

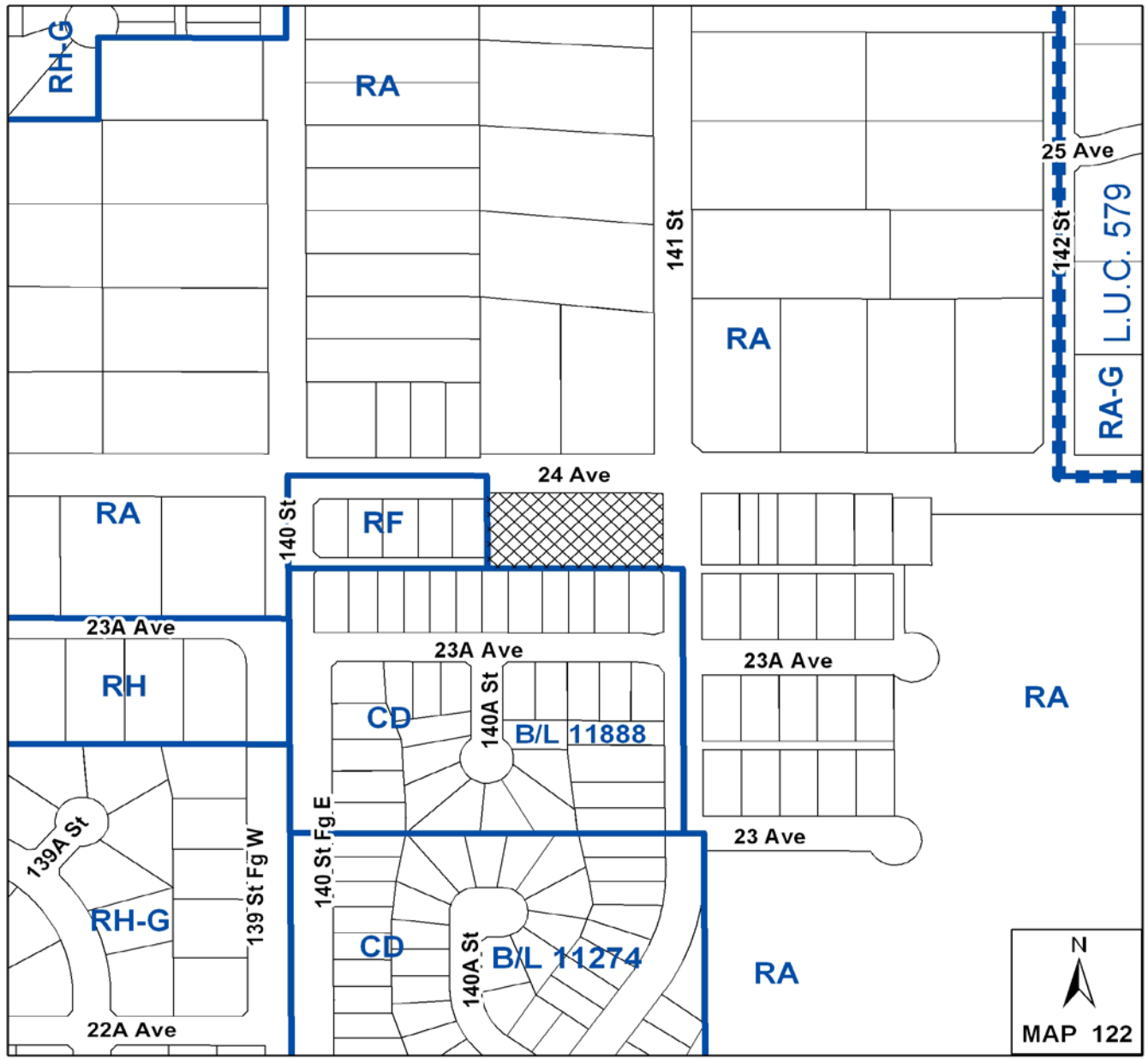
**Proposal:** OCP Amendment from Suburban to Urban. Rezoning from RA to RF to permit five single family lots.

