

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0319-00

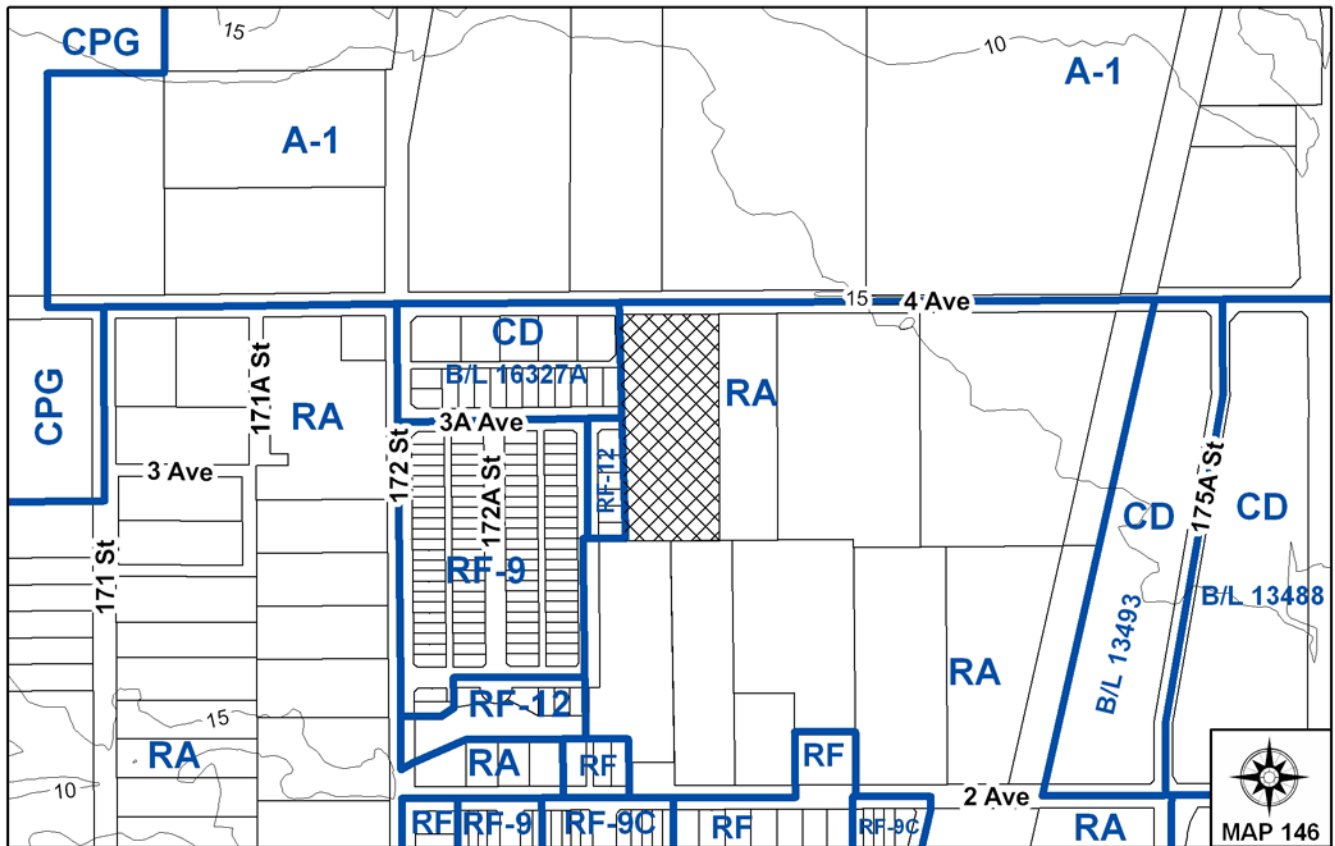
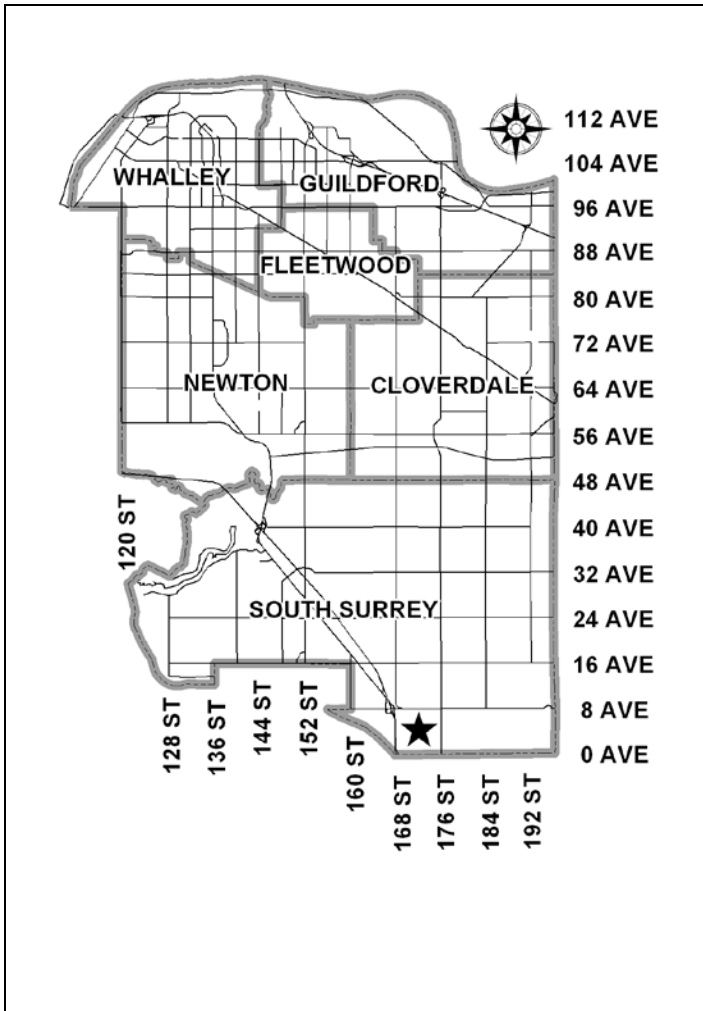
Planning Report Date: December 3, 2007

