

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0264-00

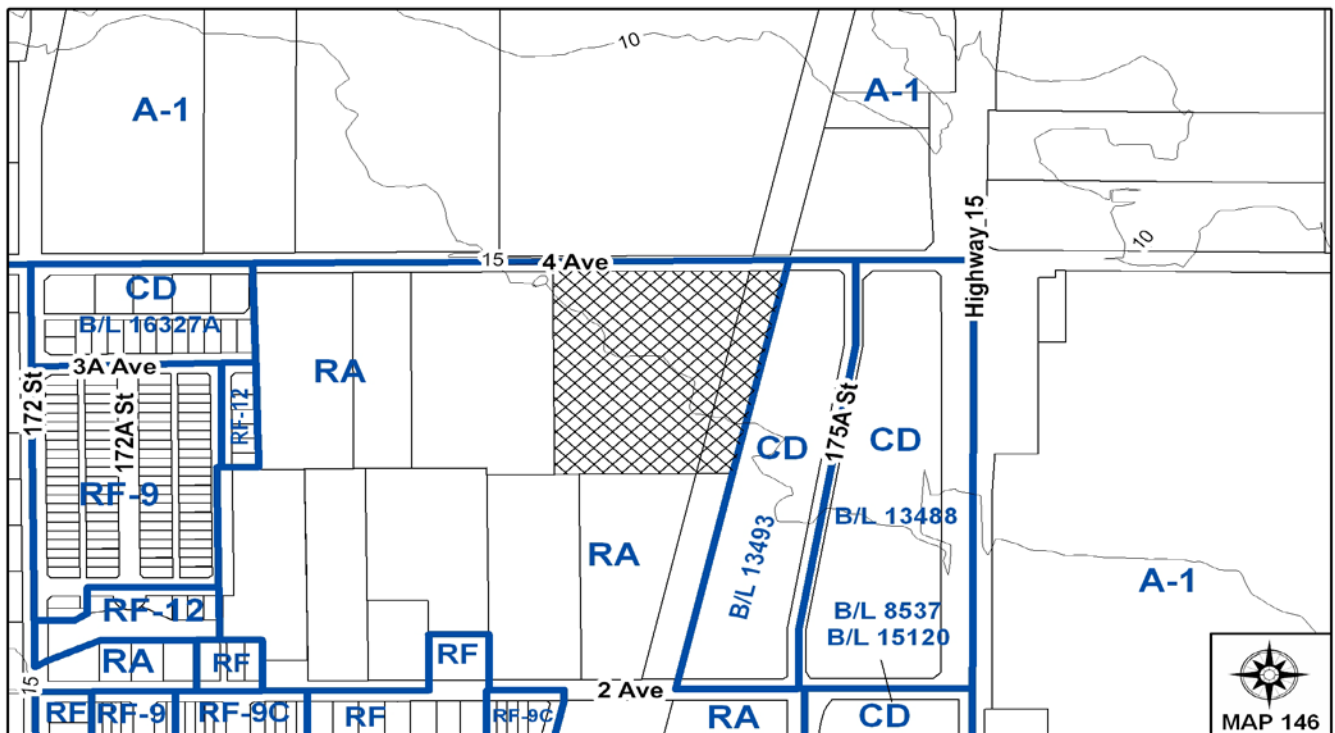
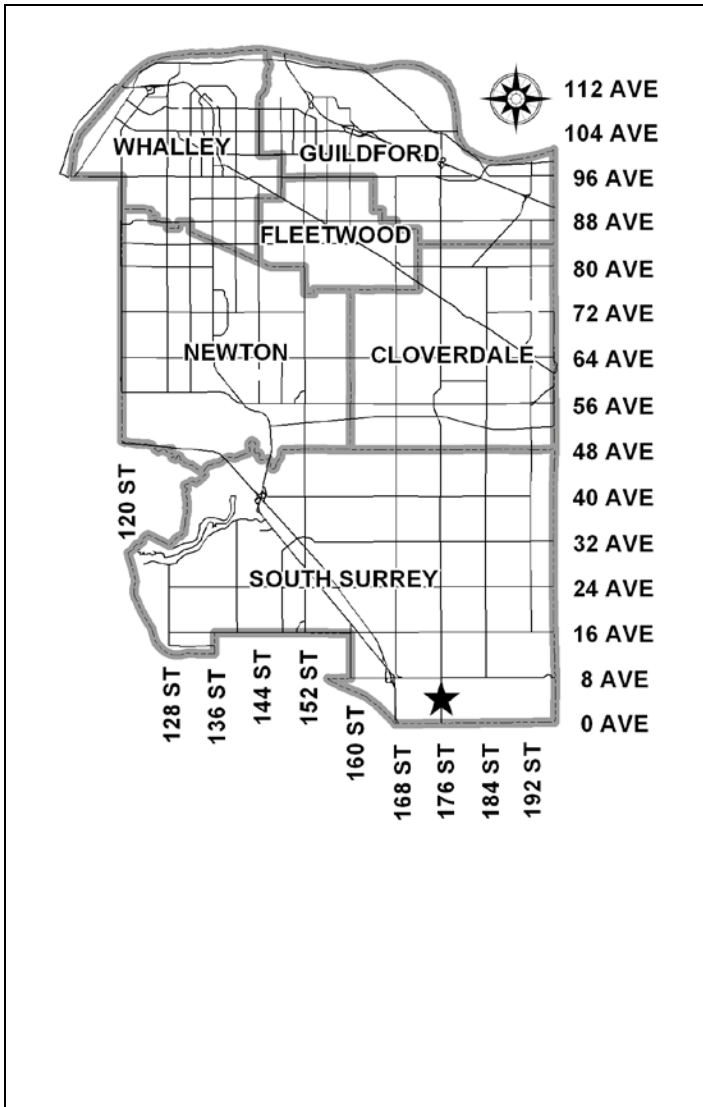
Planning Report Date: December 17, 2007

