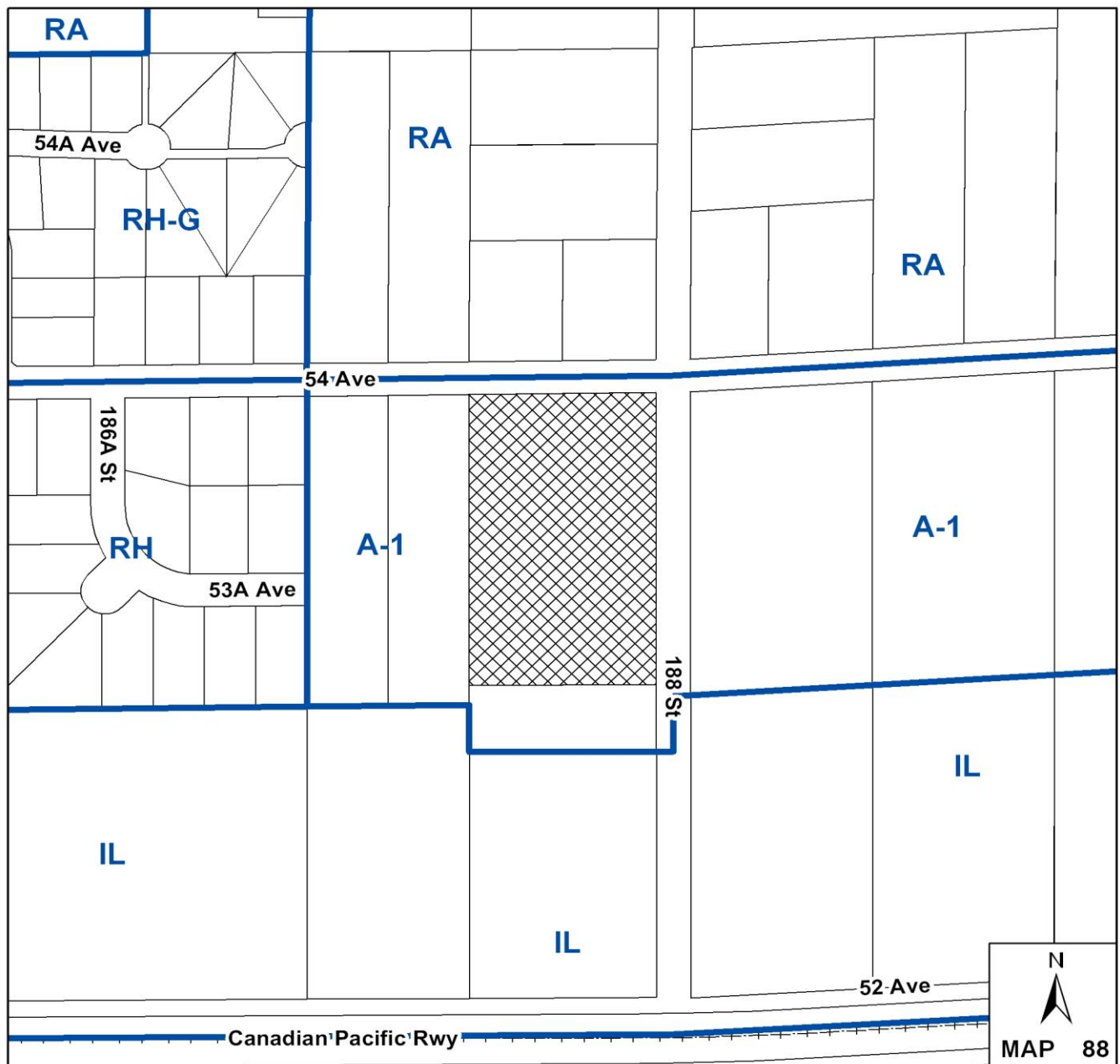


<b>Proposal:</b> OCP Amendment from Suburban to Urban. Rezone from A-1 to CD to create approximately 16 large urban single family residential lots.	
<b>Recommendation:</b>	Approval to Proceed
<b>Location:</b> 18752 - 54 Avenue	<b>Zoning:</b> A-1
<b>OCP Designation:</b> Suburban	
<b>LAP Designation:</b> Suburban Res. ½ Acre	<b>Owner:</b> Sunmark Developments Ltd., Inc. No. 44959



