

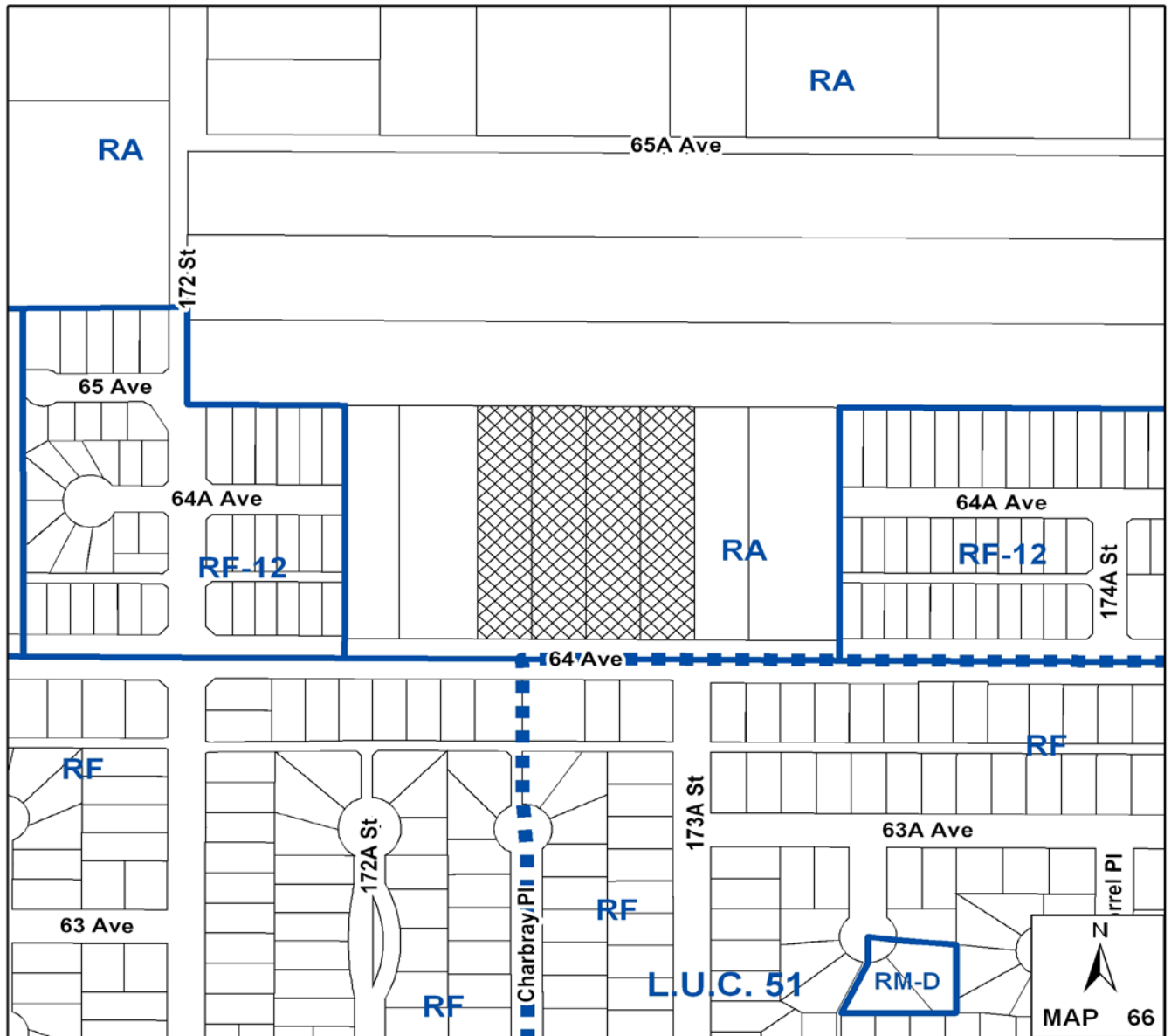
Proposal: OCP Amendment of a portion from Suburban to Urban. Rezone from RA to RF-12 to permit approximately 25 small lots. Development Permit to establish buffering requirements along the ALR.

