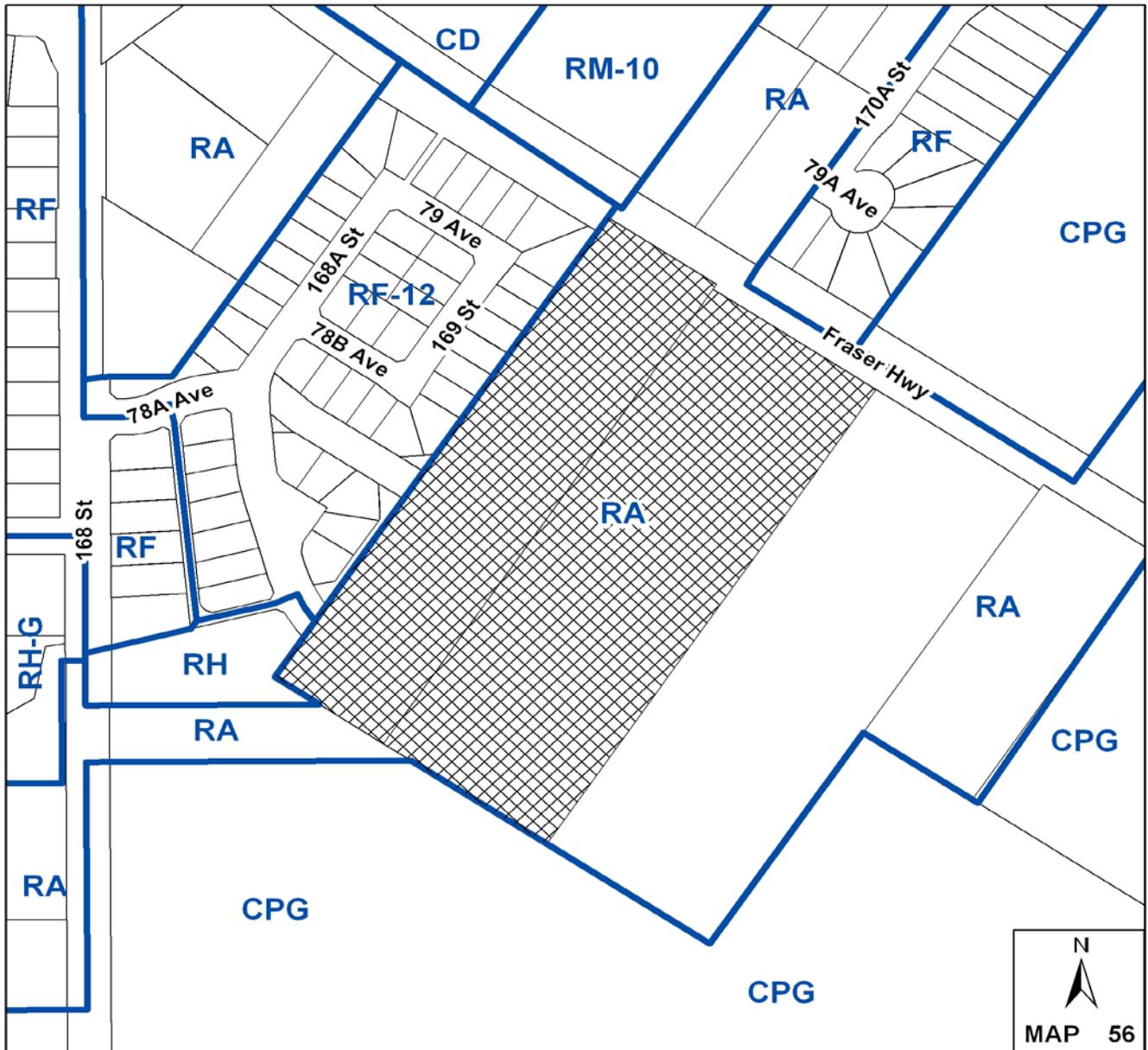


Proposal: Amend the OCP from Suburban to Urban. Rezone from RA to RF-12 to allow subdivision into approximately 61 small single family lots.

Recommendation: Refer Back to Staff

Location: 16944/82 Fraser Hwy **Zoning:** RA
OCP Designation: Suburban

Owner: 0781096 B.C. Ltd. et al



PROJECT TIMELINE

Completed Application Submission Date: June 26, 2006
Revised Layout Submission Date: February 27, 2007
Planning Report Date: April 30, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to RF-12

in order to allow subdivision into approximately 61 small single family lots.

RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff to work with the applicant in designing a subdivision that complies with the Suburban designation.

REFERRALS

Engineering: To date Engineering comments have not been received. Given staff's recommendation, the applicant has requested the application advance to Council without these comments.

Parks: The Parks, Recreation & Culture Department has not been requested to provide any comments at this time.

School District: The School District has not been requested to provide any comments at this time.

Agricultural Advisory Committee (AAC): The Agricultural Advisory Committee has not been requested to provide any comments at this time. If the project is referred back to staff, a revised layout should be reviewed by the AAC.

SITE CHARACTERISTICS

- **Existing Land Use** Residential acreage properties, zoned RA, designated Suburban.
- **East:** Residential acreage properties, zoned RA, designated Suburban.

- **South:** Surrey Golf Course, zoned CPG, designated Agricultural and within the Agricultural Land Reserve (ALR).
- **West:** Small single family lots, zoned RF-12, designated Urban.
- **North:** Across Fraser Highway, residential acreage properties, zoned RA, designated Suburban, single family residential lots, zoned RF, designated Urban, and a golf driving range, zoned CPG, designated Suburban.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Requesting amendment to Urban.
- OCP Policy: Does not comply (see Project Evaluation Section).
- Other Council Policy: Does not comply with City Policy No. 0-23. Residential buffering adjacent to the ALR/Agricultural Boundary for transition areas between agricultural and urban areas.

DEVELOPMENT CONSIDERATIONS

- The 4.94-hectare (12.2-acre) subject site consists of two lots located on the south side of Fraser Highway, east of 169 Street and are designated Suburban in the Official Community Plan (OCP).
- The southern edge of much of the subject site is immediately adjacent to the Agricultural Land Reserve (ALR).
- The applicant proposes to amend the Official Community Plan (OCP) designation for these properties from Suburban to Urban and to rezone the properties from RA to RF-12 in order to allow subdivision into approximately 61 small single family lots.
- Initially, the applicant proposed 67 small single family lots. In an effort to address the concerns expressed by staff, the layout was modified to 61 lots. It should be noted that the 67-lot subdivision could be proposed once the zoning is in place, without any changes necessary to the proposed road network.
- The subject site is located within 200 metres (650 ft.) of the OCP Agricultural designation and Agricultural Land Reserve (ALR) boundary. OCP Schedule C, Development Permit Area Guidelines, stipulates that all properties within a distance of 300 metres (980 ft.) from the Agricultural-designated land are considered to be within a farm-sensitive area for planning and engineering purposes.
- This farm-sensitive area is intended to be a transition area between agricultural uses and Urban development and is intended to accommodate residential uses at a density no greater than 2 units per acre (within 200 metres/650 ft. from the ALR).

- The application proposes an extension of Urban development into an existing Suburban area that was not intended for future Urban development.
- The small lot development located to the west of the subject site, features a road pattern consisting of a "P-loop" north of the proposed linear park and a through road to the south. The lot on the through road, was rezoned to RH to set the pattern for suburban lots to the east (including the subject site) to be developed in accordance with the Suburban designation in the Official Community Plan. The P-loop was also intended to stop the encroachment of Urban development to the east.
- The Official Community Plan requires that all development sites adjacent to lands within the Agricultural Land Reserve (ALR) obtain a Development Permit prior to subdivision of the site. The Development Permit is required to establish a minimum 15-metre (50-ft.) wide landscape buffer, and a Restrictive Covenant is required along the agricultural interface to ensure maintenance of the landscape buffer.
- The proposed subdivision includes a 5-metre (16.4-ft.) wide landscape buffer along the edge adjacent to the ALR. This buffer is proposed to be located within the rear yards of proposed Lots 57-61. The applicant has not demonstrated that proposed Lots 57-61 could accommodate a typical building footprint with a standard rear yard in addition to the required landscape buffer. Based on the typical front and rear yard requirements (6 m and 7.5 m) and 5 m buffer, for the proposed lots which are approximately 30 m deep, the depth of the house can be no more than 11.5 metres (38 ft.).

PRE-NOTIFICATION

Pre-notification letters were sent on January 2, 2007 and staff received the following comments:

- Five separate telephone calls from property owners within the Pre-notification area expressing concern with the impact the proposed development will have on traffic. There is an existing problem within the neighbourhood with traffic congestion that will be compounded by the proposed 61 additional lots.