## PROJECT TIMELINE

Initial Application Submission Date:	March 13, 2006
Completed Application Submission Date:	October 18, 2006
Planning Report Date:	December 4, 2006

## PROPOSAL

The applicant is proposing:

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

in order to allow subdivision into approximately 16 large urban 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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date for Public Hearing be set.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) address concerns about the pressure this project will place on existing facilities to the satisfaction of the Parks, Recreation and Culture Department;

- (f) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications; and
  - (g) resolution of tree replacement issues to the satisfaction of the Acting General Manager, Planning and Development.
5. Council pass a resolution to amend the Cloverdale Local Area Plan to redesignate the land from "Suburban Residential Half 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 applicant should provide cash-in-lieu of parkland and meet with staff representatives to resolve concerns about the pressure the development will place on existing facilities and an appropriate contribution towards upgrading parks in the neighbourhood (Appendix V).

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

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

Elementary students = 5 students  
 Secondary students = 2 students  
 Total new students = 7 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

*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.*

(Appendix VI)

Ministry of Transportation: Referral to the Ministry was sent but staff have not received any response to date. Approval from the Ministry will be required prior to final adoption.

### SITE CHARACTERISTICS

- **Existing Land Use** Abandoned agricultural property.
- **Significant Site Attributes** The site falls approximately 14 metres (46 ft.) in elevation from the north to the south portion of the site.
- **East:** Across 188 Street, 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 remainder industrial lot at the south, zoned A-1 and IL, designated Suburban/Industrial (pre-Council).
- **South:** Acreage property with a single family dwelling that operates a licensed daycare in the basement, zoned A-1, designated Suburban.
- **West:** Acreage property, currently under development application (No. 7906-0063-00) to rezone to RH to allow subdivision into 9 single family residential lots, with a remainder industrial lot at the south, zoned A-1, designated Suburban (Public Hearing scheduled for December 4, 2006).
- **North:** Across 54 Avenue, acreage property with single family dwellings, zoned RA, designated Suburban.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Needs amendment to Urban.

LAP Designation: Cloverdale Local Area Plan needs amendment 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 IX). A Type 2 Amendment requires the applicant to demonstrate a significant community benefit to mitigate any additional pressures placed in the area.
- In addition to the subject application, there are a number of other applications in the immediate vicinity across 188 Street that are proposing to redesignate from Suburban to Urban (Appendix X).
- The applicant has confirmed in writing his offer to provide a voluntary community benefit contribution for the proposed urban single-family lots in the amount of \$4,000 per lot for a total of \$64,000. This contribution will be collected prior to the project being considered for Final Adoption.
- On July 10, 2006, Council approved an amendment to City Policy No. O-23 to provide a broader range of lot sizes in the Suburban areas while maintaining an appropriate transition between lands designated Urban and lands within the Agricultural Land Reserve (ALR). The subsequent amendment to the OCP to vary the maximum density in the Suburban designation was given final adoption on September 25, 2006.
- The allowable residential density in the Suburban designation was subsequently amended to allow an increase from 5 units per hectare (2 upa) to 10 units per hectare (4 upa) with a minimum lot size of 930 square metres (10,000 sq. ft.), where development with this density is a minimum of 200 metres (650 ft.) from the edge of the ALR.
- The amended policy defines two transition areas between the Urban designation boundary and the ALR/Agricultural boundary. The policy and the recent OCP amendment to the Suburban designation set a minimum lot size and maximum density within a 400-metre (1/4 mile) transition area. Within the area 400 metres from the ALR/Agricultural boundary, the policy defines two sub-transition areas: an Inner Ring Transition Area between the existing Urban designation boundary and the 200-metre line, and an Outer Ring Transition Area between the 200-metre line and the ALR/Agricultural boundary.
- Within the Inner Ring Transition Area, lot sizes may be reduced to a minimum of 930 square metres (10,000 sq. ft.) at a maximum gross density of 10 units per hectare (4 upa). Within the Outer Ring Transition Area, residential development at 5 units per hectare (2 upa), including half-acre subdivisions and gross density developments are permitted.
- As there are Industrial designated lands between the subject property and the closest ALR/Agricultural boundary, the subject proposal cannot be considered under the existing Suburban transition policy. However, the proposal is in keeping with the transition principle established within the policy.
- Across 188 Street to the east, there is an in-stream development application (pre-Council) requesting an OCP amendment from Suburban to Urban and rezoning from A-1/IL to RF to permit subdivision into approximately 26 lots.

