

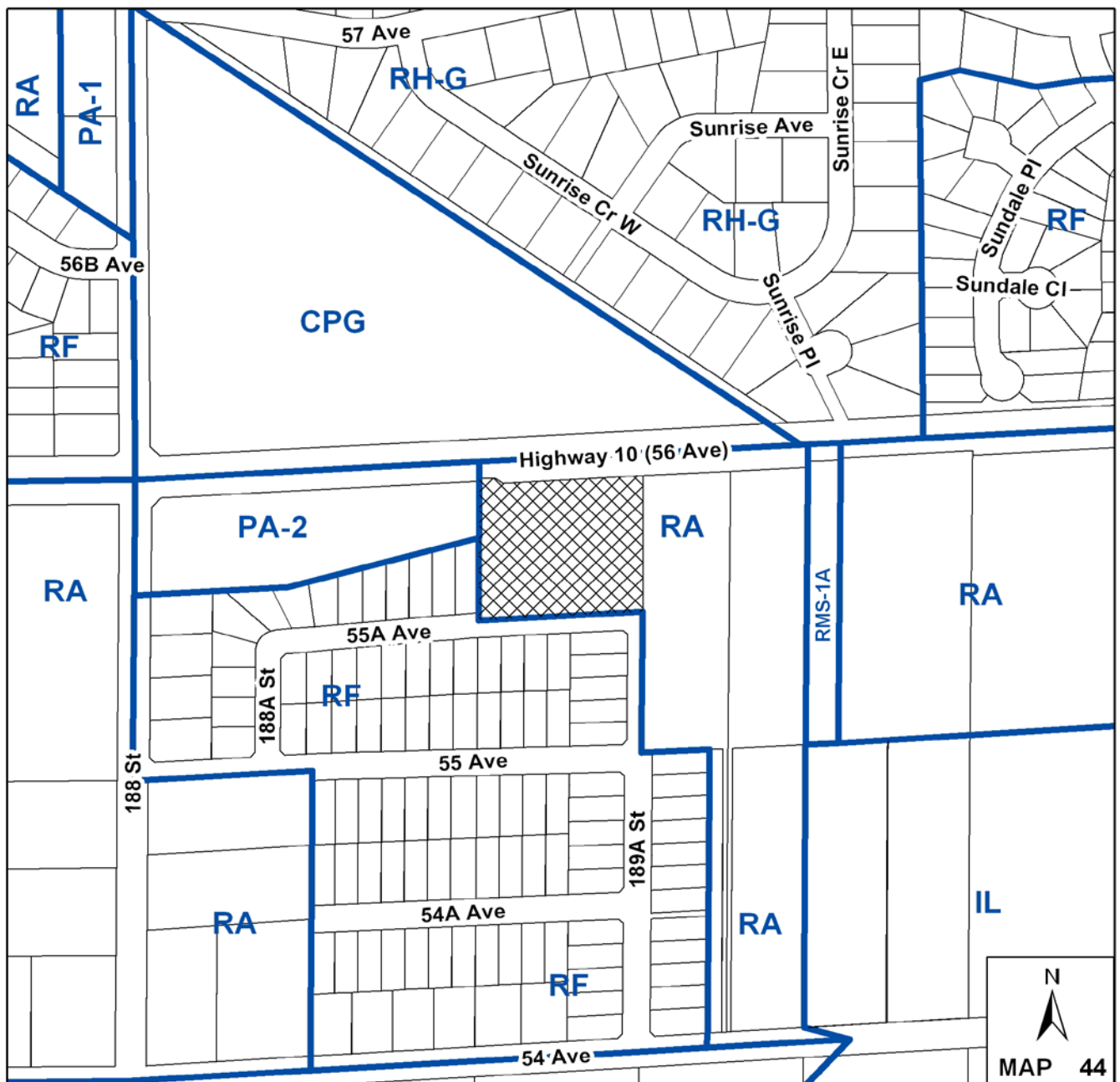
Proposal: Amend OCP from Suburban to Urban. Rezone from RA to RF to allow subdivision into approximately 8 single-family residential lots.

