

Proposal: OCP Amendment to declare a portion of the site Temporary Industrial Use Permit area. Rezone portions of the site from RA to A-2 and other portions from A-2 to RA to complete a lot line adjustment. Temporary Use Permit to permit a soil screening operation.

Recommendation: Approval to Proceed

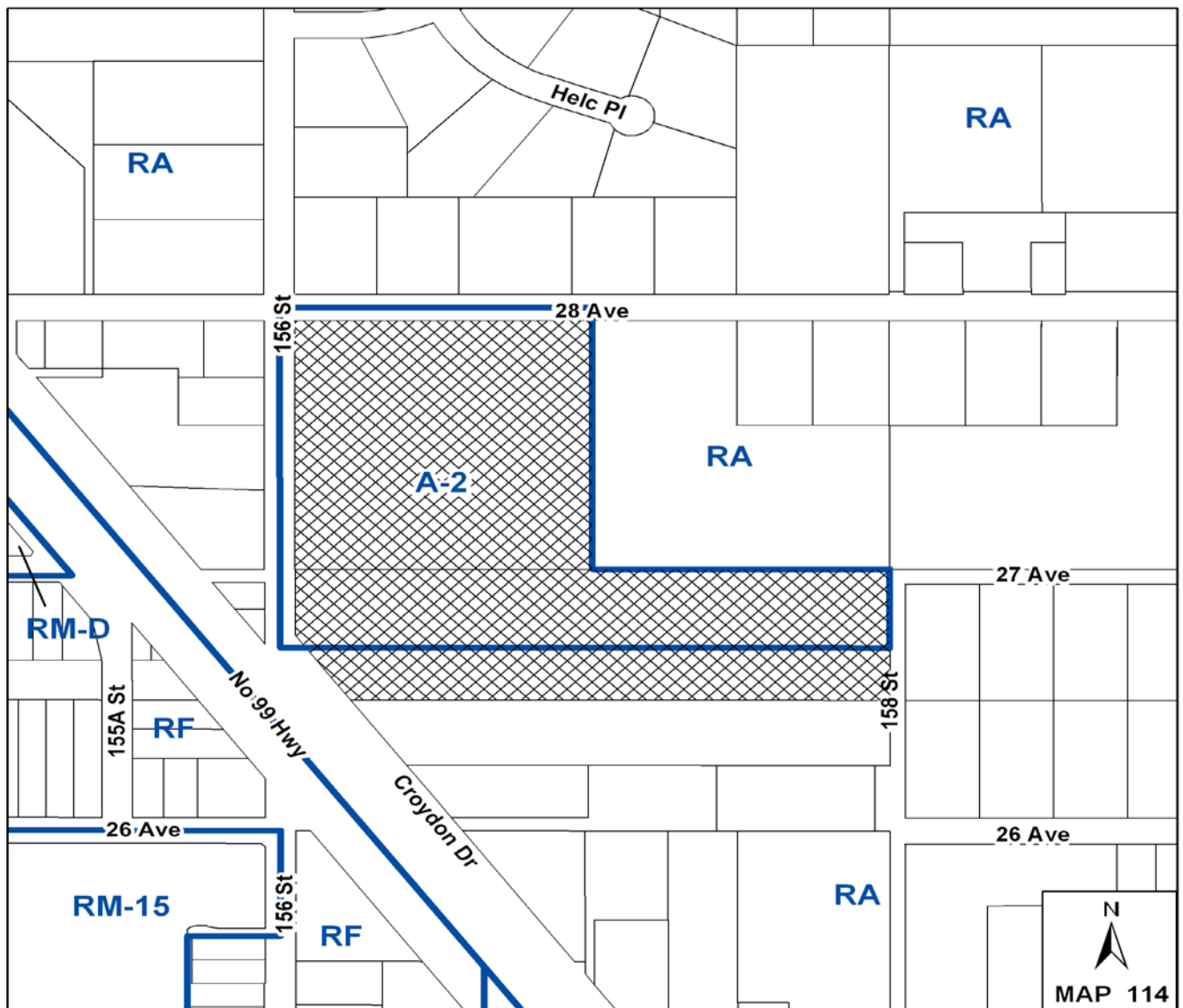
Location: 15650 - 28 Ave, 2678 - 156 St, 2660 Croydon Dr

