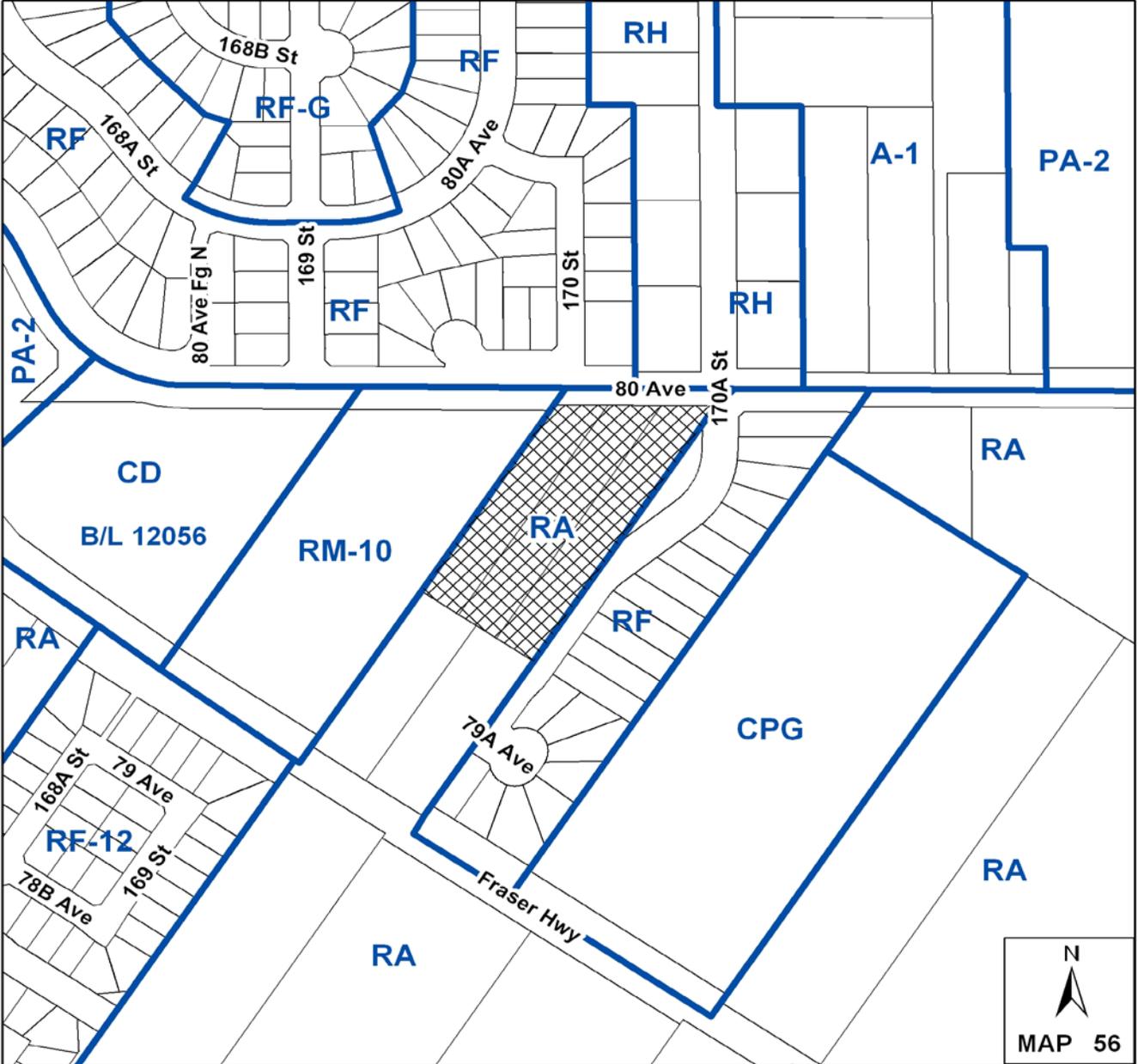


**Proposal:** Amend OCP from Suburban to Urban. Rezone from RA to RF in order to allow subdivision into 11 single family lots.

