will be separated from the lands within the ALR to the south and east by the proposed 2.1 hectares (5.27 acres) of open space.
- The applicant is also proposing a 38.3-metre (126-ft.) building setback to the ALR lands including a 15-metre (49-ft.) wide landscape buffer on proposed Lots 1 to 7 adjacent to the dedicated open space, to address the interface with the existing ALR lands to the south. This is consistent with Policy No. O-23, which recommends a 37.5-metre (123 ft.) setback including a 15-metre (49 ft.) wide buffer.

*Proposed Design Guidelines*

- The applicant for the subject site has retained Mark Ankenman of Sandbox Design Works 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 VI).
- In order to mitigate the impact on the views from the RA and RH-G properties located north of the subject site, the applicant has proposed a maximum building height of 7.5 metres (25 ft.). The RH-G Zone permits a maximum building height of 9.0 metres (30 ft.).

*Lot Grading and Geotechnical Study*

- The southern portion of the subject site is located within the 200-year flood plain of the Nickomekl and Serpentine Rivers. The subsoils were deposited by ancient marine floodwaters and as such have poor bearing capacity and drainage.
- Habitable space within the proposed dwellings must be constructed at a minimum geodetic elevation of 2.3 metres (7.5 ft.) to address floodplain levels.
- The preliminary lot grading plan submitted by H.Y. Engineering Ltd. does not propose any fill and confirms the site will not be raised above existing grade.
- Due to soil conditions on the subject site, staff also requested that a geo-technical study be submitted for review and approval.
- The applicant for the subject site retained Chander Khosa of Geo Media Engineering Ltd. to undertake the geo-technical study. Based on the lot grading and geo-technical information, in-ground basements will not be permitted and specific construction methods have been proposed to address soil conditions.
- The dwellings are proposed to be constructed on piles. The applicant has confirmed that prior to commencing construction, a pile driving test will be conducted and the vibrations monitored. If the Engineer of Record, Geo Media Engineering Ltd., states the vibrations are too high, the holes will be augured prior to driving the piles.
- The Engineer of Record will also be responsible for detailing and submitting a method of safe methane gas venting. With respect to the fill materials previously imported onto the site, an Environmental Consultant will be required to assess whether or not there are any contaminants and address accordingly.
- The proposed lot grading and geotechnical report have been reviewed by staff and found to be generally acceptable.

### *Tree Preservation and Replacement*

- The applicant has submitted an arborist assessment prepared by Mike Fadum, Certified Arborist of Mike Fadum and Associates Ltd. The report has identified 10 mature trees within the developable portion of the subject site. All ten (10) of the trees will be removed as they have been assessed in poor health or not suitable for long term preservation. The following chart reflects the trees proposed for retention and removal by species:

<b>Tree Species</b>	<b>Number of Trees</b>	<b>Number to be Retained</b>	<b>Number to be Removed</b>
Alder, Red	6	0	6
Cottonwood, Black	4	0	4
<b>Total</b>	10	0	10

- The proposal indicates that 33 trees will be planted on-site, which meets the 10 replacement trees required by the Tree Protection By-law.

### PRE-NOTIFICATION

Pre-notification letters were sent on August 18, 2006 and staff received six (6) phone calls and three (3) written responses from property owners within the Pre-notification area. One (1) of the written responses expressed support for the proposal. The property owners expressed the following comments:

- Concern with the impact of the proposed residential development on views from the residential properties to the north.

*(In order to mitigate the impact on the views from the properties located north of the subject site, the applicant has proposed a maximum building height of 7.5 metres (25 ft.).*

*The preliminary lot grading confirmed that the proposed development will be constructed on existing grade and fill is not being proposed to raise existing grades.)*

- Concern with the loss of green/open space if the existing golf driving range is replaced by residential development.

*(The subject site is designated Suburban in the Official Community Plan (OCP) and zoned Golf Course Zone (CPG). The Suburban designation permits suburban residential development.*

*The proposed suburban single family development includes a dedication of 2.1 hectares (5.27 acres) of open space which constitutes 48.9% of the gross land area of the subject site.*

*The applicant is also providing a 4-metre (13 ft.) wide pathway to accommodate the Cloverdale Greenway.)*

- Concern with access to 168 Street.

*(Access to the proposed lots will be restricted to one point of access via the new 76 Avenue.)*

- Concern with the impact of the proposed development on existing property values.

*(The subject site is designated Suburban in the Official Community Plan (OCP). The applicant is proposing to rezone the subject site to "Half-Acre Residential Gross Density Zone". The OCP designation and proposed zone are in accordance with surrounding properties in the neighbourhood. All of the proposed lots conform to the minimum requirements of the RH-G Zone).*

### 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.	Proposed Subdivision Layout and Landscape Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Agricultural Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation

### INFORMATION AVAILABLE ON FILE

- Geotechnical Study prepared by Geo Media Engineering Ltd. dated January 16, 2009 and July 25, 2008.

Jean Lamontagne  
General Manager  
Planning and Development

JLM/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:                    Lori Richards, H.Y. Engineering  
                         Address:                    #200 - 9128 - 152 Street  
                                                            Surrey, BC  
                                                            V3R 4E7  
                         Tel:                                    604-583-1616
  
2.      Properties involved in the Application
  - (a)      Civic Address:                    7635 - 168 Street
  
  - (b)      Civic Address:                    7635 - 168 Street  
                         Owner:                                    Grand Fairway Developments Inc., Inc. No. BC0803312  
                         PID:                                        017-649-323  
                         Lot 26 Section 24 Township 2 New Westminster District Plan LMP2923
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RH-G**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	10.77 ac
Hectares	4.35 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	11
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	24 m - 34 m
Range of lot areas (square metres)	1,392 m <sup>2</sup> - 1,842 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	1.02 lots/ac    2.52 lots/ha
Lots/Hectare & Lots/Acre (Net)	2.47 lots/ac    6.115 lots/ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	10.3 %
Estimated Road, Lane & Driveway Coverage	11.7%
Total Site Coverage	22%
<b>PARKLAND</b>	
Area (square metres)	21,062 m <sup>2</sup>
% of Gross Site	48.3%
<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