

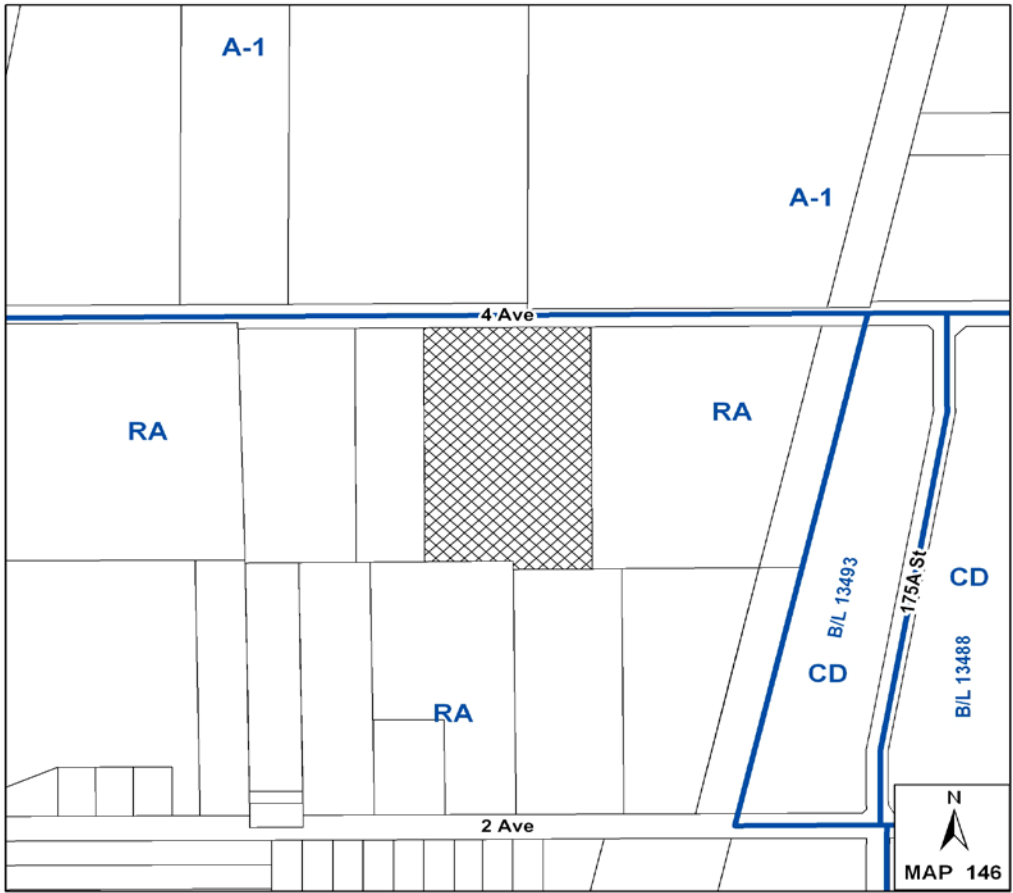
**Proposal:** Partial OCP amendment from Suburban to Urban. Partial NCP amendment from various designations to Suburban Half Acre, Urban Single Family and Single Family Residential Flex. Rezone from RA to CD and RF-12. DP to permit a landscaped buffer along the ALR boundary.

**Recommendation:** Approval to Proceed

**Location:** 17414 - 4 Avenue      **Zoning:** RA

**OCP Designation:** Suburban/Urban

**NCP Designation:** Suburban, SF & Open Space/ Detention Pond      **Owner:** Trommel Holdings Ltd.



PROJECT TIMELINE

Completed Application Submission Date: June 26, 2006  
Application Revision & Re-submission Date: April 3, 2007  
Planning Report Date: May 28, 2007

PROPOSAL

The applicant is proposing:

- a partial OCP amendment from Suburban to Urban;
- a partial NCP Amendment from Open Space (detention pond), School/Park, Suburban Half Acre (Strata) and Urban Single Family (Strata) to Suburban Half Acre, Urban Single Family and Single Family Residential Flex;
- a rezoning from RA to CD and RF-12; and
- a Development Permit for a landscape buffer along the ALR boundary

in order to allow subdivision into 2 suburban half acre gross density lots, 7 urban single family transition lots, 19 single family small lots, and open space.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating ~~a the~~ portion of the property ~~shown as Block 2, 3 and 4 in Appendix XIV~~ from Suburban ~~and Urban~~ to Urban ~~as shown on Appendix XI~~ 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 property shown as Blocks 1 and 2 on Appendix XIV 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 property shown as Block 3 on Appendix XIV 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. 7906-0320-00 to establish a landscape buffer along the ALR boundary in accordance with the attached drawings (Appendix III).