**PROPOSAL:**

- **Partial OCP Amendment** from Suburban to Urban;
- **Partial NCP Amendment** from Suburban ½ Acre (2 upa) Strata and Urban Single Family (6 upa) Strata to Urban Single Family and Single Family Residential Flex (6 - 14.5 upa)
- **Rezoning** from RA to CD (based on RH-G and RF) and RF-12
- **Development Permit**

in order to permit the development of two suburban ½ acre gross density lots, 5 urban single family transition lots and 16 RF-12 lots.

**LOCATION:** 17340 - 4 Avenue  
**OWNER:** Pax Ventures Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban  
**NCP DESIGNATION:** Suburban ½ Acre (2 upa) /Urban Single Family (6 upa)



### 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 Suburban ½ Acre (2 upa) Strata and Urban Single Family (6 upa) Strata to 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 Suburban ½ Acre (2 upa) and Urban Single Family (6 upa) Strata to 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 Douglas NCP.
- 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 Douglas.
- 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 sit, shown on the Survey Plan (Appendix XII) as Blocks 2 and 3, 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 site shown on the Survey Plan (Appendix XII) 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 shown on the Survey Plan (Appendix XII) 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 a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7906-0319-00 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;
  - (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 the impact to Parks, Recreation and Culture facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 7 until future consolidation with the adjacent property to the east (17350 - 4 Avenue);
  - (g) 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;

- (h) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 1, 2, 13 and 14;
  - (i) the applicant address tree replacement to the satisfaction of the City Landscape Architect; and
  - (j) demolition of existing house on proposed Lot 2.
7. Council pass a resolution to amend the Douglas NCP to redesignate the land from "Suburban ½ Acre (2 upa) Strata" and "Urban Single Family (6 upa) Strata" to "Urban Single Family (6 upa)" and "Single Family Residential Flex 16 - 14.5 upa" when the project is considered of 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: **Projected number of students from this development:**  
 5 Elementary students at Hall's Prairie School  
 2 Secondary students at Earl Marriott Secondary School  
 (Appendix IV)
- Agricultural Advisory Committee (AAC): Support proposal for 15-metre (50 ft.) buffer along the ALR (Appendix V).
- Parks, Recreation & Culture: No concerns provided the 5% cash-in-lieu of parkland is provided and appropriate interface to the south, future, school or park site is established.
- Min. of Transportation: Preliminary approval granted for 1 year.

### SITE CHARACTERISTICS

Existing Land Use: Single family residence 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

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
East:	Large residential property, vacant.	Suburban/Suburban ½ acre and Urban Single Family	RA
South:	Large residential properties.	Suburban/ School/Park site	RA
West:	Recently created single family lots.	Urban/Suburban ½ Acre and Single Family Small Lots	CD/RF-12 RF-9

### JUSTIFICATION 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 for the subject site are "Suburban ½ Acre", "Urban Single Family (6 u.p.a) Strata" and "Small Lot Single Family (10 u.p.a) Strata". The strata designations reflected the original Douglas NCP (1999) sewer servicing constraints, that mandated that the subject lands be serviced as a strata development as the lands were at an elevation below the reach of the sanitary sewer.
- The applicant is proposing a partial amendment to both the OCP and the NCP. The amendments were anticipated as part of the Douglas Neighbourhood Concept Plan – Major Amendment, approved by Council on February 12, 2007 (Corporate Report No. L001).

