

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0174-00

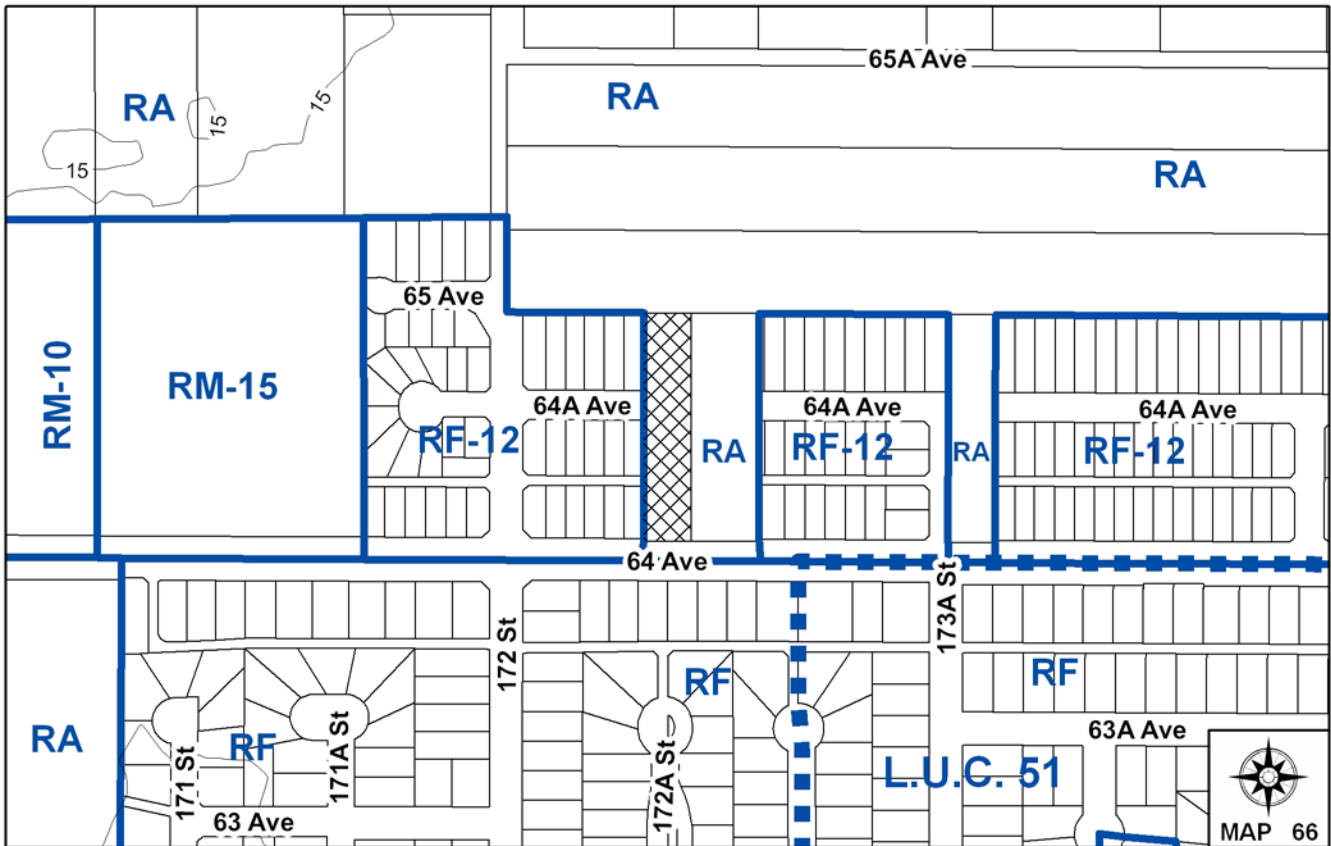
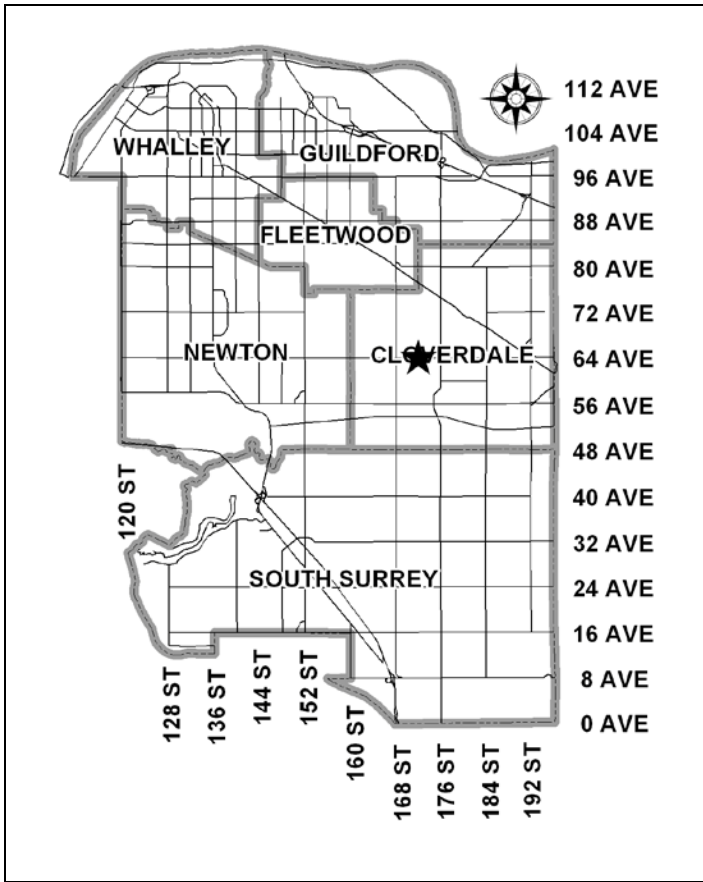
Planning Report Date: April 14, 2008