PROPOSAL:

- **Partial OCP Amendment** from Suburban to Urban
- **Partial NCP Amendment** from Open Space/Detention Pond and Small Lot Single Family (10 upa) Strata to Suburban ½ Acre (2 upa), Urban Single Family and Single Family Residential Flex (6-14.5 upa)
- **Rezoning** from RA to CD (based on RH-G and RF), RF-12 and RF-9
- **Development Permit**

in order to allow subdivision into 4 Suburban ½ acre gross density type lots, 3 urban transition lots, 36 RF-12 lots and 12 RF-9 lots.

LOCATION: 17480 and 17510 - 4 Avenue
OWNERS: Apex Management Services Ltd, et al
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Open Space/Detention Pond and Small Lot Single Family 10 upa (strata)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Partial OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.
- Partial NCP Amendment from Open Space/Detention Pond, Small Lot (Strata) Single Family (10 upa) to Suburban ½ Acre (2 upa) Urban Single Family and Single Family Residential Flex (6-14.5 upa).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a partial OCP amendment from Suburban to Urban.
- Requires a partial NCP amendment from Open Space/Detention Pond, Small (Strata) Lot Single Family (10 upa) to Suburban ½ Acre (2 upa), Urban Single Family and Single Family Residential Flex (6-14.5 upa).

RATIONALE OF RECOMMENDATION

- Achieves a Suburban ½ Acre buffer along the ALR, as per the approved Major NCP Amendment for Douglas.
- Provides a suitable buffer to the ALR.
- Achieves Urban Transition Lots between the Suburban and Urban Lots in keeping with the approved concept for this part of the Douglas NCP.
- Responds appropriately to the Major NCP Amendment for Douglas (2007), which eliminated the need for the detention pond/open space on the site.
- Matches the land use concept approved for other developments fronting 4 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site shown on the Survey Plan (Appendix IX) as Blocks 2, 3, 4 and 5, 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 a portion of the subject site as shown on the Survey Plan (Appendix XIII) as Blocks 1 and 2 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. a By-law be introduced to rezone a portion of the subject site as shown on the Survey Plan (Appendix XIII) as Block 3 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and to rezone another portion of the subject site shown on the Survey Plan as Block 4 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7906-0264-00 for a landscape buffer along the ALR in accordance with the attached drawings (Appendix X).
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 layout to the satisfaction of the Approving Officer that demonstrates the maximum achievable floor area on all lots, unless outlined in a Section 219 Restrictive Covenant;
 - (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) the applicant address impact on Parks, Recreation and Culture facilities to the satisfaction;