Recommendation: Approval to Proceed

Location: 18930 – 56 Avenue **Zoning:** RA

OCP Designation: Suburban

LAP Designation: Suburban **Owner:** Silver Star Enterprises Ltd., Inc. No. 646262
 Res ½ Acre



PROJECT TIMELINE

Initial Application Date:	May 30, 2006
Completed Application Submission Date:	February 14, 2007
Planning Report Date:	February 26, 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 approximately 8 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 "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) 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; and
 - (f) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications.
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, dedicate a 2-metre (walkway) in the south east corner of the property and meet with staff representatives to resolve concerns about the pressure the development will place on existing facilities. (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 3 students
 Secondary students = 1 student
 Total new students = 4 students

School Catchment Area/Current Enrollment/School Capacity:

Sunrise Ridge Elementary School = 228 enrolled/ 305 capacity
 Lord Tweedsmuire Secondary School = 1303 enrolled/ 1400 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 = 170 students
 Total new students = 220 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 enrolment 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 enrolment at Don Christian.

(Appendix VI)

- Ministry of Transportation: The Ministry cannot support the development until the conditions for approval of Surrey By-law No. 15794 to rezone the adjacent properties to the west and south (completed application No. 7905-0094-00) are met. Approval from the Ministry will be required prior to final adoption (Appendix VII).
- BC Hydro: BC Hydro has no objection in principle to the proposed development, but will require a further review of the road dedication in the final subdivision plan (Appendix VIII).
- Surrey Fire Service: No concerns. Revisions to the proposed subdivision layout have addressed Fire Service concerns regarding access for fire fighting (Appendix).

SITE CHARACTERISTICS

- **Existing Land Use** Single-family dwelling on an acreage lot with associated accessory building which are to be removed as part of this development.
- **Significant Site Attributes** The northeast portion of the site has been cleared and is encumbered by a BC Hydro right-of-way.
- **East:** Acreage property zoned RA, designated Suburban, currently under a development application (No. 7905-0337-00) to redesignate to Urban and rezone to RF to allow subdivision into 6 single family lots (Public Hearing and Third Reading on January 15, 2007).
- **South:** Recently approved single-family lots (Application No. 7905-0094-00), zoned RF, designated Urban.
- **West:** The north portion of the site abuts a religious assembly hall (Sonrise Church), zoned PA-2, designated Suburban. The south portion of the site abuts recently approved single family lots (Application No. 7905-0094-00), zoned RF, designated Urban.
- **North:** Across Highway No. 10 (56 Avenue), golf course under BC Hydro right-of-way, zoned CPG, designated Urban.

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 XI). A Type 2 Amendment requires the applicant to demonstrate a significant community benefit to mitigate any additional pressures placed in the area.
- The proposed OCP amendment is similar to the recently approved OCP amendment to the immediate south and west of the subject site, from Suburban to Urban, creating 108 single-family residential lots under application No. 7905-0094-00. Additionally, the abutting property to the east is currently under a development application (No. 7905-0337-00) to redesignate from Suburban to Urban in order to allow subdivision into 6 single-family lots (Public Hearing and Third Reading on January 15, 2007) (Appendix XII). The proposal is considered in keeping with the changing character of the area and is consistent with Council's direction on land use in this area.
- 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 \$32,000. This contribution will be collected prior to the project being considered for Final Adoption.

DEVELOPMENT CONSIDERATIONS

Site Context and Background

- The subject site consists of one property located directly south of Highway 10 between 188 Street and 192 Street. The proposed OCP amendment from Suburban to Urban and rezoning from One-Acre Residential Zone (RA) to Single Family Residential Zone (RF) is similar to the recently approved development application located southwest and south of the subject site (No. 7905-0094-00) and the application currently in process on the abutting property to the east (No. 7905-0337-00) (Appendix XII).
- The applicant proposes to rezone from RA to RF to allow subdivision into approximately eight (8) single-family residential lots (proposed Lots 1 to 8) and one remainder lot (proposed Lot 9) intended for open space.