(At the present time, all of the traffic from the existing subdivision to the west must ingress and egress from 76A Avenue at 168 Street. While the proposed subdivision includes one access point on Fraser Highway which will be limited to a right in- right out movement, to service the proposed lots, anyone wishing to travel west bound on Fraser Highway will need to access 168 Street through the neighbouring subdivision.)

- The above-noted property owners also expressed concern with the lack of public amenity and open space in the area, as well as with the loss of wildlife habitat that will occur as a result of the proposed development.

(Due to the nature of small lot developments, there will be little, if any, potential for tree retention on the subject site.)

The applicant has proposed a linear open space within the existing gas and sewer rights-of-way that will be subject to approval by the Parks, Recreation and Culture Department. No further neighbourhood amenities are proposed however the applicant has offered \$4,000 per lot in accordance with a Type 2 OCP amendment application.)

APPLICANT'S JUSTIFICATION FOR THE PROPOSED OCP AMENDMENT

The applicant submitted letters dated September 11, 2006 and February 27, 2007 with their justification for the proposed OCP redesignation. The following summarizes the applicant's rationale (with staff comments in italics):

- The applicant feels that with the existing RF-12 development to the west of the subject site, the proposed RF-12 lots will maintain the existing flow of development.

(The existing RF-12 lots to the west were approved in 2002 along with an oversized RH lot (7764 – 168 Street) at the southern edge, adjacent the ALR boundary (file no. 7900-0307-00). At that time, the concept was to continue the pattern of suburban lots to the east (i.e. at a maximum density of 2 units per acre). The RH lot, that is 0.98 ac in size, has the potential to be subdivided in half, with the inclusion of a portion of the subject site. The proposed subdivision, however, does not indicate any coordination with the RH lot at 7764 – 168 Street.

The recently amended City Policy O-23 states that in the Suburban designation, where the site is more than 200 metres (656 ft) away from the ALR boundary, a maximum density of 4 units per acre (10 units per hectare) can be considered. The subject site is mostly within 200 metres of the ALR boundary. Therefore, the proposed density of 5 units per acre (12 units per hectare) for the subject site is inconsistent with City Policy O-23.)

- The applicant proposes that the required physical buffer, which serves to facilitate a transition between a residential neighbourhood and the ALR, has already been achieved by the existing Surrey Golf Course to the south of the subject site.

(The existing Surrey Golf Course, directly south of the subject site, is located within the ALR and therefore any proposed development on the subject site should adhere to the buffering requirements of lands adjacent to the ALR. The buffering of the ALR is intended to address current or future farming activities, despite the current use of the land.)

- The applicant has garnered support from **35** neighbouring residents from **35** neighbouring lots who signed a petition indicating their support for the project. The applicant has concluded that the neighbourhood prefers to see a development similar to the existing RF-12 lots in terms of lot and house sizes as opposed to the larger suburban sized lots with large "mega-houses".

(The petition circulated by the applicant is entitled "Petition Against Large Lots with Corresponding Mega Houses for Neighbouring Subdivision Application". Staff indicated concern with the petition as it may have given the incorrect impression by the applicant that a development which complies with the existing Suburban designation and the relevant Agricultural transition policies would lead to a neighbourhood of "mega-houses".

Staff understand that some of the existing residents in the vicinity are concerned about the potential loss of views to the south-east. The maximum building height is the same in the RF-12 Zone and the standard suburban zones. Furthermore, with larger suburban lots, there are greater separations between the houses, thereby minimizing the impact on views.

It should be noted that the petition also included comments beside 19 of the signatures, that the maximum number of lots for the subject site should be 55 or fewer.)

- The applicant has proposed \$4,000 per lot in order to satisfy the voluntary contribution for significant community benefit in accordance with a Type 2 OCP Amendment application.

(It is Council's policy that amendments to the Official Community Plan be considered only if, in their opinion, the proposed amendment will provide significant community benefit. This offer is consistent with recent Type 2 OCP Amendment applications.)

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.

PROJECT EVALUATION

The advantages and community benefits or any justification for approving the project are:

- The applicant has confirmed in writing his offer to provide a voluntary community benefit contribution for all of the proposed urban single family lots in the amount of \$4,000 per lot for a total of \$244,000.
- While designated Agricultural and within the Agricultural Land Reserve, the transition between Urban and Agricultural is effectively provided by the Surrey Gold Course to the south and east of the subject site.
- The proposed development is a continuation of the land use pattern established by the existing RF-12 subdivision to the west.
- The subject proposal is similar to the OCP amendment and rezoning application to amend the OCP from Suburban to Urban and rezone from RA to RF to permit subdivision into 21 lots approved by Council (File No. 7903-0225-00) to the north of the subject site across Fraser Highway, adjacent the golf driving range.
- According to a petition submitted by the applicant, the neighbouring residents to the west would prefer to see a development with similar lot and house sizes as their RF-12 subdivision as opposed to large houses on suburban lots.