Recommendation: Approval to Proceed

Location: 17287/97, 17313/25 - 64 Avenue **Zoning:** RA

OCP Designation: Urban/Suburban

LAP Designation: Urban SF **Owner:** PRL Construction Ltd.
 1/2 Ac. Sub.



PROJECT TIMELINE

Initial Application Submission Date:	June 12, 2006
Completed Application Submission Date:	January 5, 2007
Planning Report Date:	January 22, 2007

PROPOSAL

The applicant is proposing:

- a partial OCP amendment from Suburban to Urban;
- a rezoning from RA to RF-12; and
- a Development Permit

in order to permit the development of approximately 25 small single family lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate the north portion of the site from Suburban to Urban and a date for Public Hearing be set (Appendix III).
2. Council determine 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 requirements of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7906-0270-00 in accordance with the attached drawings (Appendix V).
5. 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) submission of a landscaping cost estimate for the required buffer areas to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on portions of proposed Lots 16 and 17 until future consolidation with the adjacent property to the west at 17267 - 64 Avenue.
 - (g) registration of a Section 219 Restrictive Covenant for "no build" within the 20-metre (65 ft.) wide buffer area along the ALR boundary and building setbacks measured from the southern edge of the buffer on proposed Lots 17 - 25;
 - (h) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 applications;
 - (i) registration of a 2.5-metre (8 ft.) wide right-of-way for public access along the south property line of all proposed lots fronting 64 Avenue, to accommodate the Hook Greenway;
 - (j) provision of a cash-in-lieu for the installation of the required landscaping for the Hook Greenway (64 Avenue) to the satisfaction of the General Manager, Parks, Recreation & Culture;
 - (k) registration of a Section 219 Restrictive Covenant advising future home owners of the existing farm operations on the adjacent agricultural lands;
 - (l) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 7 to prohibit the installation or construction of any fence along the south property line fronting 64 Avenue;
 - (m) registration of a Section 219 Restrictive Covenant on proposed Lot 25 to ensure no further building occurs until such time as the neighbouring lot (17339 - 64 Avenue) develops; and
 - (n) resolution of tree replacement issues to the satisfaction of the Acting General Manager, Planning and Development.
6. Council pass a resolution to amend the West Cloverdale Local Area Plan to redesignate the north portion of the site from Half Acre Suburban Single Family to Urban Single Family 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).

Parks: Support. The proposed development will put pressure on the existing facilities in the area and the applicant should negotiate with Parks, Recreation and Culture Department to resolve these concerns.

The south property line of the proposed subdivision abuts the 64 Avenue Hook Greenway and the applicant should provide cash-in-lieu for the future construction of the greenway by the City (Appendix VII).

School District:

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

Elementary students = 9 students
Secondary students = 4 students
Total new students = 13 students

School Catchment Area/Current Enrollment/School Capacity:

George Greenaway Elementary School = 386 enrolled/505 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 = 3 students
Secondary students = 170 students
Total new students = 173 students

Approved Capacity Projects and Future Space Considerations

A boundary move from AJ McLellan to George Greenaway Elementary and from George Greenaway to Surrey Centre has been implemented in 2006. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

(Appendix VIII)

Ministry of Transportation:

Comments have not been received prior to finalizing this report.

Agricultural Advisory Committee (AAC):

The Minutes from the AAC meeting have not been received prior to finalizing this report. However, the project was reviewed at the January 11, 2007 AAC meeting wherein the Agricultural Advisory Committee recommended that the application be approved, with the condition that the Landscape Buffer be planted by the Developer before the Building Permit is issued (Appendix IX).