### ALR Buffer Area/Half-Acre Lots

- The ALR is located on the north side of 4<sup>th</sup> 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 4<sup>th</sup> Avenue. The applicant has offered 15% cash-in-lieu of open space for these lots.
- Amending the Suburban designation to Urban, south of the half-acre gross density type lots, will not affect the maximum 2 units per acre (u.p.a.) density permitted along the ALR edge, when the ALR boundary is separated by a road (City Policy O-23).
- This development application has an interface with the ALR north of 4<sup>th</sup> Avenue. The appropriate interface with the ALR is a 15-metre (50 feet) 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 the proposed rear lane as no access to 4<sup>th</sup> Avenue is permitted.
- This Amendment is consistent with other development applications that have been approved by Council in the area.

### Single Family Residential Transition Lots (6 – 14.5 u.p.a)

- Residential transition lots, located directly south of the proposed Suburban half-acre gross density type lots, are proposed and require only a partial NCP amendment, amending the Suburban ½ Acre designation to "Urban Single Family Residential (6 u.p.a.)". These lots are RF type lots and are consistent with the policies outlined in the Douglas Neighbourhood Concept Plan – Major Amendment (Corporate Report No. L001).
- Corporate Report No. L001 also supports the move to smaller lots within the Urban area. That portion of the Suburban area that is proposed to be redesignated Urban can create a suitable interface between the Suburban lots and the small lots proposed under the NCP Amendment to "Urban Single Family Residential (6 u.p.a.)" 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 "Single Family Residential Flex (6 – 14 u.p.a)" designation in the Douglas NCP.
- Subsequent to this, Council has approved development applications in the Douglas NCP to the west that have included the "Single Family Residential Flex" designation.
- 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 type, RF type and RF-12 lots.

### DEVELOPMENT CONSIDERATIONS

- This application proposes 3 lot types. The proposed rezoning is for a CD Zone for the northern portion of the site based on a combination of suburban half-acre gross density type lots and small RF-type transition lots. The remainder of the rezoning area to the south is for RF-12 for a total of 23 lots.
- Within the Suburban designated area 2 lots are proposed, meeting the Suburban ½ Acre designation (2 u.p.a.) with lot sizes of approximately 1,570 square metres (0.38 acre).
- The Suburban lots will have a 15-metre (50 feet) wide landscaped buffer across their northern boundary as a transition to the Agricultural Land Reserve on the north side of 4<sup>th</sup> Avenue.
- The suburban lots will be accessed by a rear lane only.
- In lieu of 15% open space dedication typically required in an RH-G subdivision, the applicant has offered to provide cash-in-lieu equivalent to 15% of the market value of the property.
- An additional 5 lots are proposed to be created south of the 2 proposed Suburban lots which are RF type lots, with a minimum width of 15 metres (50 feet), minimum depth of 28 metres (92 feet) and a minimum lot size of 450 sq.m. (4,800 sq.ft.). These lots will serve as transition lots between the Suburban lots to the north and the small lots further south and east.

- The remainder of the lands are proposed to be developed as part of "Single Family Residential Flex (6 – 14 u.p.a.)" designation. The proposed lots are RF-12.
- A Section 219 Restrictive Covenant for a "no-build" area will be registered over the eastern portion of proposed Lot 7 in order to secure the area for future subdivision with the adjacent property to the east.

### CD Zone

- A CD Zone was developed for the northern portion of the site abutting 4<sup>th</sup> Avenue to accommodate the RH-G type Zone for the 2 suburban lots and the RF-type Zone for the 5 transition lots. These areas are shown as Block 1 and Block 2, respectively, in the CD Zone (Appendix XI).
- The CD Zone is essentially the same zone as used in Development Application Nos. 7906-0320-00 and 7906-0098-00 located west of the subject site, and recently granted 3<sup>rd</sup> reading and final approval by Council, respectively.
- A comparison of the regulations of the two blocks within the proposed CD Zones and the standard zones is as follows:

	<b>RH-G Zone</b>	<b>CD Zone Block 1</b>	<b>RF Zone</b>	<b>CD Zone Block 2</b>
<b>Permitted Uses and Open Space</b>	Single family dwelling, 15% Open Space	Single family dwelling	Single family dwelling	Single family dwelling
<b>Density</b>	2 u.p.a.	2 u.p.a.	6 u.p.a.	6 u.p.a.
<b>Minimum Lot Sizes/Dimensions</b>	1,120 to 1,300 m <sup>2</sup>	1,500 m <sup>2</sup>	15m x 28 m and 560 m <sup>2</sup>	15 m x 28 m and 450 m <sup>2</sup>
<b>Floor Area Ratio</b>	0.32	0.32	.052	0.52

### ALR Interface/Landscape Buffer

- City Policy No. O-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 feet.) landscaped buffer as a transition area to the buffer.
- The applicant has proposed the landscaped buffer in accordance with Policy No. O-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 in place prior to the new homes being occupied.

