

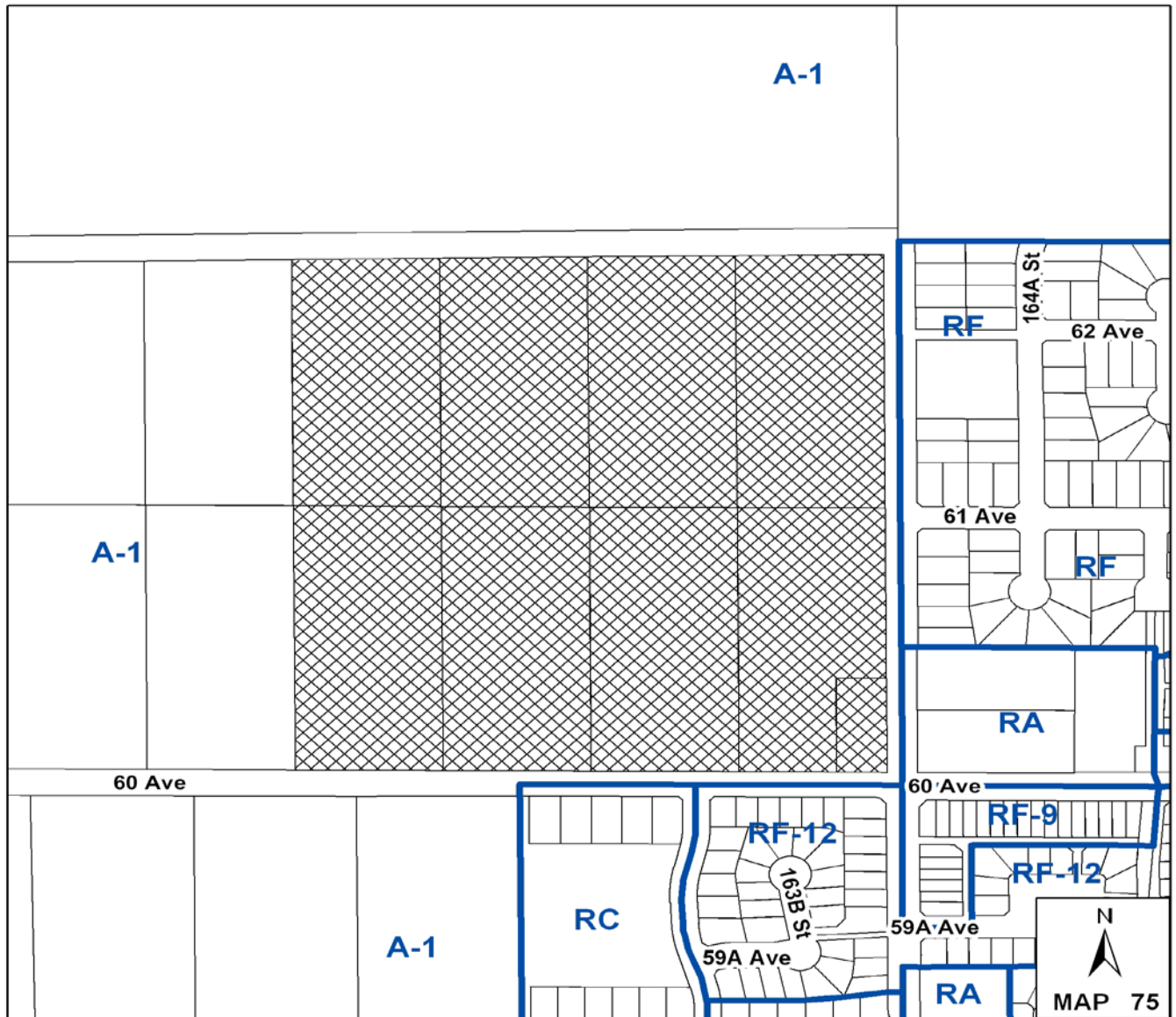
Proposal: OCP Amendment of portions from Suburban to Urban. NCP amendment of portions from Sub. Res. Cluster to SF Cluster. Rezone from A-1 to RC, RF-12 and RF-9 in order to allow subdivision into approximately 171 single family lots. DP to regulate landscaping, DVP to vary setbacks and access.

Recommendation: Approval to Proceed

Location: Various Addresses **Zoning:** A-1

OCP Designation: Suburban and Urban

NCP Designation: Sub. Res. Cluster **Owner:** Various Owners
 & SF Cluster



PROJECT TIMELINE

Original Application Submission Date: May 19, 2006
Application Revision & Re-submission Date: November 23, 2006
Planning Report Date: January 22, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment for portions from Suburban to Urban;
- an NCP amendment for portions from Suburban Residential Cluster 2 upa to Single Family Cluster 7.5 upa;
- a rezoning from A-1 to RC, RF-12 and RF-9;
- Development Permit; and
- Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce the front yard setback in the RC Zone for proposed Lots 32 and 33 from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - to vary the RF-12 Zone to permit driveway access via the fronting street for proposed Lots 47, 55-58, 98-104 and 106

in order to allow subdivision into approximately 171 single family lots (33 RC, 108 RF-12 and 30 RF-9) in West Cloverdale North.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate the site from Suburban to Urban 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 Block A as shown on the attached Survey Plan (Appendix I) from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Cluster Residential Zone (RC)" (By-law No. 12000); Block B from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and Block C from "General

- Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7906-0228-00 generally in accordance with the drawings shown on Appendix IV.
 5. Council approve Development Variance Permit No. 7906-0228-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RC Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for proposed Lots 32 and 33; and
 - (b) to vary the RF-12 Zone to allow driveway access to the fronting street instead of the proposed lane for Lots 47, 55-58, 98-104 and 106.
 6. 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 plan to the satisfaction of the Approving Officer;
 - (c) provision of community benefit to satisfy the OCP amendment policy for Type 2 applications to the satisfaction of the Acting General Manager, Planning & Development;
 - (d) resolution of the issues related to the proposed parkland to the satisfaction of the General Manager, Parks, Recreation and Culture (Appendix VIII);
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a finalized landscape plan and landscaping cost estimates to the specifications and satisfaction of the City Landscape Architect and the corresponding security deposits to secure landscaping on identified suburban lots serving as buffer to the Agricultural Land Reserve;
 - (g) registration of a Section 219 Restrictive Covenant advising future homeowners of the existing farm operations on the adjacent agricultural lands; and
 - (h) demolition of existing structures to the satisfaction of the Building Division.
 7. Council pass a resolution to amend the West Cloverdale NCP for a portion from Suburban Residential Cluster 2 upa to Single Family Cluster 7.5 upa 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 VI).

School District:

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

Elementary students = 58 students
 Secondary students = 26 students
 Total new students = 84 students

School Catchment Area/Current Enrollment/School Capacity:

A.J McLellan Elementary School = 439 enrolled/430 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 = 0 students
 Secondary students = 170 students
 Total new students = 170 students

Approved Capacity Projects and Future Space Considerations

There are no new capital projects proposed for elementary and secondary schools in the area. The proposed development will not have any impact on the enrollment projections.

(Appendix VII)

Parks, Recreation and Culture:

The applicant is to provide detailed survey and arborist report on trees that will be retained within the proposed parkland; consider adjustments on the proposed linear park connecting the proposed open space within the Suburban lands and 164 Street; provide funding for the construction of the required multi-purpose trail; and ensure that there will be no fill on the proposed parkland (Appendix VIII)

Agricultural Advisory Committee (AAC):

This application was reviewed at the January 11, 2007 AAC meeting. The AAC recommended that the application be supported, subject to construction of fencing along the ALR boundary; advising future owners of impact of farm uses within the ALR; and maintenance of the open space as a passive park.

SITE CHARACTERISTICS

- **Existing Land Use** Five parcels are being used for acreage residential purposes, with the remaining 4 parcels vacant. All of the existing buildings and structures will be demolished.
- **Significant Site Attributes** The site slopes gradually from east to west (from an elevation of 40 metres at the eastern-most property adjacent to 164 Street to 0 along the westerly edge.) The western-most edge of the subject site serves as the ALR boundary. Significant groves of trees are found on the site, most of which are proposed to be retained in three pockets to be dedicated to the City as parks.
- **West:** Agricultural lands within the ALR and zoned A-1, designated Agricultural.
- **East:** Across 164 Street, single family lots, zoned RF, designated Urban in the OCP and Urban Residential in the West Cloverdale North NCP. Directly north east of 60 Avenue and 164 Street are acreage parcels, zoned RA, designated Urban Residential Institutional/Townhouses in the NCP, with an in-stream application for a 52-unit townhouse development (File No. 7905-0372-00), with Rezoning By-law No. 16021 currently at Third Reading.
- **North:** Acreage parcels zoned A-1, designated Suburban in the OCP and Suburban Residential Cluster 2 upa in the NCP, with an in-stream application (File No. 7906-0398-00), currently under preliminary review.
- **South** Existing acreage parcel, zoned A-1 designated Urban. Newly-created lots, zoned RC, designated Suburban. Directly southwest of 60 Avenue and 164 Street are newly created lots zoned RF-12, designated Urban.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Portions of the site need amendment from Suburban to Urban.
- NCP Designation: Portions of the site need amendment from "Suburban Residential Cluster 2 upa" to "Single Family Cluster 7.5 upa".

JUSTIFICATION FOR PLAN AMENDMENTS

- The subject site consists of 9 properties and comprises an overall site area of approximately 15.35 hectares (38 acres). With the exception of 2 parcels located at the northwest corner of 60 Avenue and 164 Street (6095 – 164 Street and 16387 – 60 Avenue) which are both designated Urban, the rest of the site is designated Suburban in the Official Community Plan (OCP).
- The applicant is proposing a Type 2 OCP Amendment of the Suburban designated portion of the subject site to Urban (Appendix III). A Type 2 OCP Amendment requires the applicant to demonstrate a significant community benefit.

- The applicant is also proposing an NCP amendment to re-designate a portion of the subject site from Suburban Residential Cluster 2 upa to Single Family Cluster 7.5 upa.

