

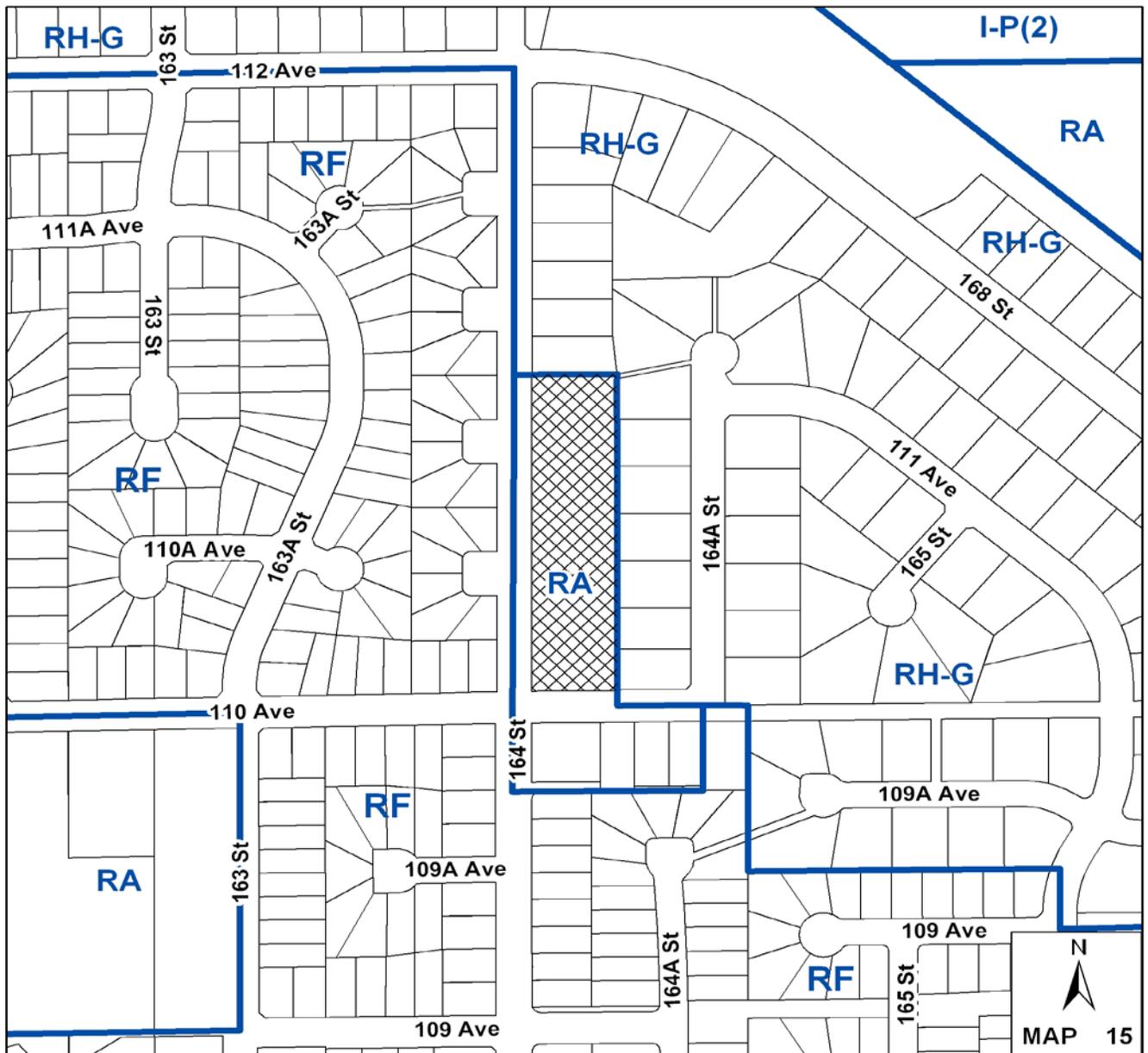
Proposal: OCP Amendment from Suburban to Urban. Rezone from RA to CD to permit subdivision into approximately 8 large urban single family lots.