Zoning: A-2 and RA

OCP Designation: Suburban

LAP Designation: Bus Park, Med & Med-High Density

Owner: Croydon Ventures Inc. et al



PROJECT TIMELINE

Completed Application Submission Date: February 6, 2007
Planning Report Date: June 25, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment to declare a portion of the site as a Temporary Industrial Use Permit Area;
- a rezoning for portions of the site from A-2 to RA and for other portions from RA to A-2; and
- a Temporary Use Permit

in order to allow a lot line adjustment and permit an existing soil screening operation to continue for a period not exceeding two (2) years.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan to declare a portion of proposed Lot 3 (Appendix III) as a Temporary Industrial Use Permit Area 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 the portion of the property shown in hatched on Block "A" **and Block "B"** of Appendix **VII** from "Intensive Agriculture Zone (A-2)" (By-law No. 12000) to "One-Acre Residential Zone (RA)" (By-law No. 12000) and to rezone portions of the property shown as **Block "C"** on Appendix **VII** from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Intensive Agriculture Zone (A-2)" (By-law No. 12000) and a date be set for Public Hearing. and a date be set for Public Hearing.
4. Council approve Temporary Use Permit No. 7906-0028-00 (Appendix VI) to proceed to Public Notification.
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; and
- (c) approval from the Ministry of Transportation.

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).
Parks:	No concerns (Appendix V).
BC Hydro:	No concerns.

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwellings and soil processing operation.
- **East:** Acreage property owned by Polygon under application (No. 7906-0289-00), which is being rezoned to RM-30 to create 180 townhouses. East (across 158 Street) single family residential on one-acre lots, zoned RA, designated Suburban in the OCP and "Medium" and "Medium-High" density in the North Grandview Heights NCP Area #1 under application (No. 7906-0097-00) for the development of 97 rowhouse units and 42 detached strata units.
- **South:** Single family residential on oversized RA lots, split-designated "Business Park/Light Industrial" in the Highway 99 Corridor Land Use Plan (west portion) and "Medium-High Density" in the North Grandview Heights NCP Area #1 (east portion), zoned RA, designated Suburban in the OCP.
- **West:** Across 156 Street, single family residential, zoned RA, designated Suburban in the OCP, designated "Business Park/Light Industrial" in the Highway 99 corridor Land Use Plan.
- **North:** Across 28 Avenue, single family residential on one-acre sized lots, zoned RA, designated "Suburban" in the OCP and "Cluster Housing" (6 - 8 up) in the North Grandview Heights NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation:	Needs amendment to declare proposed Lot 3 as a Temporary Industrial Use Permit area (Appendix VII).
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NCP Designation: Split-designated "Medium" and "Medium-High" density in the North Grandview Heights NCP Area #1 and designated "Business Park/Light Industrial" in the Highway 99 Corridor Land Use Plan.

DEVELOPMENT CONSIDERATIONS

Background

- The subject 7.6 hectares (18.8 acres) site consists of three (3) properties that are zoned 'Intensive Agriculture (A-2)' and 'One-Acre Residential (RA)' and are located southeast of 28 Avenue and 156 Street (Appendix II). The properties are designated 'Suburban' in the OCP and are located within both the North Grandview Heights NCP Area #1 (Appendix VIII) and the Highway #99 Corridor Land Use Plan (Appendix IX).
- The easterly portion of the site is located within the North Grandview Heights NCP Area #1 and is designated 'Medium Density' and 'Medium-High Density'. The westerly portion of the site is located within the Highway #99 Corridor Land Use Plan and is designated 'Business Park/Light Industrial'.

Proposed Development

- The applicant currently operates a soil processing business. The applicant is proposing to realign the existing lot line boundaries so to retain three (3) parcels but reconfigure these to position them for future development in accordance with the applicable NCP. The applicant is not proposing to develop the lands at this time. The lot line adjustment has been accompanied by rezoning (Appendix VII) of portions of the proposed lots to ensure each lot is not split zoned. The TUP is proposed to allow the existing soil processing operation to continue.
- Proposed lot 1, which will be approximately 4.4 hectares (10.9 acres) in size, will incorporate the existing hydro corridor located on this site plus those lands west of the hydro corridor. This proposed lot would be located entirely within the Highway #99 Land Use Plan and allow for Business Park / Light Industrial uses for any future development (Appendix III).
- The southern portion of proposed lot 1 (the western half of 2660 Croydon Drive) is proposed to be rezoned to A-2 (Appendix III).
- Proposed lot 2, which will be approximately 1.9 hectares (4.7 acres) in size, would be located east of the existing hydro corridor and south of 28 Avenue. This lot would be located within the Morgan Heights NCP and allow for medium and high residential density uses in the future. The entire lot is proposed to be rezoned from A-2 to RA (Appendix III).
- Proposed lot 3, which will be approximately 1.5 hectares (3.7 acres) in size, would be located east of the existing hydro corridor and west of 158 Street. This lot would be located within the Morgan Heights NCP and allow for medium and high residential density uses in the future. The northern portion of proposed lot 3 (the eastern half of 2678 156 Street) is proposed to be rezoned zoned to RA so that the entire lot is consistently zoned the same (Appendix III).