Proposed OCP Amendment

Interfacing with Existing ALR and Overall Density Calculation

- The distance between the ALR/Agricultural boundary and the proposed new Urban boundary is approximately 165 metres (541 ft.). This corresponds to the Outer Ring Transition Area defined in the recently approved amendment to City Policy No. O-23 to provide an appropriate transition between lands designated Urban and lands within the Agricultural Land Reserve (ALR).
- As per the amended policy, residential development at 5 units per hectare (2 units per acre), including half-acre subdivisions and gross density developments are permitted within the Outer Ring Transition Area.
- Between the ALR/Agricultural boundary and the proposed new Urban boundary, the suburban transition area will consist of the following:
 - cluster lots with lot sizes ranging from 700 to 1,034 square metres (7,500 to 11,100 sq. ft.) and averaging 867 square metres (9,933 sq. ft.); and
 - approximately 3.86 hectares (9.5 acres) of park dedication.
- The proposed open space dedication represents approximately 50% of the gross area of the Outer Ring Transition Area and provides a substantial buffer to the ALR/Agricultural boundary. This buffer ranges from 80 metres (262 ft.) to 165 metres (541 ft.) in width with an average width of 125 metres (410 ft.).
- The portion of the subject site proposed to be re-designated from Suburban to Urban is approximately 80 to 165 metres (262 to 541 ft.) from the ALR/Agricultural boundary. As a result, a total of 138 urban lots ranging in size from 220 to 630 square metres (2,368 to 6,781 sq. ft.) with an average lot size of 425 square metres (4,575 sq. ft.) will be created within the existing and redesignated Urban lands.
- The proposed re-designation from Suburban to Urban will facilitate the dedication of approximately 1.43 hectares (3.54 acres) of open space which represents 17% of the proposed and existing Urban areas. This open space is sited to preserve several groves of significant trees.
- The following table provides a summary of the areas that will be retained Suburban as well as the areas being re-designated from Suburban to Urban and the corresponding open space dedication.

Ultimate OCP Designation	Lot Area	No. of Lots Being Proposed	Ultimate Density (upa)	Open Space Dedication
Suburban	6.9 ha. (17 acres)	33	1.9	3.86 ha. (9.5 acres)
Urban	8.4 ha. (20.75 acres)	138	6.65	1.43 ha. (3.5 acres)
Total	15.3 ha. ((38 acres)	171	4.5	5.29 ha. (13 acres)

Interfacing with Adjacent Urban Designated Lands

- The existing lots across 164 Street to the east of the subject site are designated Urban and zoned RF with an average lot width of 16 metres (52 ft.). The proposed lots directly across from the existing RF lots are RF-12 Type II lots with a minimum lot width of 15 metres (50 ft.). As such, the current proposal will provide a similar streetscape along 164 Street.
- Further to the south across 164 Street to the east, is a proposed townhouse project, which will not be impacted by the proposed smaller urban lots.
- An OCP amendment from Suburban to Urban and a rezoning to RF-12 and RC was recently approved for the lands to the south of the subject site across 60 Avenue (Application No. 7904-0241-00). The current proposal includes a row of RC lots to interface with the RC lots approved under Application No. 7904-0241-00.
- As well, the proposed subdivision reflects the absence of any residential lot directly abutting the ALR (Appendix XI), reducing the potential of encroachment within the ALR.

Proposed Community Benefit

- Following the OCP policy for Type 2 OCP Amendment applications, the applicant is required to provide a significant community benefit. For similar applications, Council has accepted a voluntary contribution of \$4,000 per lot based on a number of lots proposed in the area subject to redesignation from Suburban to Urban.
- With 104 of the 138 proposed Urban lots being in the area currently designated Suburban, a community benefit of \$416,000 would be appropriate.
- The applicant has requested consideration be given to the open space improvements proposed plus a \$100,000 monetary contribution.
- To enable this project to move forward, the final resolution of the community benefit, in consultation with the Parks, Recreation and Culture Department is outstanding.
- The applicant is aware that the required community benefit contribution must be addressed. Payment of the contribution is a subject condition of rezoning.

JUSTIFICATION FOR NCP AMENDMENT

- The subject site is located within the West Cloverdale North NCP. The NCP designates the existing Suburban lands as Suburban Residential Cluster 2 upa, while the 2 parcels at the corner of 164 Street and 60 Avenue are designated Single Family Cluster 7.5 upa. The subject site represents one of the last few blocks in the West Cloverdale North NCP area that has remained undeveloped (Appendix IX).
- As per the NCP, the Suburban Residential Cluster designation is intended to preserve slopes and trees as an aesthetic and recreational resource and as a buffer to adjacent agricultural lands. All undevelopable lands are to be retained as open space.