Recommendation: Approval to Proceed

Location: 16433 - 110 Avenue **Zoning:** RA

OCP Designation: Suburban

LAP Designation: Suburban Res. **Owner:** 664860 B.C. Ltd.
 ½ Acre



PROJECT TIMELINE

Initial Application Submission Date:	May 17, 2006
Completed Application Submission Date:	June 21, 2006
Application Revision & Resubmission Date:	November 10, 2006
Planning Report Date:	November 20, 2006

PROPOSAL

The applicant is proposing:

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

in order to allow subdivision into approximately 8 large urban single family residential 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 and a date for Public Hearing be set (Appendix IV).
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 "Comprehensive Development Zone (CD)" (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) address concerns about the pressure the project will place on existing facilities to the satisfaction of the Parks, Recreation & Culture Department;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;

- (e) resolution of tree replacement issues to the satisfaction of the Acting General Manager, Planning and Development;
 - (f) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications.
5. Council pass a resolution to amend the Fraser Heights Local Area Plan to redesignate the land from Suburban Residential (½ 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 V).

Parks: Parks have some concerns regarding the pressure the development will put on existing park facilities in the area. A voluntary contribution should be provided by the applicant for the redevelopment of Port Mann Park (Appendix VI).

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:

Fraser Wood Elementary School = 501 enrolled/530 capacity
 Fraser Heights Secondary School = 1,375 enrolled/1,000 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

A boundary change from a neighbouring school is being proposed for Fraser Wood Elementary. An addition at Fraser Heights Secondary is proposed in the Five Year Capital Plan (proposal not approved in 2006). The proposed development will not have an impact on these projections.

(Appendix VII)

SITE CHARACTERISTICS

- **Existing Land Use** One single family home at the southernmost portion of the subject property that is to be removed as part of this development.
- **Significant Site Attributes** Last remaining parcel in the area with development potential. The site is well-treed.
- **East:** Half-acre residential lots with newer homes, zoned RH-G, designated Suburban in the OCP.
- **South:** Across 110 Avenue, residential lots of varying size, zoned RF and RA, designated Urban and Suburban in the OCP.
- **West:** Across 164 Street, single family residential lots, zoned RF, designated Urban in the OCP.
- **North:** Single family residential lots, zoned RH-G, designated Suburban in the OCP.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Does not comply. Needs amendment to Urban (Appendix IV).
- LAP Designation: Does not comply. Needs amendment to the Fraser Heights 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 IV). A Type 2 Amendment requires the applicant to demonstrate a significant community benefit to mitigate any additional pressures placed in the area.
- 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 \$32,000. 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 units per acre). Within the Outer Ring Transition Area, residential development at 5 units per hectare (2 units per acre), including half-acre subdivisions and gross density developments are permitted.
- As the closest ALR/Agricultural boundary is beyond the 400-metre transition area, the subject proposal cannot be considered under the existing Suburban designation under the Suburban transition policy. However, the proposal is in keeping with the transition principle established within the policy.
- More specifically, the subject site is within 200 metres of the existing Urban designation and at a proposed density of 8.0 units per hectare (3.2 upa) with minimum lot sizes of 1,220 square metres (13,130 sq. ft.) complies with the maximum density and minimum lot size established for properties within the Inner Ring Transition Area.
- The proposed lot sizes and widths match those of the existing suburban lots to the north of the subject site and provide an appropriate transition between the existing RF urban lots on the west side of 164 Street and the existing RH-G Suburban lots to the east.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The application site is in the Suburban designated residential area north of Highway No. 1, known as Fraser Heights. The subject site totals approximately 1.01 hectares (2.5 acres) and is located north of 110 Avenue and east of 164 Street. The site is one of the last remaining large parcels in this area that has subdivision potential beyond a two-lot split.

- The 8 proposed lots do not comply with the maximum 5 units per hectare (2.0 units per acre) density permitted on properties designated Suburban and therefore requires an Official Community Plan amendment to Urban to allow the 8 units per hectare (3.2 units per acre) density proposed.

Proposed CD By-law

- The proposed CD By-law is based on the RH-G Zone with modifications to maximum allowable density and minimum lot size permitted in the RH-G Zone.
- Whereas the maximum density in the RH-G Zone is 5 dwelling units per hectare (2.0 units per acre) where 15% of a lot is preserved as open space, the proposed CD By-law has a maximum density of 8.0 units per hectare (3.2 units per acre) without an open space requirement.
- The Parks, Recreation and Culture Department has not identified a need for open space at this location, however, has expressed concern about the impacts this proposal will have on parks facilities. The applicant has offered to provide 15% cash-in-lieu of parkland, which is considered acceptable.
- The RH-G Zone permits up to 50% of the lots to have a minimum lot size of 1,120 sq. m. (12,000 sq. ft.). The proposed CD By-law requires a minimum lot size of 1,200 sq. m. (12,900 sq. ft.)
- All other respects of the proposed CD By-law fully comply with the requirements of the RH-G Zone.