- (f) registration of a Section 219 Restrictive Covenant to ensure installation and maintenance of the landscape buffer along 4 Avenue and to provide notice to future owners of agricultural practices and potential nuisances from the ALR;
 - (g) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 3, 4, 17 and 42;
 - (h) registration of a Statutory Right-of-Way in favour of the City on proposed Lot 4 where the City pump station is to be located;
 - (i) the conveyance of Block V (Appendix XIII) to the City for park purposes; and
 - (j) submission of a finalized lot grading plan to the satisfaction of the City that appropriately addresses the eastern interface and does not include basements on Lots 17, 18, 19, 41, 42 and 43.
7. Council pass a resolution to amend the Douglas NCP to redesignate the land from "Open Space/Detention Pond" and "Small (Strata) Lot Single Family (10 upa)" to "Suburban 1/2 Acre (2 upa)", "Urban Single Family" and "Single Family Residential Flex (6-14.5 upa)" when the project is considered for final adoption (Appendix VIII).

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p>Projected number of students from this development:</p> <p>11 Elementary school students at Hall's Prairie Elementary School 6 Secondary school students at Earl Marriot School</p> <p>(Appendix IV)</p>
Parks, Recreation & Culture:	No concerns.
Agricultural Advisory Committee (AAC):	Support proposal for 15-metre (50 ft.) buffer along the ALR (Appendix V).
Min. of Transportation:	Preliminary approval granted for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Two single family dwellings that will be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 4 Avenue):	Agricultural land with residence within the ALR.	Agricultural/None	A-1
East:	Townhouse complex.	Urban	RA
South:	Large residential property.	Urban/Small Lot Single Family (10 upa)	RA
West:	Development application at Third Reading to create approximately 30 single family lots.	Urban/Small Lot Single Family (10 upa).	RA

DEVELOPMENT CONSIDERATIONSJustification For Plan Amendment

- The Official Community Plan (OCP) land use designation for the subject site is "Suburban". The Douglas Neighbourhood Concept Plan (NCP) land use designations are "Open Space/Detention Pond" and "Small Lot Single Family Flex (10 u.p.a) Strata.
- The applicant is proposing an amendment to both the OCP and the NCP. The amendments were anticipated as part of the Major Douglas NCP Amendment, approved by Council on February 12, 2007 (Corporate Report No. L001). The amendment also approved the revised Engineering Servicing Studies' proposed changes to the drainage plan for the area, which removed the necessity of the stormwater detention pond on these lands.

Detention Pond

- The Servicing Studies presented to Council as part of the Douglas Major Amendment, demonstrated that the drainage in this part of the community was addressed by taking the storm water through the catchment more rapidly than would be the case with a detention pond.
- The proposed change to the storm water management was to mitigate peak water events that could be associated with upstream discharge coinciding with detention water discharge.
- This approach was supported by the City's Engineering Department and Council.

- As this area was no longer required to detain water, City staff looked at other opportunities for the site. Parks, Recreation & Culture Department did not require the area for green space.
- The Douglas Major Amendment Report, approved by Council February 12, 2007, designated the subject site for potential "Single Family Residential Flex (6 –14.5 u.p.a).

ALR Buffer Area/Half Acre Lots

- The ALR is located north of 4th Avenue. The proposed OCP Amendment would reduce the area of Suburban designated lands abutting the Agricultural Land Reserve (ALR) in order to designate a portion of the lands Urban.
- The retention of the Suburban designation abutting the ALR would accommodate one row of half acre gross density type lots, south of 4th Avenue. A 15% cash-in-lieu of open space is required for these lots to accommodate the proposed lot sizes.
- Amending the Suburban designation to Urban, south of the half acre gross density type lots, will not affect the 2 units per acre density required along the ALR edge.
- This Amendment is consistent with other development applications that have been approved by Council, and has been endorsed by the Surrey Agricultural Advisory Committee (SAAC).