- The applicant is proposing to amend approximately 6.5 hectares (16 acres) of the subject site designated Suburban Residential Cluster 2 upa in the NCP to Single Family Cluster 7.5 upa. Based on the number of lots being created within the existing and newly re-designated areas (138 lots), a gross density of 6.65 units per acre will be achieved, slightly lower than the 7.5 upa density that is indicated in the NCP for the lands designated Urban in the OCP.
- According to the applicant, clustering and ultimately, the preservation of the significant groves of trees that are located within the subject site can only be achieved by creating smaller (and more affordable) lots.
- The proposed NCP amendment will facilitate the preservation of the significant groves of trees that are located within the subject site through the dedication of approximately 1.43 hectares (3.54 acres) of open space, conforming to a key subdivision design principle of the NCP.
- Staff recognize that there is a strong community desire to protect the existing groves of trees, which is only possible based on a clustering concept that permits small Urban lots, and therefore, support the applicant's justification.
- As well, apart from the additional taxes that the City will be able to generate in the long term, it is expected that ultimately, the proposed re-designation, if approved, would be able to generate 52% more in terms of Development Cost Charges (DCC) and combined amenity contributions. The following table illustrates the potential positive financial impact of the proposed OCP and NCP amendments:

Development Scheme	No. of Potential Lots	Potential DCC Contributions (in \$)	Potential NCP Amenity Contributions (in \$)	Potential Community Benefit Contributions (in \$)	Potential Benefits to the City (in \$)
Develop as per Current Designations	34 RF-12 68 RH-G	\$573,750 \$1,086,844		No Community Benefit Contribution	
Total	102 lots	\$1,660,594	\$89,852	\$0	\$1,750,446
Develop as per Proposal	108 RF-12 30 RF-9 33 RC	\$1,822,500 \$450,570 \$527,439		\$416,000 (based on 104 new lots at \$4,000/lot)*	
Total	171 lots	\$2,800,509	\$150,635	\$416,000	\$3,367,144

* To be determined before final adoption.

DEVELOPMENT CONSIDERATIONS

Proposed Rezoning

- The approximately 15.35-hectare (38-acre) site is currently zoned A-1. The applicant is proposing to rezone the entire site from A-1 to RC, RF-12 and RF-9, the boundaries of which are indicated on the attached Survey Plan (Appendix I). The zoning blocks and the corresponding site areas are shown below.

Block	Proposed Zoning	Area
A	RC Zone	6.9 hectares (17 acres)
B	RF-12 Zone	7.25 hectares (17.9 acres)
C	RF-9 Zone	1.2 hectares (3 acres)

Rezoning from A-1 to RC (Block A in Appendix I)

- Block A (as shown in Appendix I) consists of approximately 6.9 hectares (17 acres) and is located immediately east of the ALR boundary. The applicant is proposing to rezone Block A from A-1 to RC in order to create 33 small Suburban single family lots (proposed Lots 1 to 33) based on a clustering concept, with a gross density of 1.94 units per acre. The RC Zone is considered appropriate for the westerly portion of the subject site for the following reasons:
 - Block A is directly adjacent to the ALR boundary, which requires significant buffering;
 - approximately 56% of Block A is proposed for park dedication conforming to the RC Type I requirements of setting aside a minimum of 50% for open space purposes;
 - the proposed open space provides the needed buffer between the proposed Urban lots and the ALR boundary; and
 - the proposed subdivision layout does not indicate any residential lot along the ALR boundary, preventing potential intrusion into the agricultural lands.
- A row of RC lots is proposed to front 60 Avenue, complementing the newly-approved Suburban lots to the south (Appendix X).
- The following table provides a comparison of the proposal and the RC Zone:

	RC Zone	Proposed Lots 1-33
Gross Density	2 upa	1.94 upa
Open Space Dedication	50% of site area	56% of site area
Lot Size	Minimum of 700 sq. m. (7,500 sq. ft.)	Ranges from 700 m ² (7,500 ft ²) to 928 m ² (9,989 ft ²)
Lot Width	18 m (60 ft.)	Ranges from 18 m. (60 ft.) to 20 m. (65 ft.)
Lot Depth	30 m (100 ft.)	Ranges from 32 m. (105 ft.) to 44 m. (144 ft.)

Rezoning from A-1 to RF-12 (Block B in Appendix I)

- Block B is approximately 7.25 hectares (17.9 acres) in size. The proposed lots within Block B are to be sited as follows (Appendix X):
 - between the proposed RC and RF-9 lots; and
 - between the proposed RF-9 lots and 164 Street.
- The proposal indicates a total of 108 RF-12 lots, with one Type I interior lot (proposed Lot 126) and one Type I corner lot (proposed Lot 46). The following table shows a profile of the proposed RF-12 lots:

RF-12 Lots	Lot Size	Lot Width	Lot Depth
Type II Interior Lot Requirements	320 m ² (3,445 ft ²)	13.4 metres (44 ft.)	22 metres (72 ft.)
Proposed Interior Lots 34-45; 47-49; 51-52; 69; 71- 84; 86-87; 89-104; 106; 127-136; 138; 140-150; 162-171	Ranges from 320 m ² (3,445 ft ²) to 630 m ² (6,781 ft ²)	Ranges from 13.4 metres (44 ft.) to 18 m (59 ft.)	Ranges from 22 metres (72 ft.) to 35 metres (115 ft.)
Type II Corner Lot Requirements	375 m ² (4,037 ft ²)	15.4 metres (51 ft.)	22 metres (72 ft.)
Proposed Corner Lots 50; 53; 68; 70; 85; 88; 105; 137; 139	Ranges from 375 m ² (4,037 ft ²) to 412 m ² (4,435 ft ²)	Ranges from 15.4 metres (51 ft.) to 16.4 metres (54 ft.)	Ranges from 22 metres (72 ft.) to 27.7 metres (91 ft.)
Type I Internal Lot Requirements	320 m ² (3,445 ft ²)	12 metres (40 ft.)	26 metres (85 ft.)
Proposed Lot 126	333 m ² (3,584 ft ²)	12.3 metres (40 ft.)	28 metres (92 ft.)

