

Proposal: NCP Amendment from "One-Acre Cluster" to "Half-Acre Cluster". Rezone from A-1 to RC to permit subdivision into approximately 11 suburban lots. DP for the protection of an agricultural buffer adjacent the ALR boundary.

Recommendation: Approval to Proceed

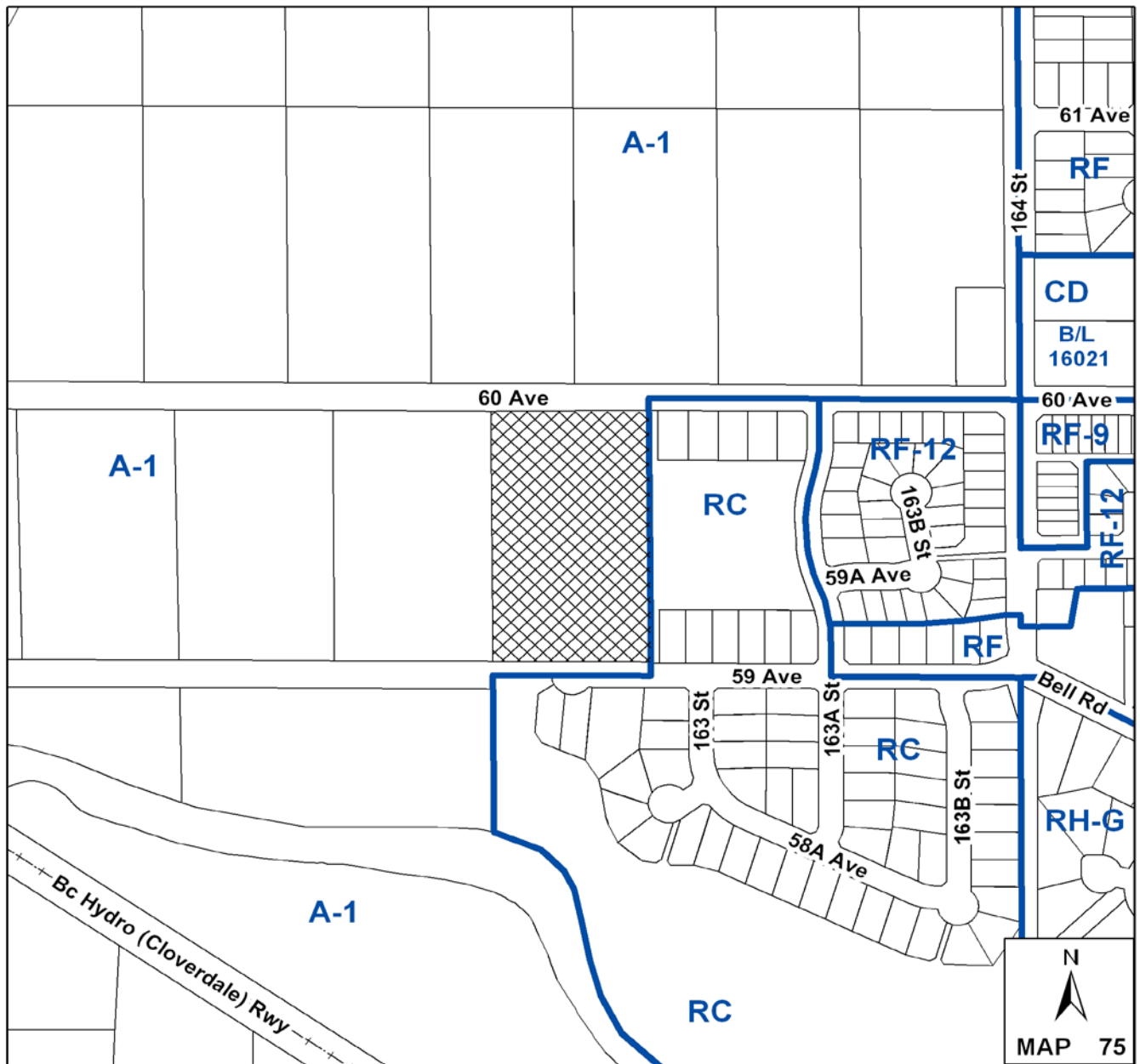
Location: 16264 – 60 Avenue

Zoning: A-1

OCP Designation: Suburban

NCP Designation: One Acre Cluster/
Parks/Open Space

Owners: L. Daniels and G. Paradis



PROJECT TIMELINE

Completed Application Submission Date:	June 12, 2006
Application Revision & Re-submission Date:	December 6, 2006 January 24, 2007
Planning Report Date:	February 26, 2007

PROPOSAL

The applicant is proposing:

- an NCP amendment One-Acre Cluster to Half-Acre Cluster;
- a rezoning from A-1 to RC; and
- a Development Permit for the protection of the agricultural buffer

in order to allow subdivision into approximately 11 suburban cluster lots in West Cloverdale South.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Cluster Residential Zone (RC)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0273-00 in accordance with the attached drawings (Appendix III).
3. 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) submission of a finalized park configuration layout and concept to the satisfaction of the General Manager, Parks, Recreation & Culture;
 - (d) the applicant to resolve the impact of the proposed lot grading on the parkland to the satisfaction of the General Manager, Parks, Recreation & Culture;

- (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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (g) address any comments from the Agricultural Advisory Committee regarding the agricultural buffer; prior to final adoption;
 - (h) confirmation that creek setback regulations are satisfied;
 - (i) Council approval of the proposed road closures of portions of Bell Road and 60 Avenue; and;
 - (j) demolition of all existing buildings and structures to the satisfaction of Building Division staff.
4. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan to redesignate the land from "One-Acre Cluster" to "Half-Acre Cluster" 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: Parks staff have significant concerns with respect to the proposal and are requesting to meet with the applicant to work out a layout which will work better with the adjacent park will ensure path system integration, and will protect trees and accommodate the Hook Greenway. The applicant is required to contact staff to review fencing standards, a tree hazard assessment and tree protection bordering on parkland. The applicant is required to build at his own expense CPTED friendly permanent fencing along the private property line, no higher than 1.2 metres (4 ft.) high. The orientation of the proposed houses are required to face onto the park. Further information regarding proposed planting adjacent the park will be required for review (Appendix V).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 4 students
 Secondary students = 2 students
 Total new students = 6 students

School Catchment Area/Current Enrollment/School Capacity:

Surrey Centre Elementary School = 295 enrolled/405 capacity
 Lord Tweedsmuir 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 = 39 students
 Secondary students = 170 students
 Total new students = 209 students

Approved Capacity Projects and Future Space Considerations

A boundary move 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 VI)

Agricultural Advisory Committee (AAC)

Due to time constraints, this project has yet to be reviewed by AAC but will be forwarded to the upcoming meeting.

SITE CHARACTERISTICS

- **Existing Land Use** Single family home on acreage property which will be removed.
- **Significant Site Attributes** A red-coded watercourse runs along the westerly boundary of the subject site and portions of the site are heavily treed.
- **East:** Recently approved (Application No. 7904-0241-00) Suburban Residential Cluster Lots and Open Space, zoned RC, designated Half-Acre Cluster and Parks/Open Space in the West Cloverdale South NCP.
- **South:** Across 59 Avenue, Suburban Residential Lots and Open Space, zoned RC, designated Half-Acre Cluster and Parks/Open Space in the West Cloverdale South NCP.
- **West:** Large acreage with a single family home in the Agricultural Land Reserve, zoned A-1, designated ALR in the West Cloverdale South NCP.
- **North:** Across 60 Avenue, acreage properties, zoned A-1, designated Suburban Residential Cluster 2 upa in the West Cloverdale North NCP under development application (File No. 7906-0228-00) to permit 171 single family lots (33RC, 108 RF-12 and 30 RF-9).