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**School Catchment Area/Current Enrollment/School Capacity:**

Hall's Prairie Elementary School = 104 enrolled/140 capacity  
 Earl Marriott Secondary School = 1,629 enrolled/1,500 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 = 0 students  
 Secondary students = 256 students  
 Total new students = 256 students

**Approved Capacity Projects and Future Space Considerations**

*A new Douglas Area elementary school site has been approved for acquisition. A new elementary school will be needed after 2010. The Capital Plan also proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term.*

(Appendix VI)

Ministry of Transportation: Ministry of Transportation has requested additional studies for those lands in Douglas east of 172 Street.

Agricultural Advisory Committee (AAC): Support proposal for 15 metre buffer along the south side of 4 Avenue between ALR and the development site (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** Large acreage property with residence and greenhouses (not active).
- **Significant Site Attributes** No mature trees. No watercourses.
- **East:** Residential acreage lots under application, designated Suburban/Urban in the OCP, small lot strata in the NCP and zoned RA.
- **South:** Residential acreage lots. Some lots are within larger Cressey application (No. 7904-0411-00) at Third Reading. Designated Urban in the OCP, School/Park site in the NCP and zoned RA.
- **West:** Residential acreage lots. The Equitas application (No. 7906-0098-00) which previously proceed to Council, is located further west as shown in the context plan (Appendix XV), designated Suburban/Urban in the OCP, Suburban Half Acre and Urban Single Family in the NCP, zoned RA
- **North:** Across 4<sup>th</sup> Avenue, farmlands in ALR, designated Agricultural, zoned A-1.

### PLAN AND POLICY COMPLIANCE

OCP Designation:	Suburban and Urban. Partially complies. (Portion needs amendment from Suburban to Urban).
NCP Designation:	Various designations (Appendix XII). Partially complies. (Needs amendment to Suburban Half Acre, Urban Single Family and Single Family Residential Flex.)

### JUSTIFICATION FOR PLAN AMENDMENT

- The Official Community Plan (OCP) land use designation for the subject site is "Suburban" for the northern three quarters of the property and "Urban" along the southern quarter. However, the Douglas NCP land use designation is primarily "Open Space/Detention Pond" with additional designation along the west and south lot lines of "Suburban ½ Acre (Strata)" and "Urban Single Family (Strata)". Also in the southern portion of the subject lands is a "School/Park Site" designation.
- The applicant is proposing amendments 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 plans for the area, which removed the necessity of the stormwater detention pond on these lands.

### Detention Pond

- As part of the Servicing Studies completed by the applicant and presented to Council in February 2007, the applicant 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 purposed 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 the area was no longer required to detain water, City staff looked at the opportunities for the site. Parks did not require the area for green space and thus the applicant has made a development application for the site.

### ALR Buffer Area/Half Acre Lots

- The proposed OCP Amendment is to reduce the area of Suburban designated lands against the Agricultural Land Reserve (ALR) for the subject site and redesignate it Urban.

- The ALR is located north of 4 Avenue. The remaining Suburban designation would accommodate one row of half-acre gross density type lots south of 4 Avenue. A 15% cash-in-lieu of open space is required for these lots to accommodate the proposed lot sizes.
- Amending the Suburban designation does not affect the 2 units per acre density required on the ALR edge. It allows for a more desirable interface towards the smaller lots within the proposed "Single Family Residential Flex" designation for the NCP Amendment that was discussed in the Corporate Report No. L001.
- The Amendment takes into consideration that Douglas is a relatively small and isolated area adjacent to the ALR and major roadways. The densification of this area is to support sustainability and affordability of housing, while recognizing that due to the environmental constraints of the lands, only marginal increases in redevelopment densities can be considered.