Proposed Subdivision Layout

- The subdivision layout (Appendix III) consists of 8 lots with minimum lot widths of 24.6 metres (80 feet). These lot widths are comparable to suburban residential lots to the north of the subject site. The lots proposed with this development may be considered a continuation of the existing small suburban lots directly to the north.
- The standard lot size permitted in the RH-G Zone is 1,300 sq. m. (14,000 sq. ft.) However, 50% of the lots may be reduced to a minimum lot size of 1,120 sq. m. (12,000 sq. ft.). The minimum lot size proposed in the CD By-law is 1,200 sq. m. (12,900 sq.ft.) (Appendix X).
- To allow the continuation of a pedestrian walkway that would connect the neighbourhood at 111 Avenue and 164A Street through to 164 Street, a 4.0-metre (13 ft.) wide walkway will be provided as part of this development.

Lot Grading

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff. The applicant stated that they intend to have in-ground basements on all of the lots. Basements will be achieved with minimal cut or fill. The information has been reviewed by Building Division staff and found to be generally acceptable.

Residential Design Guidelines

- The applicant for the subject site has retained 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 IV).
- 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 applicant retained Norman Hol of Arbortech Consulting Ltd to conduct a tree survey and prepare an Arborist report. This information was reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report identified 100 protected trees on the subject site. The report proposes the removal of 63 trees. No trees have been assessed as hazardous. The report proposes 20 replacement trees and 37 protected trees retained resulting in an average of 7.1 trees per lot. The typical replacement standard for an RH-G lot is 5 trees per lot provided site conditions allow.
- The development application was submitted prior to 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, a deficiency of 106 trees is noted with this proposal.
- While the application is not subject to the newly adopted Tree Protection By-law, the applicant has agreed to work with the City to increase the number of trees to be planted and, if necessary, provide cash-in-lieu in the amount of \$300 per tree for the shortfall of 106 for a total of \$31,800. This cash-in-lieu payment will go towards the Green City Fund and will be paid prior to Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent on July 19, 2006 and staff received the following comments:

- Staff received a call from a neighbouring resident voicing concern about the proposed density. The resident is opposed to the OCP amendment that would allow an increased density in the area. They believe that this development should mirror the properties of the adjacent lots to the east thereby maintaining the suburban character of the surrounding area.

(The minimum lot width and areas of the proposed CD Zone reflect suburban type lot dimensions and areas as currently exist directly to the east. The proposal is considered a suburban infill and is in keeping with the character of the area and would provide an appropriate transition between the Suburban and Urban neighbourhoods this property is situated.)

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 and Site Plan
Appendix IV.	Proposed OCP Amendment
Appendix V.	Engineering Summary
Appendix VI.	Parks Comments
Appendix VII.	School District Comments
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	Building Design Guidelines Summary
Appendix X.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated November 7, 2006.
- Building Scheme dated June 16, 2006.
- Soil Contamination Review Questionnaire prepared by Richard Brooks, H.Y. Engineering Ltd. dated May 6, 2006.

How Yin Leung
Acting General Manager
Planning and Development

DS/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: Richard Brooks, H.Y. Engineering Ltd.
 Address: #200 - 9128 - 152 Street
 Surrey, B.C. V3R 4E7
 Tel: 604-583-1616

2. Properties involved in the Application

- (a) Civic Address: 16433 - 110 Avenue
- (b) Civic Address: 16433 - 110 Avenue
 Owner: 664860 B.C. Ltd., Inc. No. 664860
 Director Information:
 Robert A. Barker
 Suki Gill
 Officer Information: (as at February 27, 2006)
 Robert A. Barker (President, Secretary)
 PID: 010-059-237
 Lot A Section 13 Block 5 North Range 1 West New Westminster District Plan
 14875

3. Summary of Actions for City Clerk's 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.

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.496 ac
Hectares	1.01 ha
NUMBER OF LOTS	
Existing	1
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	24.6 m - 24.8 m
Range of lot areas (square metres)	12.20 m ² - 1,225 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.9 upha/3.2 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	24.6%
Estimated Road, Lane & Driveway Coverage	5.8%
Total Site Coverage	30.4%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
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