Rezoning from A-1 to RF-9 (Block C in Appendix I)

- Block C is approximately 1.2 hectares (3 acres) in size and is located west of proposed 163 Street with a smaller portion at the northwest corner of 60 Avenue and 164 Street. A total of 33 RF-9 lots are proposed, consisting of the following:
 - 2 Type I lots (9 m/30 ft. width);
 - 9 Type II lots (7.9 m/26 ft. width); and
 - 19 Type III lots (12.3 m/41 ft. width).
- The proposed number of Type II lots (9 lots) represent 30% of the total number of RF-9 lots (30 lots) in the proposed subdivision, conforming to the maximum 33% limit.
- Approximately 63% of the proposed RF-9 lots (19 Type III lots) are wide and shallow.
- As indicated on the subdivision layout, a row of RF-9 lots (11 lots) is also proposed to front 164 Street. These lots are expected to serve as an appropriate interface to the proposed multi-family development (52-unit townhouse site) east of 164 Street (Application No. 7905-0372-00 at Third Reading).

- The following table shows a profile of the proposed RF-9 lots:

RF-9 Lots	Lot Size	Lot Width	Lot Depth
Type I Interior Lot Requirements	250 m ² (2,690 ft ²)	9 metres (30 ft.)	28 metres (72 ft.)
Proposed Interior Lot 151	250 m ² (2,690 ft ²)	9 metres (30 ft.)	28 metres (90 ft.)
Type I Corner Lot Requirements	275 m ² (2,960 ft ²)	10.5 metres (35 ft.)	28 metres (90 ft.)
Proposed Corner Lot 161	289 m ² (3,110 ft ²)	10.5 metres (35 ft.)	28 metres (90 ft.)
Type II Interior Lot Requirements	220 m ² (2,368 ft ²)	7.9 metres (26 ft.)	28 metres (90 ft.)
Proposed Interior Lots 152-160	Ranges from 221 m ² (2,368 ft ²) to 227 m ² (2,443 ft ²)	7.9 metres (26 ft.)	28 metres (90 ft.)
Type III Interior Lot Requirements	270 m ² (2,905 ft ²)	12.3 metres (41 ft.)	22 metres (72 ft.)
Proposed Interior Lots 108-121; 123-125	Ranges from 270 m ² (2,905 ft ²) to 346 m ² (3,724 ft ²)	Ranges from 12.3 metres (41 ft.) to 14.4 metres (47 ft.)	Ranges from 22 metres (72 ft.) to 23.4 metres (77 ft.)
Type III Corner Lot Requirement and	285 m ² (3,068 ft ²)	13.8 metres (45 ft.)	22 metres (72 ft.)
Proposed Corner Lots 107 and 122	Ranges from 318 m ² (3,423 ft ²) to 358 m ² (3,853 ft ²)	13.8 metres	22 metres (72 ft.)

Proposed Roads and Driveway Access

- The proposed overall layout indicates 2 access roads (62 Avenue and 162 Street) linking the proposed subdivision to 164 Street and 60 Avenue, respectively. These 2 roads will provide road frontage to 28 RC and 28 RF-12 lots.
- A north-south lane will link the new 60A and 62 Avenues, providing driveway access to proposed RF-9 lots (proposed Lots 107-122). Proposed RF-9 lots fronting 164 Street (Lots 151-161) will also have driveway access from the proposed north-south lane originating from 60 Avenue and day-lighting to 164 Street. Driveway access using the proposed lanes conforms to the RF-9 Zone requirements.
- However, while proposed RF-12 lots (Lots 47; 55-58; 98-104; and 106) are also backing onto the lane and are, therefore, required to have driveway access from the lane, these lots are proposed to have driveway access from the respective road frontages. A Development Variance Permit is being requested to address this issue (see By-law Variance Section).

Proposed Parkland and Trail System

- The overall subdivision is indicating a total open space dedication amounting to 5.3 hectares (13 acres) or 34% of the gross site area (Appendix X). The proposed distribution of open space based on ultimate OCP designations is as follows:

OCP Designation	Amount of Open Space Being Dedicated	% Share to Total Area of the Subject Site
Suburban	3.9 hectares (9.5 acres)	56%
Urban	1.4 hectares (3.5 acres)	17%
Total	5.3 hectares (13 acres)	34% of Gross Site Area

- The proposed open space, particularly west of 164 Street and directly north of 60 Avenue, accommodates the groves of significant trees that have been identified in the NCP for tree preservation. The proposed park within the remaining Suburban designated lands, except for the portion fronting the new 162 Street, consists of grass.
- The proposed northerly park will complement the existing grove of trees that are located in the adjacent lands to the north (currently with an in-stream application under File No. 7906-0398-00), which when preserved, will assist in the City's on-going tree preservation initiatives.
- The proposed westerly open space will accommodate a pedestrian trail system, which will ultimately connect the West Cloverdale neighbourhoods with the Hook Greenway along 64 Avenue (Appendix XI).
- Existing 61 Avenue east of 164 Street will be linked to the proposed subdivision by a pedestrian corridor, affording access to the existing park and school (A.J. McLellan Elementary) to the east.