- At a proposed density of 8.19 units per hectare (3.31 upa) with a minimum lot size of 930 square metres (10,000 sq. ft.), the subject proposal complies with the maximum density and minimum lot size established for properties a minimum of 200 metres (650 ft.) from the edge of the ALR and provide an appropriate transition between the proposed Urban RF lots on the east side of 188 Street (Application No. 7906-0030-00) and the proposed Suburban RH lots on the abutting property west of the subject site (Application 7906-0030-00) (Appendix X).

## DEVELOPMENT CONSIDERATIONS

### Site Context and Background

- The subject site consists of one property with an area of approximately 1.95 hectares (4.83 acres) located at the southwest corner of 54 Avenue and 188 Street.
- Lands to the north, west, south and east are designated Suburban in the OCP and Suburban Residential (Half Acre) in the Cloverdale Community Plan. The properties directly across 188 Street are currently under development application to redesignate from Suburban to Urban and to rezone to RF.
- The applicant proposes to rezone the subject site from General Agriculture Zone (A-1) to Comprehensive Development (CD) to allow subdivision into approximately sixteen (16) large-sized urban single-family residential lots. The proposed lots are intended to provide a transition between the proposed Urban single-family residential lots currently under development application across 188 Street (Application No. 7906-0030-00) and the proposed Suburban lots under development application on the abutting property to the west (Application No. 7906-0063-00 given approval to proceed by Council on November 20, 2006).

### Proposed Subdivision Layout

- The subdivision layout (Appendix III) proposes a cul-de-sac accessing from 188 Street. A pedestrian walkway would provide a connection through the subject site to a cul-de-sac extension of 53A Avenue to the west (Application No. 7906-0063-00). A total of sixteen (16) lots are proposed.
- The Parks, Recreation & Culture Department has not identified a need for parkland dedication at this location. The applicant will provide 5% cash-in-lieu of parkland dedication.
- Proposed Lots 4 to 8 and 13 to 16, fronting 188 Street and on the south side of the proposed 53A Avenue, meet or exceed the 930 square metres (10,000 sq. ft.) minimum lot area envisioned for transition lots abutting Urban designated lands.
- Proposed Lots 1 to 3 and 9 to 12 exceed 1,120 square metres (12,000 sq. ft.), which is the minimum required lot area for RH-G lots where 15% or more of the lands subdivided have been set aside as open space.