SITE CHARACTERISTICS

- **Existing Land Use** Existing single family dwellings on acreage parcels, which will all be demolished.
- **East:** To the immediate east is a one-acre lot with development potential; further to the east is a one-acre lot under development Application No. 7906-0242-00 (pre-Council) to rezone from RA to RF-12; all zoned RA, split-designated Urban/Suburban.
- **South:** Across 64 Avenue, single family lots, either regulated under Land Use Contract No. 51 (underlying RF Zone), or zoned RF, all designated Urban.
- **West:** One-acre lots with development potential, zoned RA, split designated Urban/Suburban.
- **North:** Agricultural lands within the Agricultural Land Reserve zoned RA, designated Agricultural.

PLAN AND POLICY COMPLIANCE

OCP Designation: Partially complies. Northern portion needs amendment to Urban.

JUSTIFICATION FOR PLAN AMENDMENT

- Council recently granted approval to similar OCP amendments to the west and east of the subject site, creating a number of small single family lots (File No. 7903-0034-00, and File No. 7903-0035-00). The proposed development is consistent with the approved concept for this area.
- The proposal to redesignate the northern two-thirds of the site from Suburban to Urban is considered a Type 2 Amendment in the Official Community Plan (OCP), i.e., the proposal is a major amendment and therefore requires the applicant to provide significant community benefit.
- The applicant has confirmed in writing their offer to provide a community benefit contribution in the amount of \$4,000.00 per lot, for a total of \$100,000, prior to the project being considered for Final Adoption. In addition to this community benefit contribution, the applicant will also provide cash-in-lieu for the installation of the required landscaping of the Hook Greenway along 64 Avenue and amenity contributions in accordance with the provisions for NCP Infill areas in Schedule G of the Zoning By-law.

DEVELOPMENT CONSIDERATIONS

Site Context and Background

- The 1.6-hectare (3.9-acre) subject site consists of four properties located on the north side of 64 Avenue west of Highway No. 15 in Cloverdale. The site is split-designated Urban and Suburban in the Official Community Plan (OCP).
- The subject site backs onto the Agricultural Land Reserve (ALR) to the north (Appendix III), and is one of eight remaining parcels split designated Urban and Suburban located north of 64 Avenue between 172 Street and Highway No. 15.
- The subject site is currently zoned "One-Acre Residential Zone" (RA). The applicant is proposing to rezone the site to "Single-Family Residential (12) Zone" (RF-12) to allow subdivision into approximately twenty-five (25) small single family lots.

Proposed Subdivision Layout

- All of the proposed lots conform to the minimum requirements of the RF-12 Zone for Type I lots in terms of lot area, width and depth. They range in size from 404 square metres (1348.6 sq.ft.) to 679 square metres (7308.7 sq.ft.). The lots range in width from 12.3 metres (40.4 ft.) to 17.0 metres (55.8 ft.) with lot depths of 33 metres (108.3 ft.) and 47.3 metres (155.2 ft.).
- Proposed Lot 1 will be 768 square metres (8268.7 sq. ft.), as 364 square metres (3918.1 sq.ft.) will ultimately be sold to the property to the west to facilitate the eventual subdivision of that property. Proposed Lot 1 will ultimately have a lot size of 404 square metres (1348.6 sq.ft.) and a width of 12.3 metres (40.4 ft.).
- Proposed Lots 1-6 will front onto 64 Avenue. Access to these proposed lots will be from a lane connecting to the future 173A Street.
- The current proposal will construct a further extension of 64A Avenue, as well as the west portion of the future 173A Street.
- Proposed Lots 7-10 will front onto the future 173A Street. Access to proposed Lots 7 and 10 will come from 173A Street, while access to proposed Lots 8 and 9 will be gained from the proposed lane connecting to 173A Street.
- Proposed Lots 11-16 will front onto 64A Avenue. Access to these proposed lots will be from a lane connecting to the future 173A Street.
- Proposed Lots 17-25 will front onto, and gain access from, 64A Avenue.
- 173A Street will be limited to "right-in/right-out" access from 64 Avenue, as a boulevard exists along the centerline of 64 Avenue. Once the adjacent properties are developed, and all roads and lanes throughout the development area are complete, access to the site will also be gained from the full movement intersection at 172 Street and 64 Avenue, and from the intersection at 174A Street and 64 Avenue (limited to "right-in/right-out").