Proposed Design Guidelines, Lot Grading, ALR Buffering and Tree Replacement

- The proposed building design guidelines for the proposed RC, RF-12 and RF-9 lots (prepared by Tynan Design Consulting) comply with the General Urban Design Guidelines established for the West Cloverdale North NCP (Appendix XII). The design guidelines stipulate that new homes follow the Craftsman-Heritage, Rural-Heritage, Neo-Traditional and Neo-Heritage styles, the same styles that are evident in the newly-built homes in this neighbourhood.
- The design guidelines prohibit the construction of basement-entry homes and secondary suites.
- In-ground basements are proposed based on the preliminary lot grading information provided by the applicant. These will be achieved with fill ranging from 1.0 metre (3 ft.) to 4.0 metres (13 ft.). The information has been reviewed by staff and found to be generally acceptable.
- Existing grades between the proposed RC lots and the proposed open space indicate that the proposed park is approximately 4.0 metres (13 ft.) lower than the proposed RC lots. In order to achieve a level and usable rear yard for each of the proposed RC lots backing onto the proposed park, fill will be introduced up to the edge of the proposed park. Consequently, a terraced retaining wall with a maximum height of 1.0 metre (3.0 ft.) will be installed along the rear yards of the proposed RC lots. A black wire mesh fence will be installed on top of the terraced retaining wall in conjunction with 2.4-metre (8-ft.) tall coniferous trees. A cross section of the proposed treatment is shown in Appendix IV.
- While the proposed open space west of the proposed RC lots will provide a buffer between the Urban lands and the ALR, additional buffering will be provided by the combined retaining wall, fence and coniferous trees. A Development Permit will secure the additional buffering. To ensure compliance, the applicant will be required to post a security deposit corresponding to the amount of the proposed buffering.
- The Arborist Report indicates that there are 307 trees on the subject site, 103 of which have to be removed as 33 trees are considered hazardous while 70 trees are either within the building envelopes or in conflict with the proposed road alignments (see Summary on Appendix XIII). A total of 204 trees will be retained, the majority of which are within the proposed park.

- The proposed Tree Replacement Plan (to be secured in conjunction with the Building Scheme) indicates the following distribution of trees that will be planted on the proposed lots:
 - RC lots 3 trees per lot
 - RF-12 lots 2 trees per lot
 - RF-9 lots 1 tree per lot
- The development application was submitted prior to final adoption of Tree Preservation 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, i.e., two replacement trees for every protected tree that is cut. Small lots (e.g., RF-9) can only accommodate 1 tree per lot. The following table explains how the proposal compares with the new Tree Protection By-law.

No. of Trees Found On Site	307
No. of Trees to be Removed	103
No. of Trees to be Retained	204
No. of Replacement Trees (2:1)	206
No. of Proposed Single Family Lots	171
No. of Actual Tree Replacement	336
Deficiencies/Shortfall	0

- Utilizing the NCP park amenity contributions, the City will construct trails, as a community amenity, within the treed portions of the proposed open space. This will involve careful clearing of under growth and shrubs to ensure safe access by the residents.

PUBLIC INFORMATION MEETING AND PRE-NOTIFICATION

- The applicant conducted a 2-hour Public Information Meeting (PIM) on November 1, 2006 at A.J. McLellan Elementary School. The applicant sent an invitation to approximately 439 households.
- Approximately 33 residents and property owners within the neighbourhood attended the meeting, roughly 7% of those who were invited by the applicant.
- Display boards showing the proposal (neighbourhood context, subdivision layout and topographic survey) were made available for viewing. The applicant's consultant responded to the questions raised by those who attended the meeting.

- Of those who attended the meeting, 22 completed the Comments Sheet, with responses broken down as follows:

Response	Number of Respondents
In support of both amendments	12
In support of OCP but not the NCP amendment	2
Not in support of any of the proposed amendments	6
No comment on any of the proposed amendments	2
Total Respondents	22

- The respondents were almost unanimous in their support to the applicant's effort to preserve the significant trees within the subject site.
- Those who were opposed to the proposal cited concerns regarding the increase in density and the subsequent increase in traffic and demand on facilities, including the perceived loss in property values resulting from the proposed OCP and NCP amendments.
- Pre-notification letters were sent on December 4, 2006 and staff received three letters from concerned residents who raised the following issues (*staff comments are in italics*):
 - Two residents raised a concern regarding the existing landscaped island on 60 Avenue (between 164 and 168 Streets) and the resulting width of the road, which they believe account for slow traffic movement on the road. They contended that the proposed development would exacerbate the traffic problem on 60 Avenue, with the adjacent road (61 Avenue) most likely used to accommodate the overflow traffic volume.