**Recommendation:** Approval to Proceed

**Location:** 14072 - 24 Avenue      **Zoning:** RA

**OCP Designation:** Suburban

**LAP Designation:** Suburban Residential      **Owner:** Sukhvinder Sanghera



## PROJECT TIMELINE

Completed Application Submission Date: May 5, 2006  
Revised Application Submission Date: January 19, 2007  
Planning Report Date: March 12, 2007

## 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 five (5) single family lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the property from "Suburban" to "Urban" (Appendix III) and a date for Public Hearing be set (Appendix III).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) the applicant address the concerns regarding the impact of this project on existing parks and community facilities.

4. Council pass a resolution to amend Semiahmoo Peninsula Local Area Plan to redesignate the land from Suburban Residential 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 V).

**Parks:** Support. The applicant should meet with staff representatives to address the concerns about the pressure this project will place on existing parks, recreation and cultural facilities in the neighbourhood (Appendix VI).

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

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

Elementary students = 2 students  
 Secondary students = 0 students  
 Total new students = 2 students

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

Chantrall Creek Elementary School = 330 enrolled/390 capacity  
 Elgin Park Secondary School = 1,212 enrolled/1,200 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 = 12 students  
 Total new students = 12 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.*

(Appendix VII)

SITE CHARACTERISTICS

- **Existing Land Use**                    There is a single family dwelling on the subject site, which will be demolished. The site contains quite a number of trees around the perimeter, some of which are mature and in good condition.
- **East:**                                    Across 141 Street, undersized RA zoned single family lots, (approximately 800 square metres/0.2 acre) in size), designated Suburban in the OCP.
- **South:**                                  Single family lots regulated under By-law No. 11888, zoned CD (approximate lot size of 580 square metres), designated Urban in the OCP.
- **West:**                                    Single family lots, zoned RF, designated Urban in the OCP.
- **North:**                                   Across 24 Avenue are single family dwellings on 1 acre lots, zoned RA, designated Suburban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation:                            Suburban. Needs amendment to Urban.

Semiahmoo Peninsula LAP  
Designation:                                  Suburban Residential. Needs amendment to Urban Residential.

JUSTIFICATION FOR PLAN AMENDMENT

- The subject 0.4 hectare (1.0 acre) property is located at the southwest corner of 24 Avenue and 141 Street. It is designated 'Suburban' in the Official Community Plan and 'Suburban Residential' in the Semiahmoo Peninsula Local Area Plan (LAP). The site is zoned RA.
- The proposed development requires the subject property to be redesignated in the OCP from 'Suburban' to 'Urban'.
- Previously, on March 21, 1994 Council approved the development proposal to the south (7992-0638). This development consists of 37 lots, zoned CD (B/L 11888) based on RF sized lots. On September 6, 1994 Council approved the development proposal to the west (7993-0079). This development consists of 5 lots, zoned RF.
- Both of these previous development applications included an OCP Amendment that redesignated those lands from 'Suburban' to 'Urban' in order to facilitate proposed RF sized lots. Corresponding amendments to the LAP were also completed as part of these projects. Redesignating this property to 'Urban' is consistent with the rest of the block to the west and the entire block to the south.

- The proposed development is also in keeping with the conceptual plan for this area, which illustrates the laneway being completed between 140 Street and 141 Street.
- The proposed lot sizes are consistent with, and in some cases larger than, the size of the lots in the developments that took place to the east, south, and west. Amending the Official Community Plan to allow for the proposed development would complete this block with lots sizes that are similar to, or greater than, surrounding properties.
- On the basis of the above, the proposed plan amendments can be supported. The application will completed this urban pocket south of 24 Avenue in a reasonable way.