- The proposed development is consistent with the overall development concept for the area, and is consistent with the pattern established by the adjacent developments.

Design Considerations and Proposed Lot Grading

- The applicant for the subject site has retained Sandbox Design 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 XI).
- The Character Study of the existing neighbourhood, performed by the applicant's Design Consultant, found that there are a few characteristic housing styles in the neighbourhood. The typical older home for the neighbourhood is either the one-to-two storey Traditional Rancher home or the Basement-Entry home on large acreage lots (similar to the houses which are to be demolished as part of this proposed development), while the typical new home is either the two storey Neo-Traditional or Neo-Heritage home on small single-family lots (similar to that being proposed for the subject site).
- To further ensure that future lots fronting 64 Avenue will be developed in accordance with the desired streetscape, the proposed Building Scheme will indicate that fences are not to be constructed along the south property line of any homes fronting 64 Avenue.
- In-ground basements are proposed based on the proposed lot grading information that was provided by the applicant. Basements will be achieved with fill.
- All of the lots will have approximately 0.5 metres to 2.0 metres of fill to achieve the ultimate road grade and minimum building elevations. Staff will review the lot grading plan and the applicant will be required to address any concerns prior to Final Adoption.
- A No-Build Restrictive Covenant ensuring no further construction will be required to be registered on proposed Lot 25 until such time as the neighbouring lot to the east (17339 – 64 Avenue) develops. The purpose of this Restrictive Covenant is to mitigate the impacts of the increased elevation of the subject site due to fill on the existing property at 17339 – 64 Avenue.
- Basement-entry homes and secondary suites will not be permitted.

Arborist Report and Tree Protection

- MGF Horticultural Inc. prepared the Arborist Report and Trees Preservation/Replacement Plans. They will be reviewed by the City's Landscape Architect and the applicant will be required to address any concerns prior to Final Adoption.
- The Arborist Report indicates there are 106 mature trees on the subject site. The report proposes the removal of 104 trees because they are located within the footprint of proposed building envelopes, driveways and roadways. The Report proposes two (2) trees be retained; one on proposed Lot 18, and one on proposed Lot 25. Fifty (50) replacement trees will be planted for a total of fifty-two (52) trees on site, providing for an average of (2.08) trees per lot.

- Under the recently approved new Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As fifty-six (56) alder and cottonwood trees are proposed to be removed, and fifty (50) other trees are to be removed, a total of one hundred and fifty-six (156) replacement trees would be required for this application. The applicant proposes fifty (50) replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of one hundred and six (106) trees. As such, under the new By-law, monetary compensation for the remaining 106 trees would be \$31,800 based on \$300/tree.
- The applicant has volunteered to compensate the City under the requirements of the new Tree Protection By-law.

Development Permit for Agricultural Buffer

- The Official Community Plan requires that all development sites adjacent to land within the Agricultural Land Reserve obtain a Development Permit prior to subdivision of the site. The Development Permit is required to establish a landscape buffer, and a Restrictive Covenant is required along the agricultural interface to ensure maintenance of the landscape buffer.
- The Official Community Plan guidelines for development adjacent to the Agricultural Designation require a minimum separation of 30 metres (100 ft.) between principal buildings and the edge of the agricultural lands. The applicant is proposing a minimum separation of approximately 26 metres (90 ft.) for proposed Lots 17-25 inclusive. This is consistent with the surrounding developments.
- A Restrictive Covenant will be required to measure the rear yard setback from the south edge of the landscape buffer to ensure that a usable backyard exists.
- The proposed subdivision provides for a 20-metre (65-ft) wide buffer area between the northerly portions of proposed lots 17-25 and the agricultural lands to the north, satisfying the buffering requirements outlined in the OCP. Significant landscaping consisting of native planting materials will be installed within the buffer area. A chain link fence will be installed along the north property line. The proposed buffering conforms to the Agricultural Land Commission's planting and fencing guidelines for development adjacent to the Agricultural Land Reserve (Appendix V)
- A Development Permit will regulate the proposed buffer area and corresponding landscaping and the applicant will be required to register a Section 219 Restrictive Covenant to secure a "no-build" within the buffer area.
- As part of the proposed Development Permit the applicant will be required to provide securities prior to subdivision approval to ensure installation and maintenance of the landscaping for the buffer area.
- The Agricultural Advisory Committee has requested the Developer to plant the Landscape Buffer prior to the issuance of the Building Permit. The process with which to secure this requirement is currently under review.