(60 Avenue has always been planned as a neo-traditional road, with a landscaped island to enhance the streetscape. The current congestion problem is more of a result of the on-going road and home construction activities in the neighbouring lands. It is expected that this problem will ease up as soon as construction activities are completed.

The applicant has submitted a Traffic Impact Study, currently under review by the Engineering Department. The applicant is expected to address any issue that may arise in the review process.)

- The size of the lots fronting 164 Street are not of the same size as those that are on the east side of 164 Street, contrary to the applicant's promise at the PIM.

(Existing lots on the east side of 164 Street are zoned RF, with an average lot width of 16 metres [52 ft.]. The proposed lots directly opposite of 164 Street are RF-12 Type II lots with a minimum lot width of 15 metres [50 ft.]. Driveway access to these lots (existing and proposed) with garages fronting the road, will be from 164 Street. Therefore, from a streetscape perspective, these two rows of lots on both sides of the road will be almost the same.

The smaller lots along 164 Street south of the proposed lane are across the street from a proposed 52-unit townhouse development and will take access from the rear lane. The small lots are considered compatible.

- The proposal will create pressure on A.J. McLellan Elementary School.

(Comments from the School District indicate that AJ McLellan has an enrolment of 439 students with a capacity of 430 students. The District has indicated that current projections will not be impacted by the proposed development. It should be noted that when the two West Cloverdale NCPs were approved, only 1 elementary school was planned - Surrey Centre Elementary on Old McLellan Road was to be closed. Subsequently, the School District decided to have an elementary school in each of the two West Cloverdale neighbourhoods.)

- The proposal will create a negative impact on the adjacent ALR.

(The proposed open space, to be developed as a passive park, separating the residential lots and the ALR, provides an effective buffer.)

BY-LAW VARIANCES AND JUSTIFICATION

(a) Proposed Variance:

- To reduce the front yard setback of the principal building in the RC Zone for proposed Lots 32 and 33 from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

Applicant's Rationale:

- Proposed Lots 32 and 33 are to be created as Suburban lots. The completed Arborist Report indicates the presence of significant trees described as follows:

Lot No.	Variety of Trees Found
32	2 Douglas Firs; 2 Cedars
33	1 Cedar

- These trees can be preserved in the rear yards, subject to adjusting the proposed building footprints. It is the intent of the developer to protect these trees, which can only be achieved based on a reduced front yard setback. The reduced setback will bring the proposed homes closer to the south property lines.

Staff Comments:

- The RC Zone prescribes a 7.5-metre (25-ft.) front yard setback for the principal building, with a provision that the garage may be reduced to 5.5 metres (18 ft.) provided that at least 50% of the front yard setback of the principal building remains at 7.5 metres or more. In order to preserve the existing trees that are located within the proposed rear yards, the proposed houses must be sited closer to the front lot line.
- The recently approved Tree Protection By-law allows the granting of specific variances in cases where there are opportunities to save and protect existing trees on newly created lots. The City Landscape Architect has confirmed that the trees are indeed worth preserving, provided that the developer pursue the following:

- install City-specified protective barriers around the identified trees;
 - ensure continuous monitoring by a registered arborist while site is under construction; and
 - post security deposits amounting to \$3,000 for each tree that is being preserved prior to issuance of Tree Cutting Permit.
- The applicant has committed in writing to comply with the above, therefore, staff support the applicant's variance request.

(b) Proposed Variance:

- To vary the RF-12 Zone to permit driveway access to the fronting street, where a lane is available, for proposed Lots 47, 55-58, 98-104 and 106.

Applicant's Rationale:

- Proposed Lots 47, 55-58, 98-104 and 106 are RF-12 Type II lots with corresponding road frontages as follows:
 - 163 Street: Lots 98-104;
 - 62 Avenue: Lot 106;
 - 60B Avenue: Lots 55-58; and
 - 60A Avenue: Lot 47.
- A north-south lane is proposed parallel to these lots along the rear, which following the provisions of the Zoning By-law, should provide driveway access to each of these lots.
- However, the remaining proposed RF-12 lots will not be serviced by a rear lane and as such, driveway access will be achieved through the front yards. In order to maintain consistent streetscapes for the proposed RF-12 lots, the above noted lots, while backing onto a lane, are proposed to maintain the same driveway access, instead of using the proposed lane. The proposed RF-12 lots are designed to accommodate street fronting double car garages.
- The lane will be solely used for driveway access by the proposed RF-9 lots.

Staff Comments:

- Staff agree with the applicant's rationale of the need to maintain consistent streetscapes and therefore, support the proposed variance.

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, including those invited to the Public Information Meeting.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets, and Survey Plan
Appendix II.	Contour Map
Appendix III.	Proposed OCP Amendment Map
Appendix IV.	Proposed Landscaping on Proposed Suburban Lots
Appendix V.	Development Variance Permit No. 7906-0228-00
Appendix VI.	Engineering Comments Summary
Appendix VII.	School District Comments
Appendix VIII.	Parks, Recreation and Culture Comments
Appendix IX.	<u>Proposed NCP Amendment</u>
Appendix X.	Proposed Subdivision Layout
Appendix XI.	Planned Trail System in Cloverdale
Appendix XII.	Proposed Building Design Guidelines Summary
Appendix XIII.	Tree Survey and Preservation Summary

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 18, 2007.
- Tree Survey and Tree Planting Plan prepared by Clark Kavolinas and dated December 19, 2006.
- Residential Character Study and Proposed Building Scheme prepared by Tynan Consulting Ltd. and dated December 12, 2006.
- Soil Contamination Review Questionnaire prepared by various owners.