The disadvantages and problems likely to result from approval of the project are:

- The proposed amendment of the OCP designation from Suburban to Urban for the subject site is contrary to some of the most fundamental policies and principles of the Official Community Plan.
- Staff advised the applicant that the subject proposal could not be supported because of its Suburban context and the proposed density exceeding that envisioned for the site in the OCP. As a result, the applicant revised the initial 67-lot proposed subdivision to 61 lots. However, as demonstrated in the initial 67-lot subdivision proposal for the subject site, some of the proposed lots have the potential for future subdivision once RF-12 zoning is in place. The resulting density for the subject site could be approximately 13.4 units per hectare (5.4 units per acre) without further rezoning.
- The applicant has not demonstrated that views to the south-east will not be impacted by the proposed RF-12 development.
- The proposed subdivision pattern will set a precedent for the remaining Suburban-designated lands in this area. Approving the proposed rezoning and subdivision will allow for further urban expansion on the south side of Fraser Highway and further undermine the Suburban transition area established along the ALR. In fact, the applicant's proposal illustrates how the Suburban designated properties to the east could be developed at Urban densities (Appendix III).
- The proposed subdivision of the subject site does not adequately address the subdivision potential of the oversized RH lot to the west.
- The OCP established the Suburban designation to preserve land for semi-rural residential lifestyles in some areas of the City. The proposal is contrary to the OCP Policy A-1.8.3 Plan Residential Development to Support Urban Centres which states the following:

Plan low intensity suburban areas to form an edge between the urban and rural or agricultural areas.
- The subject site is situated in the transition area between Urban and Agriculture. The proposed amendment of the Official Community Plan from Suburban to Urban will significantly reduce the Suburban edge between the Urban and Agricultural lands in this part of Surrey. The proposal is contrary to OCP Policy F-1.1 Promote Compatibility Between Agricultural and Non-Agricultural Land Uses, which states the following:

Encourage the development of effective buffers along the boundary of agriculturally designated land.
- The proposal does not comply with the recently amended City Policy No. 0-23 Residential Buffering Adjacent to ALR/Agricultural Boundary, which provides a broader range of lot sizes in the Suburban areas while maintaining an appropriate transition between lands designated Urban and lands within the Agricultural Land Reserve (ALR).

- The applicant has not adequately addressed the traffic concerns of the neighbourhood. Development of the remaining lands in this area at a Suburban density, would result in lower traffic volumes than the proposed RF-12 development.

On balance, the Planning and Development Department believes that the negative impacts of this project outweigh its advantages and therefore recommends that this project be referred back to staff to work with the applicant in designing a subdivision that complies with the Suburban designation.

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.	Subject Site and ALR Boundary

How Yin Leung
Acting General Manager
Planning and Development

JJ/kms

v:\planning\plncom07\03231132.jj.doc
SEH 7/12/10 11:34 AM

Information for City Clerk

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

1. (a) Agent: Name: Michael Chaho, Ammcad Development Services
 Address: 6415 Waltham Avenue
 Burnaby, B.C.
 V5H 3V3
 Tel: 604-762-2202

2. Properties involved in the Application

(a) Civic Addresses: 16944 and 16982 Fraser Highway

(b) Civic Address: 16944 Fraser Highway
 Owner: 0781096 B.C. Ltd., Inc. No. 0781096
 Director Information:
 Sawsan Haddad

No Officer Information filed

PID: 011-157-011
Lot 7 Except Part of Plan BCP22646 Section 19 Township 8 New Westminster
District Plan 5364

(c) Civic Address: 16982 Fraser Highway
 Owners: Gurjeet and Surinder Dhindsa
 PID: 003-776-913
 Lot 16 Except: Part Dedicated Road on Plan BCP23411, Section 19 Township
 8 New Westminster District Plan 51794

3. Summary of Actions for City Clerk's Office

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	12.42 ac
Hectares	5.0 ha
NUMBER OF LOTS	
Existing	2
Proposed	61
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m - 26.92 m
Range of lot areas (square metres)	367 m ² - 770 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.2 uph/5 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	16%
Total Site Coverage	66%
PARKLAND	
Area (square metres)	6,130 m ²
% of Gross Site	12.2%
	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