64 Avenue Hook Greenway

- Consistent with the projects to the east and west of the subject site, the applicant has agreed to provide a 2.5-metre (8-ft.) wide right-of-way to accommodate the Hook Greenway parallel to 64 Avenue and to provide cash-in-lieu for the construction of the Greenway.

PRE-NOTIFICATION

Pre-notification letters were sent on August 15, 2006, and staff received the following comments:

- A neighbour called in support of the development, but expressed concern regarding the safe demolition of the house. Their concern was regarding the potential presence of asbestos in the siding and mould in the structure.

(The caller's concerns were received and noted. The Building Division has been notified, and any potential safety concerns have been flagged.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed OCP Amendment Map
Appendix IV.	Proposed Subdivision Layout
Appendix V.	Proposed Buffer Area to ALR
Appendix VI.	Engineering Summary
Appendix VII.	Parks Comments
Appendix VIII.	School District Comments
Appendix X.	Building Design Guidelines Summary
Appendix XI.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 16, 2007.
- Soil Contamination Review Questionnaire prepared by Richard Brooks dated June 12, 2006.

How Yin Leung
Acting General Manager
Planning and Development

CA/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 Addresses: 17287, 17297, 17313 and 17325 - 64 Avenue
- (b) Civic Address: 17287 - 64 Avenue
 Owner: PRL Construction Ltd., Inc. No. 0673870
 PID: 009-889-752
 Lot "E" Except; Part on Plan BCP14971 Section 18 Township 8 New
 Westminster District Plan 14130
- (c) Civic Address: 17297 - 64 Avenue
 Owner: PRL Construction Ltd., Inc. No. 0673870
 PID: 007-794-398
 Lot "D", Except Part in Plan BCP14605 Section 18 Township 8 New
 Westminster District Plan 14130
- (d) Civic Address: 17313 - 64 Avenue
 Owner: PRL Construction Ltd., Inc. No. 0673870
 PID: 002-293-285
 Lot "C" Except: Part Dedicated Road on Plan BCP14745; Section 18 Township
 8 New Westminster District Plan 14130
- (e) Civic Address: 17325 - 64 Avenue
 Owner: PRL Construction Ltd., Inc. No. 0673870
 PID: 005-539-871
 Lot "B" Except: Part Dedicated Road on Plan BCP14744; Section 18 Township
 8 New Westminster District Plan 14130

3. Summary of Actions for City Clerks Office

- (a) Introduce a By-law to rezone the property.
- (b) Application is under the jurisdiction of MOT.
 MOT File No. 1-6-53100-01.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.95 ac
Hectares	1.5965 ha
NUMBER OF LOTS	
Existing	4
Proposed	25
SIZE OF LOTS	
Range of lot widths (metres)	12.3 m - 17.0 m
Range of lot areas (square metres)	404 m ² - 679 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	6.3 lots/ac 15.6 lots/ha
Lots/Hectare & Lots/Acre (Net)	8.3 lots/ac 20.3 lots/ha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38.3%
Estimated Road, Lane & Driveway Coverage	31.6%
Total Site Coverage	69.9%
PARKLAND	
Area (square metres)	
% 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