## DEVELOPMENT CONSIDERATIONS

### Proposed Layout and Lot Sizes (Appendix IV)

- The five lots would complete the southern block of 24 Avenue between 140 Street and 141 Street in a manner consistent with the existing properties along 24 Avenue to the west and south. These are part of an 'Urban Residential' pocket of development that occurred in 1994.
- The proposal consists of five (5) RF lots that would front onto 24 Avenue, which is an Arterial Road. Vehicle access to the proposed lots would be via the proposed lane at the rear.
- Near the centre of the block, between 140 Street and 141 Street, the proposed lane has been widened and bent slightly in order to increase the dedicated lane allowance and preserve the existing trees that are located along the southern property boundary of the subject site.
- The proposed RF lots measure 18m wide by 33.4m deep (59 ft by 110 ft), with the exception of the corner lot, which is proposed to be 20.2m (66 ft) wide. The proposed lot areas are a minimum of 600m<sup>2</sup> (6,460 ft<sup>2</sup>) except for the corner lot, which would be a minimum of 650m<sup>2</sup> (7,000 ft<sup>2</sup>).
- The proposed lot dimensions would exceed the minimum by-law requirements for RF lots and, for the most part, would be consistent with the lots sizes in the immediate area. The lot widths of the RF lots to the west range from 17.9m to 19.5m (59ft to 64ft), while the lots to the south range from 13.7 to 18.5m (45ft to 60ft). The majority of the lots to the east are 20m (65ft) wide with the exception of two, which are 10.1m (33 ft) wide.

### Lot Grading

- The applicant submitted a lot grading plan, which was prepared by Coastland Engineering. Their plan was based on the review of the property's topography and proposed servicing, as well as the grading of the abutting lands. In-ground basements are proposed on all the lots and Coastland Engineering has determined that they can be achieved with minimal fill.
- For the majority of the subject property, minimal fill is being proposed. In the centre of Lots 2 and 3, fill greater than 0.5m is proposed in order to achieve proper drainage throughout the property. The preliminary lot grading plan has been reviewed by City staff and found to be acceptable.

### Tree Preservation

- C. Kavolinas & Associates were retained by the applicant to conduct a tree survey and prepare an Arborist report (Appendix IX). The report identified 70 mature trees associated with the subject property. The majority of these trees consist of Douglas Fir trees, while the other trees are comprised of seven Cedar trees, five Spruce trees, and one Birch tree.
- Of the 70 trees identified, one is located near the centre of the property and the other 69 are located around the perimeter. The perimeter trees are located on north, east, and south sides of the property.
- The original report recommended the removal of all the trees on the subject property. Given the response from surrounding property owners and the condition of the trees, staff did not agree with this recommendation and discussed various options with the applicant.
- The trees along the southern perimeter were agreed to be retained by dedicating a wider area for the lane. By dedicating a wider area for the lane, the physical construction of the lane can then be curved away from the trees that exist along the southern perimeter. As the physical constructed of the lane is moved northward (away from the trees) a portion of the lane dedication will remain untouched, thereby leaving a permeable area that will provide the necessary protection and drip-line area for those trees.
- Transportation originally agreed that the trees along the eastern perimeter (141 Street) should be removed as road widening was recommended at this location. It was preferred that 141 Street south of 24 Avenue align perfectly with 141 Street north of 24 Street. However, it was concluded that trees along 141 Street could be retained if road dedication was foregone at this location. Furthermore, Transportation proposed the possibility of constructing the future sidewalk west of the existing trees. The sidewalk would be secured through a right-of-way.
- Given that a through lane is required at this location, the trees along 141 Street that are located in front of the lane dedication were not able to be retained. Possibilities, such as not having a through lane, were considered but none were reasonably achievable when balancing fire and transportation safety issues.
- There are a total of 46 trees recommended to be removed. The majority of which, are located along 24 Avenue. Options were considered of how to retain these trees but for two main reasons these trees were unable to be retained. The first reason is due to the underground services that are required for the proposed lots. The services are required to extend south from 24 Avenue, and the retention of the trees above these services would be nearly impossible. The second reason is due to the fact that 24 Avenue is excepted to be widened in the future, at which time the trees would be required to be removed. Staff is of the opinion that given these two impediments to retaining the trees along 24 Avenue, it would be best to remove them at this time and allow the new trees to begin their growth.
- The revised arborist report now recommends the retention of the majority of trees along the southern and eastern perimeters, with the exception of those trees in front of the lane dedication and in the required corner cut at the intersection of 141 Street and 24 Avenue.

- The applicant is proposing to plant 15 replacement trees in a variety of species, resulting in a distribute of three (3) trees per lot. The locations of these trees are outlined in the tree preservation summary sheet (Appendix IX).