Residential Transition Lots/Flex Designation

- The Plan Amendment also supports the move to smaller lots within the Urban area. That portion of the Suburban area that is redesignated Urban can create a more desirable interface between the Suburban lots and the small lots proposed under the NCP Amendment to "Single Family Residential Flex" and allows the density gradient to decrease gradually towards the ALR.
- Council approved Corporate Report No. L001 in February 2007, which outlined for the inclusion of the "Residential Flex (6 – 14 u.p.a)" designation in the Douglas NCP, and approved a set of criteria to ensure that interface areas and density gradients were assessed as part of each NCP Amendment application.
- The subject proposal is consistent with the surrounding development application proposals, to the west and south, in terms of density transitioning and lot sizes. This development application proposes RH-G, RF, RF-12 and RF-9 type lots (Appendix XII).
- This development application has an interface with the ALR north of 4th Avenue. The appropriate interface with the ALR is a 15 metre (50 ft) wide landscaped buffer and one row of half-acre or half-acre gross density type lots as outlined in City Policy 0-23. The front face of any building must be located 37.5 meters (125 feet) south of the ALR boundary. Vehicular access to these lots is required to be from a rear lane as no access to 4th Avenue is permitted.
- There is an existing townhouse site to the east, which does not form part of the Douglas NCP. The maximum density for the site is 10 upa, which is consistent with the densities proposed as part of this development application.

- Overall, the proposal is consistent with the major Douglas NCP Amendment recently adopted by Council and can be supported.

DEVELOPMENT CONSIDERATIONS

- This application proposes 4 lot types. The proposed rezoning is for a CD Zone for the northern portion of the site based on a combination of 4 suburban half-acre gross density type lots and 3 urban single-family transition lots. The remainder of the rezoning area to the south is for 36 RF-12 and 12 RF-9 for the subdivision of a total of 55 lots and small Park site (Appendix XII).
- Within the OCP Suburban designated area 4 lots are proposed, meeting the Suburban ½ Acre designation (2 upa) with lot sizes of approximately 1,460 square metres (0.36 acres).
- The Suburban lots will have a 15 metre (50 ft.) wide landscaped buffer across their northern boundary as a transition to the Agricultural Land Reserve (ALR) on the north side of 4th Avenue.
- The suburban lots will be accessed by a rear lane only.
- An additional 3 transition lots are proposed to be created south of the Suburban lots, which are RF type lots, with a minimum width of 15 metres (50 ft) and minimum depth of 28 metres (92 ft). These lots are consistent with the type of transition lots proposed as part of Development Application No. 7906-0320-00, directly west of the subject site. The subject site is designated Open Space/Small Lot Single Family (6 upa) in the Douglas NCP and, as such, it was not necessary to extend the RF type transition lots south of the suburban lots, as the suburban designation was not shown in the NCP.
- The remainder of the lands, with the exception of the small park site, are proposed to be developed as part of "Single Family Flex" designation. The proposed lots are 36 RF-12 and 12 RF-9 small lots.
- The proposed lots along the eastern property line are shallow and relatively sloping. The applicant will need to demonstrate appropriate building designs and achievable floor area on these lots. If appropriate house sizes and designs cannot be achieved on these lots, the proposed subdivision layout may need to be changed and/or Section 219 Restrictive Covenants may need to be registered on lots to advise future owners that the maximum floor area is not achievable.
- The proposed park site is a small portion of land at the south west corner of the site and completes the park area being dedicated under development application no. 7906-0320-00.

CD Zone

- A CD Zone was developed for the northern portion of the site abutting 4th Avenue to accommodate the RH-G type zone for the suburban lots and the RF-type Zone for the transition lots. These areas are shown as Block 1 and Block 2 in the plans attached as part of Appendix XIII and as Schedule A in the CD Zone in Appendix XI.

- The CD Zone is essentially the same zone as used in Development Application No.'s 7906-0320--00, 7906-00998-00 and 7904-0411-00, located west of the subject site, and recently granted 3rd reading and approved by Council, respectively. The following table compares the CD Zone (Blocks 1 and 2) with the RH-G and RF Zones:

Amendment	RH-G Zone	CD Zone Block 1	RF Zone	CD Zone Block 2
Permitted Uses and Open Space	Single Family Dwelling, Accessory Uses, 15% Open Space Uses	Open space uses deleted. 15% cash-in-lieu required.	Single family dwelling and accessory uses.	Single family dwelling and accessory uses.
Density	2 upa.	2 upa.	6 upa	6 upa.
Minimum Lot Sizes/Dimensions	1,120 to 1,300 m ²	1,300 m ²	15m x 28 m and 560 m ²	15 m x 28 m and 450 m ²