### 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 Landscape Architect and require some revisions to the tree counts in order to be approved.
- The report identifies 158 mature trees, which include Pine, Cedar, Cypress, Douglas Fir, Alder trees and fruit trees. A total of 18 trees are proposed for retention. 18 of the trees appear to be growing within the future roadway and laneway, and are recommended to be removed. 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 siting of the future house on proposed lot 2 has been specified in the CD By-law in order to preserve the existing trees on this lot.
- Section 219 Restrictive Covenants will be registered on Lots 1, 2, 13 and 14 in order to preserve the trees on these lots.
- At this time, the current report indicates 140 mature trees on the site will be removed and 67 replacement trees are proposed.
- The applicant will be providing funds for the shortfall of replacement trees. However, compensation for the tree deficit cannot be calculated at this time and will need to be determined prior to final adoption of the project.

### 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 nearby 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; and
  - No basement-entry homes permitted.



Lot Grading

- A preliminary lot grading plan has been submitted and is considered generally acceptable.
- In response to the pre-notification letters sent, Planning received 4 phone calls 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 172 Street and 2<sup>nd</sup> Avenue.)*

PUBLIC INFORMATION MEETING

- This application was part of a November 22, 2006 joint Public Information Meeting (10 applicants) to present all the proposed projects, servicing schemes and traffic analysis in the Douglas area.
- Approximately 68 residents attended the November 22, 2006 Public Information Meeting. Traffic, infrastructure and trees were the main issues raised by residents. Council considered the results of this Meeting when it granted approval for the Douglas Neighbourhood Concept Plan – Major Amendment on February 12, 2007 (Corporate Report No. L001).

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.	Landscape Buffer Drawings
Appendix XI.	Proposed CD Zone
Appendix XII.	Survey 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 Address:                      17340 - 4 Avenue
  
  - (b)      Civic Address:                      17340 - 4 Avenue  
                         Owner:                                      Pax Ventures Ltd., Inc. No. 0757351  
                         PID:    011-432-675  
                         Lot 2 Section 32 Block 1 North Range 1 East New Westminster District Plan  
                         9374
  
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.  
  
                         MOT File No. 01-006-24818.

## SUBDIVISION DATA SHEET

**Proposed Zoning: CD/RF-12**

<b>Requires Project Data</b>	<b>Proposed</b>		
<b>GROSS SITE AREA</b>			
Acres	4.02 ac		
Hectares	1.626 ha		
<b>NUMBER OF LOTS</b>			
Existing	1		
Proposed	23		
<b>SIZE OF LOTS</b>	A: CD (RH-G):	B: CD (RF):	C: RF-12:
Range of lot widths (metres)	41.23 m	14.2-23.0 m	6.0-15.4 m
Range of lot areas (square metres)	1,574-1,598 sq.m.	450-672 sq.m.	320-480 sq.m.
<b>NUMBER OF PROPOSED LOTS BY ZONE</b>	2	5	16
<b>DENSITY (Gross Area by Block ac/ha)</b>	0.899/0.364	0.875/0.354	2.244/0.908
Lots/Hectare & Lots/Acre (Gross)	2.22/5.50	5.71/14.12	7.13/17.62
Lots/Hectare & Lots/Acre (Net)	2.55/6.31	8.18/20.24	10.82/26.71
<b>SITE COVERAGE (in % of gross site area)</b>			
Maximum Coverage of Principal & Accessory Building	30%	30%	30%
Estimated Road, Lane & Driveway Coverage	15%	30%	30%
Total Site Coverage	45%	60%	60%
<b>PARKLAND</b>	n/a		
Area (square metres)			
% of Gross Site			
	<b>Required</b>		
<b>PARKLAND</b>			
5% money in lieu	YES		
<b>TREE SURVEY/ASSESSMENT</b>	YES		
<b>MODEL BUILDING SCHEME</b>	YES		
<b>HERITAGE SITE Retention</b>	NO		
<b>BOUNDARY HEALTH Approval</b>	NO		
<b>DEV. VARIANCE PERMIT required</b>			
Road Length/Standards	NO		
Works and Services	NO		
Building Retention	NO		
Others	NO		