Proposed Subdivision Layout

- The subdivision layout (Appendix III) proposes a cul-de-sac accessing from the future 55A Avenue, which will be developed as part of the approved adjacent application (No. 7905-0094-00).
- An existing driveway access to the subject site from Highway No. 10 (56 Avenue) will be removed as part of this application.
- Proposed Lot 9, which is approximately 3,030 square metres (0.75 acre) or 30% of the gross site area, is encumbered by a BC Hydro right-of-way and is proposed for future open space. BC Hydro requires that the proposed lot be assigned a lot number in order that Hydro's rights are retained. Consequently, proposed Lot 9 is not identified as parkland in the proposed subdivision layout. The applicant will provide 5% cash-in-lieu based on the whole site and the City will acquire proposed Lot 9 for open space purposes. The open space will link with that proposed for the lot to the east (application No. 7905-0337-00).
- A 2-metre (6.6 ft.) wide pedestrian walkway flanking proposed Lot 8 will complete the 4-metre (13 ft.) wide walkway, as required by the Parks, Recreation and Culture Department. The walkway will provide a public passage through the BC Hydro Corridor between the future 55A Avenue and Highway No. 10.
- All of the proposed lots meet or exceed the lot area (560 square metre/6,000 sq.ft.), lot width (15 metres/50 ft.) and depth (28 metres/90 ft.) requirements of the RF Zone.
- Proposed Lots 1 to 7 will front and gain access off the cul-de-sac extension, and proposed Lot 8, will front and gain access from the future 55A Avenue.

Lot Grading

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable. The applicant proposes to have in-ground basements on all of the proposed residential lots. Due to the topography of the site and the attempt to provide a positive slope to the proposed lot frontages, the applicant is proposing fill up to 1.5 metres (4.9 ft.) on a portion of proposed Lot 5.

Residential Design

- The applicant has retained John Biddle of J. E. Biddle Designs 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 IX).
- Given that the area surrounding the subject site is in transition and undergoing development, the design guidelines endeavour to emulate contemporary housing developments in the east Cloverdale area. The guidelines do not promote any particular style of home, for example, neo-heritage or period styles, but lean toward traditional styles can be found a few blocks further west in the Shannon Hills development.
- Basement-entry homes and secondary suites will not be permitted.

Arborist Report and Tree Retention/Replanting

- The applicant retained Randy Greenizan of C. Kavolinas & Associates Inc. to conduct a tree survey and prepare an Arborist Report.
- The Arborist Report indicates there are 31 mature conifers growing along the west property line on the neighbouring property, all of which will be retained. On the subject site, the report indicates there are 18 mature trees. Seven (7) of these trees are proposed for removal because they are either located within the building envelope or proposed road right-of-way or have been assessed as hazardous.
- The report proposes the retention of 11 protected trees and a total of 22 replacement trees, providing an average of 4.12 trees on each lot (Appendix X).
- The proposed tree replacement complies with the new Tree Protection By-law No. 16011.

PRE-NOTIFICATION

Pre-notification letters were sent on December 21, 2006 and staff received no comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Ministry of Transportation Comments
Appendix VIII.	BC Hydro Comments
Appendix IX.	Building Design Guidelines Summary
Appendix X.	Summary of Tree Survey and Tree Preservation
Appendix XI.	Proposed OCP Amendment
Appendix XII.	In-stream applications and recently completed applications for OCP Amendments.

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 19, 2007.
- Building Scheme dated July 27, 2006.
- Soil Contamination Review Questionnaire prepared by Richard Weik dated May 3, 2006.

How Yin Leung
Acting General Manager
Planning and Development

HC/kms

v:\wp-docs\planning\plncom07\02150858.hc.doc
PMR 2/21/07 8:02 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Mark McMullen, New East Consulting Services, Ltd.
 Address: 203, 12877 – 76 Avenue
 Surrey, B.C. V3W 1E6
 Tel: 604-591-1915

2. Properties involved in the Application

(a) Civic Address: 18930 – 56 Avenue

(b) Civic Address: 18930 – 56 Avenue
 Owner: Silver Star Enterprises Ltd., Inc. No. 646262
 PID: 012-203-726

Parcel A (J47782E) Lot 12 Except: Part on Statutory Right-of-Way Plan 82561 Section 4 Township 8 New Westminster Plan 1461

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.

MOT File No. 01-006-24026.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.41 ac
Hectares	0.97 ha
NUMBER OF LOTS	
Existing	1
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	15 m – 24 m
Range of lot areas (square metres)	560 m ² – 705 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	8.2 uph 3.3 upa
Lots/Hectare & Lots/Acre (Net)	13.9 uph 5.6 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40% per each RF zoned lot
Estimated Road, Lane & Driveway Coverage	Approximately 10% road coverage for whole lot
Total Site Coverage	±50%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
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