- No new development is proposed on any of the lots at this time, as the main intent of this application is to adjust the boundaries to position these three (3) lots for future development potential.
- The size of the proposed lots will meet the requirements as set out for the applicable zone stated in the Zoning By-law (12000). The soil screening use, however, that is currently in operation within an area that is being rezoned from A-2 to RA, which does not permit soil processing, will require a Temporary Industrial Use Permit in order to continue it's operation on proposed lot 3. Proposed lot 3 is intended to be zoned RA, which does not permit a soil processing operation as a use.

Temporary Use Permit

- The applicant has applied for a Temporary Industrial Use Permit (TUP) to allow for the continued operation of an existing soil processing operation on that lined portion of proposed lot 3 as illustrated in Schedule 'A' of Appendix V. An OCP Amendment is required to designate the site as a TUP Area. The continued used of the soil processing operation is not considered to be a long term situation as the applicant has indicated that he will phase out the business in order to allow for future development of the subject sites in accordance with the applicable NCP.
- The existing soil processing operation is primarily located at 2678 156 Street, which is currently zoned A-2 and therefore, is a permitted use on the property. The operation extends from west of the hydro corridor to approximately 50 metres from the eastern boundary line. The proposed lot configuration would have the soil operation located on both proposed lot 1 and proposed lot 3.
- Proposed lot 1 is intended to be zoned A-2, which permits a soil screening operation as a use, but proposed lot 3 would be zoned RA, which does not permit this use. Therefore, the TUP would apply to only that area that is currently being used for the soil processing operation on proposed lot 3. This is illustrated as the hatched area within Block 'A' on Appendix V.
- Issuance of the TUP will enable the applicant to continue the soil processing operation for two (2) years from the date of issuance.
- A security bond of \$20,000 is also required as a condition of the TUP to ensure reinstatement of the site once the TUP expires.

Engineering Services

- Engineering is requiring that all the applicable road dedication and construction of these roads will be completed with this application (Appendix IV).
- The dedication required includes 11m (36 ft) on 28 Avenue, 10m (33 ft) on 156 Street, 10m (33 ft) on 158 Street, and 1.9m (6 ft) on Croydon Drive. There is also a 1.6m (5 ft) wide statutory right-of-way required for a multi-use pathway along the east side of Croydon Drive.

PRE-NOTIFICATION

Pre-notification letters were sent on March 13, 2007, and staff received no comments.

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, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Temporary Industrial Use Permit No. 7907-0028-00
Appendix VI.	Proposed OCP Amendment By-law Temporary Industrial Use Permit Area No. 22
Appendix VII.	Zoning Block Plan
Appendix VIII.	North Grandview Heights NCP Area #1
Appendix IX.	Highway #99 Corridor Land Use Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 5, 2007.
- Environmental Report prepared by Phoenix Environmental Services Ltd. dated July 2005.
- Soil Contamination Review Questionnaire prepared by Albert Such dated May 25, 2007.

How Yin Leung
Acting General Manager
Planning and Development

RD/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: Michael Sanderson, Aplin & Martin Consultants Ltd.
 Address: 12448 - 82 Avenue
 Surrey, B.C.
 V3W 3E9
 Tel: 604-597-9058

2. Properties involved in the Application

- (a) Civic Address: 2678 - 156 Street, 15650 - 28 Avenue and 2660 Croydon Drive
- (b) Civic Address: 2678 - 156 Street
 Owner: Croydon Ventures Inc.
 PID: 000-540-706
 Lot 3 Except: Part on SRW Plan 25810 Section 23 Township 1 New Westminster District Plan 10600
- (c) Civic Address: 15650 - 28 Avenue
 Owners: Albert David Svab, Colin David Svab, Christine Svab and Darren Allan Svab
 PID: 011-626-852
 West Half of the North Half Legal Subdivision 7 Section 23 Township 1 New Westminster District
- (d) Civic Address: 2660 Croydon Drive
 Owner: Norma Jean Svab
 PID: 000-675-873
 Lot 2 Except: Part on SRW Plan 25810 Section 23 Township 1 New Westminster District Plan 10600

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the property.
- (b) Introduce a By-law to rezone a portion of the property (and a portion of road allowances).
- (c) Proceed with Public Notification for Temporary Use Permit No. 7907-0028-00.

SUBDIVISION DATA SHEET

Proposed Zoning: A-1 and RA

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	19.6 ac
Hectares	7.9 ha
NUMBER OF LOTS	
Existing	3
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	100 m - 180 m
Range of lot areas (hectares)	1.54 ha - 4.43 ha
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	NO
MODEL BUILDING SCHEME	
	NO
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