#### Residential Transition Lots/Flex Designation

- The Amendment also supports the move to smaller lots within the Urban area and 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 recently approved (Corporate Report No. L001) the inclusion of "Single Family Residential Flex" 6 upa to 14 upa designation in the Douglas NCP and approved a set of review criteria to ensure that interface areas and density gradients were assessed as part of each NCP Amendment application when they were brought forward.
- The review criteria was intended for the assessment of lands us applications proposing the "flex" designation. These criteria address:
  - The interface of proposed zones with retained lands outside of the flex zone; and
  - The density gradient.
- This application is bounded on its south and east sides by development applications that have been coordinated to propose similar densities and amendments to the NCP as shown in Appendix XV, and therefore the proposed interface on these boundaries is appropriate. The western boundary does not have a development application but the applicant has been in discussions with the landowners and no objections have been received. The lot on the western boundary is the only lot that is not under application east of 172 Street and this development proposal is consistent with the other applications adjacent to 4 Avenue.
- This development application has a major interface with the Agriculture Land Reserve north of 4<sup>th</sup> Avenue as it is adjacent to the ALR edge. The appropriate interface with the ALR is using a 15 metre (50 ft.) wide landscaped buffer and meeting the requirements of City Policy 0-23 (as amended) which requires a minimum ALR interface of one row of half-acre or half-acre gross density sized lots in the Suburban area. The landscape buffer must be provided and the front face of any building must be located a minimum of 37.5 metres south of the ALR boundary. Vehicular access to these lots is required to be from a rear lane as no access to 4 Avenue is permitted. These requirements have all been met.

- In addition, the density gradient criteria requires that the transition lots between the half-acre lots to small lots across the proposed roadway. The density gradient towards the ALR has thus been protected from the proposed flex area with small lots, through the transition area and the ALR edge.
- Overall, the proposal is consistent with the major Douglas NCP Amendment recently approved by Council and can be supported.

#### DEVELOPMENT CONSIDERATIONS

- The 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 lots and urban single-family transition lots. The remainder of the rezoning area to the south is proposed as RF-12 for the subdivision of a total of 28 residential lots and Park site.
- Within in the "Suburban" designated area, two lots are proposed, meeting the Suburban ½ Acre designation (2 upa) at lot sizes greater than 1550 square metres (0.38 acres). There is a remainder portion to be consolidated with the neighbouring property to the west.
- The Suburban lots will have a 15 metre (50 ft.) landscaped buffer across their northern boundary as a transition to the Agricultural Land Reserve on the north side of 4 Avenue.
- The Suburban lots will be accessed by a rear lane only.
- The rezoning of the suburban area requires cash-in-lieu of 15% of the market value of the property as the RH-G Zone requires 15% open space designation as part of the Zone, to accommodate the reduced lot types proposed.
- An additional 7 lots are proposed to be created south of the Suburban lots. These are RF-type lots of 15 metres (50 ft.) width and 28 metre (92 ft.) depth, serving as a transition between the Suburban lots and the small lots further south. The transition lots will be accessed by same lane serving the Suburban area as well.
- The remainder of the lands, with the exception of the park site, are proposed to be developed as part of the "Single Family Residential Flex" designation in an RF-12 type small lot, at a minimum of 13.4 metres (44 ft.) wide and 22 metres (72 ft.) depth.
- The park site is somewhat smaller and in a slightly different location/configuration than that proposed by the NCP. However, the introduction of small lots required additional roadways and some changes in the park configuration at this location. The Douglas area is well served by park space overall. The Parks, Recreation & Culture Department supports the proposal.

#### 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 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 III, and as Schedule A in the CD Zone in Appendix X.

- The CD Zone was tailored to specifically deal with the proposal of having an RH-G type lot and the smaller areas proposed in the RF-type lots.
- This CD Zone is similar to the CD Zone created for the Equitas development (7906-0098-00) to the west, which has a similar development proposal. They proceeded to Council with the Cressey Development (7904-0411-00) in February 2007 and are now at Third Reading. The following table compares the CD Zone (Blocks A and B) with the RH-G and RF Zones.

Amendment	RH-G Zone	CD Zone Block 1	RF Zone	CD Zone Block 2
<b>Permitted Uses and Open Space</b>	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.
<b>Density</b>	2 upa.	2 upa.	6 upa	6 upa.
<b>Lot Sizes</b>	1,120 to 1,300 m2	1,300 m2	- 15m x 28 m and 560 m2	15 m x 28 m and 450 m2

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 Agricultural Advisory Committee (AAC) has had the opportunity to review and comment on the applicant’s proposal. They supported the buffer proposal presented by the applicant.
- 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.