**Recommendation:** Approval to Proceed

**Location:** 17024/34/52 - 80 Avenue    **Zoning:** RA

**OCP Designation:** Suburban    **Owners:** Peter Begemann et al



## PROJECT TIMELINE

Initial Application Submission Date: December 23, 2005  
Completed Application Submission Date: July 12, 2006  
Planning Report Date: September 11, 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 11 single family lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

- 1. OCP Amendment By-law No. 15599B (processed under File No. 7903-0225-00) be amended to delete the subject properties (17024, 17034 and 17052 – 80 Avenue).**
- 2. a new OCP Amendment By-law be introduced to redesignate the subject properties from Suburban to Urban and a date of Public Hearing be set.**
3. a By-law be introduced to rezone the subject properties 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) registration of a Restrictive Covenant on proposed Lots 1 to 8 to require mitigating measures to reduce the impact of external noise sources, in particular, the golf driving range;

- (e) provision of community benefit in the amount of a minimum of \$4,000 per lot, to satisfy the OCP Amendment policy for Type 2 applications; and
- (f) registration of a 2.5-metre (18 ft.) wide right-of-way for public access along the north property line of all proposed lots fronting 80 Avenue, to accommodate the Cloverdale Greenway.

### 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 north property line of the proposed subdivision abuts the Clayton Greenway. The applicant should provide cash-in-lieu of parkland dedication (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:**

Coast Meridian Elementary School = 332 enrolled/330 capacity  
 North Surrey Secondary School = 1,279 enrolled/1,175 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 = 23 students  
 Secondary students = 31 students  
 Total new students = 54 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. A phased in boundary change from Coast Meridian to Frost Road was initiated in 2005. It is also anticipated that there would be an enrolment move from North Surrey Secondary to the proposed new North Clayton Area Secondary School when it opens (beyond five years).*

(Appendix VI)

## SITE CHARACTERISTICS

- **Existing Land Use** Single family dwellings to be retained.
- **East:** Single family dwellings, zoned RF, designated Urban.
- **South:** Single family dwellings on one acre lots, zoned RA, designated Suburban.
- **West:** Existing townhouse development, zoned RM-10, designated Urban.
- **North:** Across 80 Avenue, single family dwellings, zoned RF, designated Urban and single family dwellings on half-acre lots, zoned RH, designated Suburban.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Needs amendment to Urban. OCP Amendment By-law No. 15599B has received Third Reading (under application no. 7903-0225-00) but is being held in abeyance until the requirement of the community benefit is provided to satisfy the OCP Amendment Policy.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site was included in a previous application (File No. 7903-0225-00) that included five contiguous properties, totaling 3.69 hectares (9.2 acres) in the East Fleetwood area, immediately north of the Fraser Highway at approximately 170A Street. The properties were all designated Suburban in the Official Community Plan.
- The original application proposed a Type 2 OCP Amendment, from Suburban to Urban, and a rezoning of the most easterly lot (17066 - 80 Avenue) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to permit subdivision into 22 lots. The remaining properties were to be subdivided in subsequent phases at a later date.
- A Type 2 amendment requires the applicant to demonstrate a significant community benefit to mitigate any additional pressures placed on the area as a result of the proposed redesignation.
- The OCP Amendment and rezoning by-laws for the original application were granted Third Reading on December 13, 2004.
- In order to satisfy the OCP Amendment policy for Type 2 applications, the applicant provided a voluntary community benefit contribution for the 22 lots created through the rezoning of the property at 17066 – 80 Avenue.

- The applicant's consultant indicated that the remaining four properties under the original OCP Amendment application, including the three properties under this current application, would provide community benefit prior to receiving Final Adoption of any future rezoning application.
- To implement this arrangement, Council on July 25, 2005 rescinded the resolution passing Third Reading of the OCP Amendment By-law (By-law No. 15599) and split By-law No. 15599 into two separate by-laws, By-law Nos. 15599A and 15599B. Council subsequently approved Third Reading of By-law No. 15599A, which applied to the property at 17066 – 80 Avenue, and By-law No. 15599B which applied to the remaining four properties.
- By-law No. 15599A received Final Adoption by Council on July 25, 2005 followed by Final Adoption of Rezoning By-law No. 15600. However, By-law No. 15599B has been held at Third Reading until the requirements of the community benefit have been satisfied.