Proposed CD By-law

- The proposed Comprehensive Development (CD) zoning for the site (Appendix XI) is generally based on the RH-G Zone, with some allowances made to provide a transition between standardized Urban and Suburban lots.
- The CD By-law divides the site into two blocks: Block A provisions regulate the western lots proposed similar to the regulations in the RH-G Zone and Block B provisions regulate the eastern lots similar to the Inner Ring Transition Area lots (City Policy No. O-23).
- The details of the proposed CD By-law compared to the RH-G Zone are as follows:

		RH-G	Block A Subject Lots ≥ 1,120 square metres (12,000 sq. ft.)	Block B Subject Lots ≥ 930 square metres (10,000 sq. ft.) and < 1,120 square metres (12,000 sq. ft.)
Maximum Floor Area Ratio		0.32	0.32	0.38
Maximum Allowable Floor Area		none	450 square metres (4,840 sq. ft.)	353 square metres (3,800 sq. ft.)
Lot Coverage		25%	25%	30%
Setbacks	Front Yard	7.5 metres (25 ft.)	7.5 metres (25 ft.)	7.5 metres (25 ft.)
	Rear Yard	7.5 metres (25 ft.)	7.5 metres (25 ft.)	7.5 metres (25 ft.)
	Side Yard	3.0 metres (10 ft.)	3.0 metres (10 ft.)	2.4 metres (8 ft.)
	Side Yard on Flanking Street	7.5 metres (25 ft.)	7.5 metres (25 ft.)	5.6 metres (18.4 ft.)
Lot Dimensions	Size	1,120 square metres (12,000 sq. ft.)	1,120 square metres (12,000 sq. ft.)	930 square metres (10,000 sq. ft.)
	Width	24 metres (80 ft.)	20 metres (65 ft.)	20 metres (65 ft.)
	Depth	30 metres (100 ft.)	30 metres (100 ft.)	30 metres (100 ft.)

Residential Design

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. 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 VII).
- The guidelines endeavour to create a new development that meets post-2005 design standards for executive quality suburban-estate subdivisions in most areas of Surrey, and meets or exceeds the standards of homes identified as context homes in the residential character study. The proposed development will have the following housing styles: Traditional, Neo-Traditional, Neo-Heritage, Craftsman-Heritage or Rural Heritage.
- In-ground basements are proposed for all residential lots. Based on the preliminary lot grading plan, basements will be achieved due to the slope of the land and minimum fill. The information has been reviewed by staff and found to be generally acceptable.

- Basement-entry homes and secondary suites will not be permitted.

#### Arborist Report and Tree Retention/Replanting

- The applicant retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an Arborist report.
- The Arborist Report indicates there are 91 mature trees on the residential portion of the site. The report indicates the removal of 80 trees because they are either located within the building envelopes, unable to survive construction or assessed as hazardous. The report proposes the retention of 11 protected trees and a total of 57 replacement trees, with an average of 4.25 trees on each lot (Appendix VIII).
- Under the new Tree Protection By-law, for the 80 trees proposed for removal, a tree replacement ratio of 1:1 would apply to one of the trees (an alder) and a 2:1 would apply to the other 79 trees. The 57 replacement trees proposed would leave a shortfall of 102 replacement trees. Under the new By-law, monetary compensation of \$23,700 would apply to this shortfall, based on the planting of additional replacement trees to a maximum of 5 per RH-G sized lots (a total of 80 replacement trees for the proposed development) and \$300 per tree that cannot be accommodated.
- While the application is not subject to the newly adopted Tree Protection By-law, staff requested that the applicant increase the number of replacement trees and provide a cash-in-lieu contribution to the Green City Fund for any shortfall in replacement trees. The applicant has indicated he will meet the requirements of the new Tree Protection By-law if directed to do so by Council, and his preference would be to address all requirements of Council on-site, by increasing the number and/or upsizing the replacement trees. It is recommended that the deficiency in replacement trees be addressed.

#### 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 subject to storm and sanitation 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 fill on most of the lots, ranging from less than 0.5 m (1.6 ft.) up to 2.5 metres (8.2 ft.) at some points.
- Staff have reviewed the preliminary lot grading information provided by the applicant and found it to be generally acceptable, subject to any changes necessitated by submission of a finalized statement regarding tree preservation.