ALR Interface/Landscaped Buffer

- Policy 0-23 supports the development of gross density type lots on the opposite side of a roadway from the Agricultural Land Reserve boundary. The requirement is that these lots have a 15 metre (50 ft.) landscaped buffer as a transition area to the buffer.
- The applicant has proposed the landscaped buffer in accordance with Policy 0-23, the OCP and the Guidelines for Development next to the ALR.
- The buffer will be secured through Development Permit and a Section 219 Restrictive Covenant. The applicant will be required to construct the buffer prior to receiving approval for occupancy from the Building Division in order to ensure that the buffer has been fully planted and the fencing is place prior to new owners moving into the lot.
- A notice will be included in the Restrictive Covenant, which advises that there may be "nuisances" associated with farming practices, as these lots abut the ALR.

Trees

- Randy Greenizan from Clark Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans for the subject site (Appendix VII). The plans have been reviewed by the City's Landscape Architect and have been deemed acceptable at this time.

- The chart below provides a summary of the tree retention and removal by species:

<u>Tree Species</u>	<u>Total No. of Trees</u>	<u>Total Proposed for Retention</u>	<u>Total Proposed for Removal</u>
Cedar	14	9	5
Spruce	13	4	9
Douglas Fir	2	1	1
Pine	6	5	1
Birch	3	0	3
Maple	4	0	4
Cottonwood	5	0	5
Alder	18	0	18
Poplar	6	0	6
Willow	1	0	1
Deciduous	1	0	1
Fruit	5	0	5
Total	78	19	59

- There report identifies 78 mature trees, which include Pine, Cedar, Spruce, Maple, Douglas Fir, Alder trees and fruit trees. A total of 19 trees are proposed for retention and a total of 59 are proposed for removal. 29 of the trees are shown to be growing within the future roadway and laneway, and are recommended be removed. 10 trees are declared hazardous due to natural causes. The arborist has recommended the removal of the remainder of the trees due to their location within, or near, the building envelope or due to the land clearing and fill proposed.
- The report indicates 59 mature trees on the site will be removed and 108 replacement trees are proposed.

Building Design

- The Design Guidelines developed for this site by Mike Tynan of Tynan Consulting Ltd. are similar to those put forth for the other applications and include:
 - Rural heritage, neo-heritage and neo-traditional style dwellings;
 - Mid-scale and simplicity of massing;
 - Strong, dominant and simple gable roof forms;
 - Dominant and steeply sloped street facing gables;
 - Generous overhangs and roof materials of cedar, 40 year shake profile asphalt or concrete roof tiles;
 - Vertically oriented windows with heritage style details and projections
 - Feature areas of wood or stone;
 - Generous trim and detailing, including fir timber or wood detailing;
 - No secondary suites;
 - In-ground basements permitted. An appropriate interface needs to be achieved along the eastern interface with the existing townhouse site.
- No basement entry homes permitted.

Lot Grading

- A preliminary lot grading plan has been submitted to the City, however, it is not acceptable as proposed.
- The applicant is proposing in-ground basements on all of the lots.
- An existing townhouse site is located along the eastern property line, which would be adversely impacted by the construction of in-ground basements on Lots 17, 18, 19, 41, 42, and 43.
- The proposed main floor elevations of the houses would be approximately 1.5m (5 ft) higher than the existing main floor elevations of the townhouse units.
- The applicant will need to provide an acceptable lot grading plan that includes an appropriate interface with townhouse units, that does not include basements on lots 17, 18, 19, 41, 42 and 43, prior to subdivision approval.

PRE-NOTIFICATION

- In response to the pre-notification letters sent, Planning received 4 phone calls and 2 letters from residents expressing concerns over increased traffic in the area.