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Needs amendment to Half-Acre Cluster.

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is the only property in either of the West Cloverdale South and West Cloverdale North Neighbourhood Concept Plans (NCPs) which is designated as One-Acre Cluster.
- Half-Acre Cluster developments are located to the east and south of the subject property.
- The One-Acre Cluster designation is intended to preserve the slopes and trees as an aesthetic and recreation resource, as wildlife habitat, and as a buffer for agricultural lands and to maintain the existing rural character of the area.
- The Residential Buffering Adjacent the ALR policy (Policy No. O-23) states that within Suburban transition areas between the Agricultural Land Reserve (ALR) boundary and the Urban designation, ½ acre subdivisions including gross density development may be allowed, provided that at least a row of 1-acre lots should be created along the agricultural boundary.
- While the proposal does not provide one-acre lots along the agricultural boundary, there is open space proposed as a buffer between the ALR and the suburban lots. Moreover, there is a minimum 37.5-metre (125-ft.) building setback between the ALR/agricultural boundary and the nearest wall of the principal building on the proposed lots adjacent to the ALR/agricultural boundary, consistent with Policy No. 0-23.
- The principle of providing open space as a buffer between the ALR/agricultural boundary and suburban lots has been utilized in a number of other developments including the existing subdivision to the south (approved under Application No. 7903-0334-00). More recently, the open space is being provided as a buffer between the ALR/agricultural boundary and suburban lots in the proposed development to the north of the subject property (7906-0228-00). The rezoning by-law for this application to the north, to permit 171 single family lots and 34% open space, received Third Reading on February 12, 2007.
- The tree location/retention plan for the subject site indicates that there are 32 protected trees within the open space which will be retained.

DEVELOPMENT CONSIDERATIONS

- The subject site is located between 59 Avenue and 60 Avenue west of 164 Street in the West Cloverdale South neighbourhood. It encompasses a gross site area of 20,078.5 square metres (5 acres) and is designated Suburban in the Official Community Plan and One-Acre Cluster in the West Cloverdale South Neighbourhood Concept Plan (NCP).
- The subject property is currently zoned "General Agriculture Zone (A-1)". The applicant is proposing to rezone the subject site to Cluster Residential Zone (RC) to permit subdivision into approximately 11 suburban lots.
- The overall unit density of the proposal is 5.49 units per hectare (2.2 units per acre) which complies with the maximum allowable unit density in the Suburban designation in the OCP.
- There is an existing single-family house on the property which will be removed prior to final subdivision plan approval.
- All the proposed lots meet the minimum lot area (700-square metre/7,500 sq. ft.), lot width (18 metres/60 ft.) and lot depth (30 metres/100 ft.) requirements of a Type I lot in the RC Zone.

Proposed Subdivision Layout

- The subdivision layout consists of two cul-de-sacs – one connected to 59 Avenue and one connected to 60 Avenue, which provide access to 5 and 6 lots respectively.
- It is proposed that 50% or 10,043 square metres (2.48 acres) of the gross site area will be dedicated for parkland, which is consistent with the requirement in the RC Zone.
- The park area adjacent to the ALR boundary (along the western portion of the subject property) will also encompass the minimum 15.0-metre (49 ft.) wide agricultural buffer, which will be protected under a Development Permit.
- A red-coded watercourse is currently located at the southwestern portion of the subject site (which will be located within the proposed agricultural buffer). The applicant's consultant has determined the proposed layout will provide the minimum 15.- metre (49 ft.) stream protection setback. This will need to be confirmed before final approval.
- The proposed RC lots range in size from 700 square metres (7,535 sq.ft.) to 760 square metres (8,180 sq.ft.), with lot widths between 18 metres (60 ft.) and 24 metres (79 ft.).