#### OCP Amendment and Community Benefit

- In order for Council to consider advancing OCP Amendment By-law No. 15599B to Final Adoption, the applicant on September 5, 2006, confirmed in writing their offer to provide a community benefit contribution for the 11 RF lots in the amount of \$3,000 per lot, for a total of \$33,000.
- The amount proposed as community benefit is less than recently approved OCP Amendment applications in other areas of the City. Due to increases in the cost of construction, staff feel there is merit in the applicant providing community benefit in the amount of \$4,000 per lot, in accordance with recent precedence.
- The applicant has considered the \$4,000 per lot community benefit, but due to \$3,000 per lot paid for the project to the immediate south in July 2005, the applicant is offering \$3,000 per lot.
- One of the recommended subject conditions of this application is resolution of a suitable community benefit. Staff recommend a minimum of \$4,000 per lot (or \$44,000 based on 11 proposed lots).
- As noted previously, OCP Amendment By-law No. 15599B involves four properties, three of which are the subject of this application.
- The fourth property located at 16955 Fraser Highway will be the subject of a subsequent rezoning application in the future. To satisfy the provision of community benefit, OCP Amendment By-law No. 15599B will need to be split. When the owner of the fourth property pursues rezoning, the provision of an appropriate community benefit will be required at that time.

#### Current Proposal

- The 1.2-hectare (2.94-acre) subject site is located on the south side of 80 Avenue, north of Fraser Highway in east 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 "Single Family Zone (RF)" to allow subdivision into eleven (11) single family residential lots.
- The three single family dwellings currently fronting 80 Avenue will be retained.
- Eight (8) of the proposed lots will front and gain access from a cul-de-sac proposed off of 170A Street.
- At this time, temporary driveway access to the three dwellings to be retained will be permitted via 80 Avenue, designated an arterial road. However, if in the future proposed Lots 9-11 are further subdivided, access via 80 Avenue will be removed, and dedication and construction of a lane will be required.
- With undeveloped parcels located at 16955 and 16971 Fraser Highway, immediately south 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 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. A portion of proposed Lots 7 and 8 will have approximately 0.5 metre (1.6 ft.) to 0.7 metre (2.2 ft.) of fill. Fill is not proposed for any other lots. A preliminary lot grading plan was submitted and reviewed by staff and found to be generally acceptable.
- C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable (Appendix VIII).
- A total of 4 mature trees have been identified on the subject site. These trees consist of Spruce and Birch. Of this total, all four trees will be removed, as they are located in the proposed cul-de-sac and proposed building envelopes.
- A total of 24 replacement trees consisting of Saucer Magnolia, Bloodgood Japanese Maple, Western Hemlock and Western Red Cedar are being proposed. There will be a minimum of 3 trees per lot.

### PRE-NOTIFICATION

Pre-notification letters were sent on March 15 ,2006 and staff received no comments.

## 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.	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

## INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 5, 2006.
- Building Scheme dated July 10, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

JJ/kms

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## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	2.94 ac	
Hectares	1.19 ha	
<b>NUMBER OF LOTS</b>		
Existing	3	
Proposed	11	
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	15.0 m - 25.1 m	
Range of lot areas (square metres)	562 m <sup>2</sup> - 2,142 m <sup>2</sup>	
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	3.74 lots/ac	9.24 lots/ha
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	24%	
Estimated Road, Lane & Driveway Coverage	14%	
Total Site Coverage	38%	
<b>PARKLAND</b>	n/a	
Area (square metres)		
% of Gross Site		
	<b>Required</b>	
<b>PARKLAND</b>		
5% money in lieu	YES	
<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