How Yin Leung
Acting General Manager
Planning and Development

JDM/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
 Address: #300-65 Richmond Street
 New Westminster, B.C. V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

(a) Civic Address: 6095 and 6151 - 164 Street; 16227, 16277, 16321, and
 16387 - 60 Avenue; and 16232, 16270 and 16328 - 62
 Avenue

(b) Civic Address: 6095 - 164 Street
 Owner: Lori Jean Thorneycroft
 PID: 011-874-376
 Lot 15 Except: East 110 Feet, Block 2 Section 12 Township 2 New
 Westminster District Plan 1435

(c) Civic Address: 6151 - 164 Street
 Owner: James Hugh Stewart
 PID: 012-198-447
 Lot 1 Block 2 Section 12 Township 2 New Westminster District Plan 1435

(d) Civic Address: 16227 - 60 Avenue
 Owners: James Hugh Stewart, Lori Jean Thorneycroft and
 Margaret Ellen Hull
 PID: 011-874-333
 Lot 12 Block 2 Section 12 Township 2 New Westminster District Plan 1435

(e) Civic Address: 16277 - 60 Avenue
 Owners: Clifford Thomas Hull and Margaret Ellen Hull
 PID: 011-874-341
 Lot 13 Block 2 Section 12 Township 2 New Westminster District Plan 1435

(f) Civic Address: 16321 - 60 Avenue
 Owners: William Joseph Thorneycroft and Lori Jean Thorneycroft
 PID: 011-874-368
 Lot 14 Block 2 Section 12 Township 2 New Westminster District Plan 1435

(g) Civic Address: 16387 - 60 Avenue
 Owner: Kellie Lee Ann Nehring
 PID: 014-268-914
 East 110 Feet of the South 235 Feet of Lot 15 Block 2 Section 12 Township 2
 New Westminster District Plan 1435

- (h) Civic Address: 16232 - 62 Avenue
Owners: James Hugh Stewart, Lori Jean Thorneycroft and
Margaret Ellen Hull
PID: 012-198-480
Lot 4 Block 2 Section 12 Township 2 New Westminster District Plan 1435
- (i) Civic Address: 16270 - 62 Avenue
Owners: Margaret Ellen Hull and Clifford Thomas Hull
PID: 012-198-471
Lot 3 Block 2 Section 12 Township 2 New Westminster District Plan 1435
- (j) Civic Address: 16328 - 62 Avenue
Owner: James Hugh Stewart
PID: 012-198-455
Lot 2 Block 2 Section 2 Township 2 New Westminster District Plan 1435

3. Summary of Actions for City Clerks Office

- (a) Introduce a By-law to redesignate portions of the site.
- (b) Introduce a By-law to rezone portions of the site as shown in the Survey Plan.
- (c) Proceed with Public Notification for Development Variance Permit No. 7906-0228-00

SUBDIVISION DATA SHEET

Proposed Zoning: RC/RF-12/RF-9

Required Project Data	Proposed (Combined)	Proposed (RC)	Proposed (RF-12)	Proposed (RF-9)
GROSS SITE AREA				
Acres	38.02 ac	17.06 ac	17,926 ac	3.0 ac
Hectares	15.3876 ha	6.9033 ha	7,254 ha	1.2296 ha
NUMBER OF LOTS				
Existing	9			
Proposed	171	33	108	30
SIZE OF LOTS				
Range of lot widths (metres)	7.9 m - 20.1 m	18 - 20.1 m	12.3 m - 18.0 m	7.9 m - 13.86 m
Range of lot areas (square metres)	221 m ² - 928 m ²	700 m ² - 928 m ²	320 m ² - 630 m ²	221 m ² - 358 m ²
DENSITY				
Lots/Hectare & Lots/Acre (Gross)	11.11 uph/ 4.5 upa	4.78 uph/ 1.9 upa	14.89 uph/ 6.0 upa	24.4 uph/ 10 upa
Lots/Hectare & Lots/Acre (Net)				
PARKLAND				
Area (square metres)	52,924 m ² (13.0 m)	38.593 m ²	14,331 m ² *	
% of Gross Site	34.39%	55.91%	16.89%*	
	Required	Required	Required	Required
PARKLAND				
5% money in lieu	NO	NO	NO	NO
TREE SURVEY/ASSESSMENT	YES	YES	YES	YES
MODEL BUILDING SCHEME	YES	YES	YES	YES
HERITAGE SITE Retention	NO	NO	NO	NO
BOUNDARY HEALTH Approval	NO	NO	YES	NO
DEVELOPMENT VARIANCE PERMIT	YES	YES	YES	NO

* Applies on RF-9 lots as well

CONTOUR MAP FOR SUBJECT SITE