Lot Grading

- In-ground basements are proposed on all proposed lots. Preliminary lot grading information has been provided for review. However, concerns have been raised by Building Division staff with respect to the preliminary lot grading plan submitted. Proposed fill is to be provided on proposed Lots 6 and 7, to bring the front of the lots level with the cul-de-sac bulbs. However, the interface with the proposed open space may be undesirable. Further review in conjunction with Parks, Recreation and Culture staff is required for an agreeable standard and further revisions will be required by the applicant's consultant.

Building Design Guidelines

- The applicant for the site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The design consultant conducted a character study of the surrounding homes and based upon the findings, proposed a set of building design guidelines (Appendix VII).
- The guidelines endeavor to create two-storey homes, split level homes or bungalows in Neo-Traditional, Neo-Heritage, Craftsman Heritage or Rural Heritage style.
- Basement-entry homes and secondary suites will not be permitted.

Arborist Report and Tree Retention/Replacement

- C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed generally acceptable, subject to grading/servicing not conflicting with tree preservation (Appendix VIII).
- The Arborist Report indicates there are 72 mature trees on the subject site. The report recommends the removal of 52 trees including 5 trees declared as hazardous and 47 other trees that are located either within the building envelopes or within the proposed roadways. The report proposes that 15 trees be retained and 26 replacement trees be provided. The City Landscape Architect has determined that there are discrepancies in the numbers. Based upon his calculations, the City Landscape Architect identified 66 trees, with 53 to be removed and 13 to be retained.
- All 32 trees in the proposed parkland are proposed to be retained.
- Under the new Tree Protection By-law, a tree replacement ratio of 1:1 applies for Alder and Cottonwood trees, i.e. one replacement tree for every protected tree that is cut, and a 2:1 ratio applies for all other protected trees, i.e. two replacement trees for every protected tree that is cut. There are 53 protected trees to be removed and 26 replacement trees proposed. This leaves a shortfall of 70 trees. Under the new By-law, monetary compensation for the remaining 70 trees will apply amounting to \$21,000.00 based on \$300 per tree.
- The applicant has indicated that he would like to make up the deficit on site. However, details have not yet to be worked out and may result in a combination of additional tree replacement and cash-in-lieu.

PRE-NOTIFICATION

Pre-notification letters were sent on January 31, 2007 and staff received no comments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Contour Map
- Appendix III. Proposed Subdivision Layout and Tree Location Plans
- Appendix IV. Engineering Summary
- Appendix V. Parks Comments
- Appendix VI. School District Comments
- Appendix VII. Building Design Guidelines Summary
- Appendix VIII. Summary of Tree Survey and Tree Preservation
- Appendix IX. Proposed West Cloverdale South NCP Amendment

How Yin Leung
Acting General Manager
Planning and Development

MYL/kms

v:\planning\plncom07\02220839.pl.doc
SEH 7/12/10 10:01 AM

Information for City Clerk

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

1. (a) Agent: Name: Clarence Arychuk c/o Hunter Laird Engineering Ltd.
 Address: #300 - 65 Richmond Street
 New Westminister, B.C V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

(a) Civic Address: 16264 - 60 Avenue

(b) Civic Address: 16264 - 60 Avenue
 Owner: Gary Maurice Paradis and Lynda Louise Daniels
 PID: 011-522-364
 Lot 24 Block 1 Section 12 Township 2 New Westminister District Plan 1435

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RC

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	5 acres
Hectares	2 hectares
NUMBER OF LOTS	
Existing	1
Proposed	11
SIZE OF LOTS	
Range of lot widths (metres)	18 m to 24 m
Range of lot areas (square metres)	700 m to 750 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.49 uph/2.2 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	13.5%
Total Site Coverage	53.5%
PARKLAND	
Area (square metres)	10, 043.4 m ²
% of Gross Site	50%
	Required
PARKLAND	
5% money in lieu	NO
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