### Building Design

- The applicant retained Tynan Consulting Limited to prepare the Building Design Guidelines (Appendix VII). The consultant conducted a Neighbourhood Character Study of the area and identified the surrounding neighbourhood as being characterized by homes sizes that ranged in size from 75m<sup>2</sup> (800ft<sup>2</sup>) bungalows to 418m<sup>2</sup> (4,500ft<sup>2</sup>) estate homes. There were also a range of styles for surrounding homes, which included 'Old Urban Style', 'Classic Heritage Style', and 'West Coast Modern Style'.
- The Building Guidelines that were prepared for this development specify that the new homes may consist of 'Traditional', 'Neo-Traditional', 'Neo-Traditional', 'Craftsman-Heritage', or 'Rural Heritage' styles.
- The volume of the wall mass of individual architectural elements are to be in proportions normally associated with the declared style of the dwelling. The minimum roof slope is recommended to be 8:12, and a variety of materials are permitted for roofing that include cedar shingles, shake profile concrete roof tiles, and 40 year quality shake profile asphalt shingle pre-formed raised ridge cap. The only colours permitted for roof material are grey or brown. Permitted wall cladding materials include stucco, cedar, hardiplank, brick, and stone. Vinyl is not permitted.
- Basement-entry home and secondary suites will not be permitted.

### PRE-NOTIFICATION

Pre-notification letters were sent on May 28, 2006. In addition to the pre-notification letters, a Public Information Meeting well held on Wednesday February 21, 2007 from 5:30 p.m. to 7:30 p.m. at Chantrell Creek Elementary School. A summary of the meeting has been included as Appendix VIII. As a result of the letters and meeting, staff received correspondence that pertained to the following:

- A lane should not be considered at this location, as there are a number of large trees in the rear of the property that should be retained.

*(Due to a number of concerns regarding the removal of the trees at the rear of the property, the lane has since been located further north than originally proposed in order to preserve these trees. Due to the requirement of connecting the proposed lane with the existing lane, there are a few undersized trees that will be required to be removed, which one resident expressed concerns for)*

- The trees along the eastern property boundary should be saved given their size and the aesthetics that they provide to the neighbourhood.

*(From the concerns raised regarding the removal of the trees along the eastern boundary of the subject property, Engineering has forgone their original requirement to secure road dedication along 141 Street, which would have seen the removal of these trees. Now, the only trees that will be removed from this side of the property would be for ingress and egress to the lane, which is required for this development)*

- The trees along the northern property boundary should be saved given their size and the aesthetics that they provide to the neighbourhood.

*(The trees along the northern boundary (24 Avenue) have not been able to be retained due to the road dedication required for the future expansion of 24 Avenue, and due to the underground utilities that are required to service these lots. Staff reviewed the plans and found them acceptable)*

- A lane that connects 140 Street and 141 Street should not be built as speeding traffic is expected to cut through the lane as a shortcut.

*(A through lane is required at this location, and is not expected to attract speeding traffic. However, to ease concerns about high-speed traffic that may travel through this lane as a shortcut, Engineering will require speed humps to be built by the applicant as part this development)*

## 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 OCP Amendment Map
Appendix IV.	Proposed Subdivision Layout
Appendix V.	Engineering Summary
Appendix VI.	Parks Comments
Appendix VII.	Building Guidelines Summary
Appendix VIII.	Public Information Meeting Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation



INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 8, 2007.
- Tree Preservation and Replacement Plan dated November 11, 2006.
- Soil Contamination Review Questionnaire prepared by Michael Helle (Coastland Engineering & Surveying Ltd.) dated May 5, 2006.

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:                    Michael Helle, Coastland Engineering & Surveying Ltd.  
                         Address:                    19292 - 60 Avenue  
                                                        Surrey, B.C.  
                                                        V3S 3M2  
                         Tel:                                604-532-9700

2.      Properties involved in the Application

(a)      Civic Address:                    14072 - 24 Avenue

(b)      Civic Address:                    14072 - 24 Avenue  
                         Owner:                                Sukhvinder Sanghera  
                         PID:                                        009-123-504  
                         Lot 8 Block A NE Section 16 Township 1 Plan 22217

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.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.98
Hectares	0.40
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	18.0 - 20.2 m
Range of lot areas (square metres)	601 - 677 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.1 uph      12.5 upa
Lots/Hectare & Lots/Acre (Net)	6.5 uph      16.0 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	38.9%
Estimated Road, Lane & Driveway Coverage	27.6%
Total Site Coverage	66.5%
<b>PARKLAND</b>	
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