PROPOSAL:

- **OCP Amendment** of a portion of the site from Suburban to Urban
- **Rezoning** from RA to RF-12
- **Development Permit**

in order to permit the development of approximately 6 small single family lots with an agricultural buffer.

LOCATION: 17241 - 64 Avenue
OWNERS: Avtar Singh Saran et al
ZONING: RA
OCP DESIGNATION: Urban/Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Partially complies with OCP designation.
- Complies with the form of development in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site 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 the subject site 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.
4. Council authorize staff to draft Development Permit No. 7907-0174-00 in accordance with the attached drawings (Appendix IX).
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;
 - (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) submission of a landscaping plan and landscaping cost estimate for the required buffer area to the specifications and satisfaction of the City Landscape Architect;
 - (f) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on the easterly 4.2 metres (14 sq.ft.) of proposed Lot 6 until future consolidation with the adjacent property to the west at 17267 - 64 Avenue.
 - (h) registration of a Section 219 Restrictive Covenant for "no build" within the 20-metre (65 ft.) wide buffer area along the ALR boundary , and insertion of a clause into the Building Scheme ensuring no encroachment into the buffer on proposed Lots 1 and 2;
 - (i) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 applications;

- (j) registration of a 2.5-metre (8 ft.) wide right-of-way for public access along the south property line on all of the proposed lots fronting 64 Avenue, to accommodate the Hook Greenway;
- (k) provision of cash-in-lieu for the installation of the required landscaping for the Hook Greenway (64 Avenue) to the satisfaction of the General Manager, Parks, Recreation & Culture;
- (l) registration of a Section 219 Restrictive Covenant on all of the proposed lots advising future home owners of the existing farm operations on the adjacent agricultural lands; and
- (m) registration of a Section 219 Restrictive Covenant on proposed Lots 5 and 6 to prohibit the installation or construction of any fence along the south property line fronting 64 Avenue.

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:	<p>Projected number of students from this development:</p> <p>2 Elementary students at George Greenaway School 1 Secondary student at Lord Tweedsmuir Secondary School</p> <p>(Appendix IV)</p>
Parks, Recreation & Culture:	Support. The applicant should leave adequate frontage to support this section of the Hook Greenway, and should provide 5% cash-in-lieu of parkland.
Agricultural Advisory Committee:	The project was reviewed at the November 1, 2007 AAC meeting wherein the Agricultural Advisory Committee recommended that the application be approved, with the condition that the landscape buffer be planted by the developer before the Building Permit is issued, and that the landscaped portion of the buffer should be 15 metres (50 ft.) wide (Appendix V).
Ministry of Transportation (MOT):	Preliminary Approval is granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Agricultural lands within the Agricultural Land Reserve.	Agricultural	RA
East:	Existing single family dwelling on an acreage parcel.	Urban and Suburban	RA
South (Across 64 Avenue):	Existing single family dwellings.	Urban	RF
West:	Existing small lot single family dwellings.	Urban	RF-12