## PRE-NOTIFICATION

Pre-notification letters were sent out on August 29, 2006 and development proposal signs were posted. Staff received the following responses:

- One telephone call from a neighbouring resident who operates a farm in the area. The concern expressed was about the loss of agricultural land and the impact of this on continuing agricultural operations in the area, as farms often have a symbiotic relationship.

*(This site is not in the Agricultural Land Reserve. The OCP designation for the site is Suburban and Council granted approval to a similar rezoning application to the adjacent properties immediately west of the subject site creating 16 RH lots (consolidated Application Number 5694-0464-00)).*

- One telephone call from a neighbouring resident who opposed increased densities and any development other than half-acre lots (RH), which is what she had been led to believe would be the land use pattern for the area when she moved in twelve years ago. She indicated the buffer for the transition between Urban and Suburban designation should occur on the east side of 188 Street. She noted that this is the case on 188 Street, north of 54 Avenue, where there are larger lots, including a new home on a large lot that is currently under construction. She also expressed concern about the loss of trees along 188 Street and the worsening of traffic in the area because of the proposed development. She noted that the City had advised her speed humps and traffic lights at 188 Street would be installed, but to date, this has not occurred.

*(The proposed development provides transition-sized lots between the proposed Urban lots east of 188 Street and RH lots that are under development to the west. Trees are being removed along 188 Street because of the required road dedication. Installation of speed humps for the area has been delayed in order to coordinate the project with other repaving works that have also been delayed.)*

- One front counter visit and letter from the owner of the abutting property to the south of the subject site. The owner expressed a concern over being left out of development plans for the area south of 54 Avenue and east of 188 Street. He believed the conceptual plan for a possible subdivision of his property provided by the applicant, which showed two half-acre lots with a panhandle along the south side of the property, would in effect "subsidize" the subject development, as his property would be encumbered with both a lane and landscape buffer from the industrial land to the south and west, thereby limiting his development potential. He believed the proposed shared panhandle lane for two residential lots would be unsafe and unattractive. Also, he expressed concern that his property which has excellent well water, could be damaged and disrupted by new development north of their property

*(The applicant contacted the owner of the abutting property and provided a more detailed conceptual layout for a possible subdivision of the property. The detailed layout showed how the existing house could be maintained, while developing a new panhandle lot and accommodating a six-metre wide landscape buffer and road dedication along 188 Street. The applicant advised the abutting property owner that he was not aware of any impact that the proposed development could have on the well water supply, and noted the proposed development would extend City water to the south end of the subject site on 188*

*Street, which would make City water easily accessible if the neighbour wished to connect to it.)*

## 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
Appendix IX.	Proposed OCP Amendment
Appendix X.	In-stream Applications and Recently Completed Applications for OCP Amendments
Appendix XI.	Proposed CD By-law

## INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated November 29, 2006.
- Building Scheme dated October 12, 2006.
- Soil Contamination Review Questionnaire prepared by Satnam Shoker dated March 10, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

HC/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:             Clarence Arychuk, Hunter Laird Engineering Ltd.  
                  Address:        300 - 65 Richmond Street  
                                      New Westminster, B.C.  
                                      V3L 5P5  
                  Tel:             604-525-4651

2.     Properties involved in the Application

- (a)    Civic Address:        18752 - 54 Avenue
- (b)    Civic Address:        18752 - 54 Avenue  
          Owner:             Sunmark Developments Ltd., Inc. No. 449592  
          PID:                007-437-285  
          Lot 5 Except: South 630 Feet, North West Quarter, Section 4 Township 8 New  
                              Westminster District Plan 1457

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.

## SUBDIVISION DATA SHEET

**Proposed Zoning: CD**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	4.83 ac
Hectares	1.953 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	16
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	20.0 m - 27.26 m
Range of lot areas (square metres)	930 m <sup>2</sup> - 1,667 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	8.19 uph      3.31 upa
Lots/Hectare & Lots/Acre (Net)	8.31 uph      3.36 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	33%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	43%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
<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