Trees

- The preliminary arborist report from Randy Greenizan and dated February 27, 2007, indicates that there are no mature trees on site. However, more detailed assessment will be conducted prior to final approval.
- Notwithstanding the above information, the 61 trees to be planted on the site greatly exceed the replacement trees required for the site. A full reconciliation of this issue will be completed prior to final approval.



### 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:
  - Classical heritage, neo-heritage and neo-traditional style dwellings
  - Mid-scale and simplicity of massing
  - Common hip, common gable, dutch hip and boston hip/gable roof lines
  - Generous overhangs and roof materials of cedar, 40 year shake profile asphalt or concrete roof tiles
  - Feature areas of brick or stone
  - Generous trim and detailing
  - No secondary suites
  - In-ground basements permitted
- The Building Scheme will still need revisions to reflect some of the key community characteristics of Douglas. As the applicant and the City are concerned about affordability, these key characteristics have not been fully defined in the current Building Scheme but could include:
  - Steeper roof pitch: the roof pitch is a relatively simple way to define the community. A steeper roof pitch could give the single detached housing in Douglas more of village atmosphere within the neo-heritage scheme;
  - Roof top and cladding elements: such as weather vanes and board and batten style cladding. These are described in the Douglas NCP Design Guidelines; and
  - A Fir timber or wood detailing feature: the community of Douglas and the Open Space is very much defined by the fir trees and west coast village atmosphere.

The Design Consultant is working to incorporate these elements into the overall building scheme and it will be consistent throughout all the Douglas developments.

### PRE-NOTIFICATION

Pre-notification letters were sent on November 3, 2006 and staff received no comments.

- Though no concerns were specifically expressed about this proposal, this project was shown at the all-applicants meeting on November 22, 2006, and therefore the same comments apply to this application as the ones that proceeded to Council previously.

### 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 Subdivision Layout and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Agricultural Advisory Committee Minutes
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	CD By-law
Appendix XI.	OCP Amendment Map
Appendix XII.	Douglas NCP Amendment Map
Appendix XIII.	Corporate Report No. L001
Appendix XIV.	Zoning Block Plan
Appendix XV.	Context Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated May 2007.
- Building Scheme dated March 4, 2007.
- Neighbourhood Character Study dated March 4, 2007.
- Arborist Report dated February 27, 2007.
- Tree Preservation and Replacement Plan dated February 27, 2007.
- Lot Grading Plan dated May 27, 2007.
- Traffic Study prepared by Ward Consulting Group dated January 2007.
- Soil Contamination Review Questionnaire prepared by Bob Ambardar dated June 26, 2006.

How Yin Leung  
Acting 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:             Greg Sewell, Coastland Engineering & Surveying Ltd.  
                  Address:         #101 - 19292 - 60 Avenue  
                                      Surrey, B.C.  
                  Tel:             604-532-9700
  
2.     Properties involved in the Application
  - (a)    Civic Address:        17414 - 4 Avenue
  
  - (b)    Civic Address:        17414 - 4 Avenue  
          Owner:             Trommel Holdings Ltd., Inc. No. 401905  
          PID:             008-359-695  
          Lot 12 Section 32 Block 1 North Range 1 East New Westminster District Plan  
          37342
  
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. 1-6-24318.

## SUBDIVISION DATA SHEET

### Proposed Zoning: CD and RF-12

Requires Project Data	Proposed		
<b>GROSS SITE AREA</b>			
Acres	5.97 ac		
Hectares	2.417 ha		
<b>NUMBER OF LOTS</b>			
Existing	1		
Proposed	28		
<b>SIZE OF LOTS</b>			
	CD (Sub)	CD (RF)	RF-12
Range of lot widths (metres)	40.7-71.8 m	15.4-19.3 m	13.4-18.7 m
Range of lot areas (square metres)	1,553-2,758 sq.m.	450-563 sq.m.	320-482 sq.m.
<b>DENSITY</b>			
Lots/Hectare & Lots/Acre (Gross)	1.56/3.86	5.49/13.56	7.06/17.46
Lots/Hectare & Lots/Acre (Net)	1.88/4.64	8.65/21.41	10.17/25.13
<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>			
Area (square metres)	2,949		
% of Gross Site	12.20		
<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		

CONTOUR MAP FOR SUBJECT SITE