(As part of Corporate Report No. L001, Douglas Neighbourhood Concept Plan - Major Amendment, a traffic and transportation plan were assessed. It was determined that the local road networks will have relatively low traffic volumes. 171 Street is proposed to remain open to improve north-south connectivity and to disperse traffic. Moderate traffic calming measures are proposed to help prevent speeding along the main through road 172 Street and 2 Avenue.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, public consultation took place as part of the preparation of the Douglas NCP. Given that the proposal is generally in conformity to the NCP, 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, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Agricultural Advisory Committee Minutes

- Appendix VI. Building Design Guidelines Summary
- Appendix VII. Summary of Tree Survey and Tree Preservation
- Appendix VIII. Proposed NCP Amendment Map
- Appendix IX. Proposed OCP Amendment Map
- Appendix X. Draft Development Permit Drawings
- Appendix XI. Proposed CD Zone
- Appendix XII. Proposed Zoning Map
- Appendix XIII. Zoning Block Plan

Jean Lamontagne
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: Coastland Engineering & Surveying Ltd.
 Address: #101, 19292 - 60 Avenue
 Surrey, B.C.
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

(a) Civic Addresses: 17480 and 17510 - 4 Avenue

(b) Civic Address: 17480 - 4 Avenue
 Owners: Apex Management Services Ltd, Inc. No. 0635860
 Span Projects Inc., Inc. No. 0761801

0693108 B.C. Ltd., Inc. No. 0693108

Director Information:
Sukhvinder Singh Rana

Officer Information: (as at April 21, 2006)
Sukhvinder Singh Rana (President)

546598 B.C. Ltd., Inc. No. 0546598

Director Information:
Manjit Bains

Officer Information: (as at July 11, 2006)
Manjit Bains (President, Secretary)

0762235 B.C. Ltd., Inc. No. 0762235

Director Information:
Iqbal Singh Grewal

No Officer Information Filed as at June 29, 2007

PID: 003-648-133

Lot 1 Except: Firstly: The West 165 Feet Secondly: Part Subdivided by Plan
37342, Section 32 Block 1 North Range 1 West New Westminster District Plan
9374

- (c) Civic Address: 17510 - 4 Avenue
Owners: Apex Management Services Ltd, Inc. No. 0635860
Span Projects Inc., Inc. No. 0761801
- 0693108 B.C. Ltd., Inc. No. 0693108
Director Information:
Sukhvinder Singh Rana
- Officer Information: (as at April 21, 2006)
Sukhvinder Singh Rana (President)
- 546598 B.C. Ltd., Inc. No. 0546598
Director Information:
Manjit Bains
- Officer Information: (as at July 11, 2006)
Manjit Bains (President, Secretary)
- 0762235 B.C. Ltd., Inc. No. 0762235
Director Information:
Iqbal Singh Grewal
- No Officer Information Filed as at June 29, 2007
- PID: 005-870-232
Lot 13 Section 32 Block 1 North Range 1 East New Westminster District Plan
40918

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.
- (c) Application is under the jurisdiction of MOT.

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	8.80 ac
Hectares	3.56 ha
NUMBER OF LOTS	
Existing	
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	15.8 m - 69.9 m
Range of lot areas (square metres)	450 sq.m. - 2,466 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	1.8 - 5.7 upha/4.5 - 14.1 upa
Lots/Hectare & Lots/Acre (Net)	2.4-9.1 upha/5.8 - 22.2 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	24.9 - 43.5%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	44.2 - 68.9%
PARKLAND	
Area (square metres)	
% 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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	8.80 ac
Hectares	3.56 ha
NUMBER OF LOTS	
Existing	
Proposed	36
SIZE OF LOTS	
Range of lot widths (metres)	12 - 15.9 m
Range of lot areas (square metres)	336 - 579 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.9 upha/19.6 upa
Lots/Hectare & Lots/Acre (Net)	14.3 upha/30.5 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	32.8%
Estimated Road, Lane & Driveway Coverage	71.2%
Total Site Coverage	
PARKLAND	
Area (square metres)	42.6 sq.m.
% of Gross Site	0.12%
	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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	8.80 ac
Hectares	3.56 ha
NUMBER OF LOTS	
Existing	
Proposed	12
SIZE OF LOTS	
Range of lot widths (metres)	9.0 - 16.6 m
Range of lot areas (square metres)	241 - 346 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.9 lots/ha 19.6 lots/ac
Lots/Hectare & Lots/Acre (Net)	14.3 lots/ha 30.5 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	47.9%
Estimated Road, Lane & Driveway Coverage	76.7%
Total Site Coverage	
PARKLAND	
Area (square metres)	42.6 sq.m.
% of Gross Site	0.12%
	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