JUSTIFICATION FOR PLAN AMENDMENT

- Council recently granted approval to similar OCP amendments to the west and east of the subject site, creating a number of small single family lots (File Nos. 7903-0034-00, 7903-0035-00, 7903-0183-00, 7906-0242-00, 7906-0270-00). The proposed development is consistent with the approved concept for this area.
- The proposal to redesignate the northern two-thirds of the site from Suburban to Urban is considered a Type 2 Amendment in the Official Community Plan (OCP), i.e., the proposal is a major amendment and therefore requires the applicant to provide significant community benefit.
- The applicant has confirmed in writing their offer to provide a community benefit contribution in the amount of \$4,500.00 for each lot that will benefit from the OCP amendment from Suburban to Urban. This will result in a total contribution of \$18,000 for four out of six lots, and will be received by the City prior to the project being considered for Final Adoption.
- In addition to this community benefit contribution, the applicant will also provide cash-in-lieu for the installation of the required landscaping of the Hook Greenway along 64 Avenue and amenity contributions in accordance with the provisions for NCP Infill areas in Schedule G of the Zoning By-law.

DEVELOPMENT CONSIDERATIONSSite Context and Background

- The 0.4-hectare (0.99-acre) subject site consists of one property located on the north side of 64 Avenue west of Highway No. 15 in Cloverdale. The site is split-designated Urban and Suburban in the Official Community Plan (OCP).

- The subject site backs onto the Agricultural Land Reserve (ALR) to the north (Appendix III), and is one of five remaining parcels split designated Urban and Suburban located on the north side of 64 Avenue between 172 Street and Highway No. 15.
- The subject site is currently zoned “One-Acre Residential Zone” (RA). The applicant is proposing to rezone the site to “Single-Family Residential (12) Zone” (RF-12) to allow subdivision into approximately six (6) small single family lots.

Proposed Subdivision Layout

- All six proposed lots conform to the minimum requirements of the RF-12 Zone for Type I lots in terms of lot area, width and depth. They range in size from 392 square metres (4,220 sq.ft.) to 577 square metres (6,211 sq.ft.). The lots range in width from 12.2 metres (40.0 ft.) to 12.3 metres (40.4 ft.), and in depth from 32 metres (105 ft.) to 47.3 metres (155 ft.).
- Proposed Lot 6 will be 876.3 square metres (9,433 sq.ft.), as a 482.9-square metre (5,198 sq.ft.) portion will ultimately be sold to the property to the east (17267 – 64 Avenue) to facilitate the eventual subdivision of that property. A “no-build” Restrictive Covenant will be registered over this portion. Proposed Lot 6 will ultimately have a lot size of 393.4 square metres (4235 sq.ft.) and a width of 12.3 metres (40.4 ft.).
- As part of the current proposal, the applicant will construct a further extension of 64A Avenue connecting to 172 Street. The intersection at 172 Street and 64 Avenue is fully signalized.
- Proposed Lots 1-4 will front onto 64A Avenue. Access to proposed Lots 1 and 2 will come directly from 64A Avenue, while access to proposed Lots 3 and 4 will be gained from the proposed lane connecting to 172 Street.
- Proposed Lots 5 and 6 will front onto 64 Avenue, and will gain access from the proposed lane connecting to 172 Street.
- The proposed development is consistent with the overall development concept for the area, and is consistent with the pattern established by the adjacent developments.

Design Considerations and Proposed Lot Grading

- The applicant for the subject site has retained Davenport Design Group as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VI).
- The Character Study of the existing neighbourhood, performed by the applicant’s Design Consultant, found that there are a few characteristic housing styles in the neighbourhood. The typical older home for the neighbourhood is either the one-to-two storey Traditional Rancher home or the Basement-Entry home on large acreage lots (similar to the houses which are to be demolished as part of this proposed development), while the typical new home is either the two storey Neo-Traditional or Neo-Heritage home on small single-family lots (similar to that being proposed for the subject site).

- To further ensure that future lots fronting 64 Avenue (proposed Lots 5 and 6) will be developed in accordance with the desired streetscape, the proposed Building Scheme will indicate that fences are not to be constructed along the south property line of any homes fronting 64 Avenue.
- In-ground basements are proposed based on the proposed lot grading information that was provided by the applicant. All of the lots will have approximately 0.5 metre (1.6 ft.) to 1 metre (3.3 ft.) of fill in order to achieve the ultimate road grade and minimum building elevations. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.

Arborist Report and Tree Protection

- C. Kavolinas and Associates prepared the Arborist Report and Trees Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 26 mature trees on the subject site. The report proposes the removal of 26 trees because they are located either within the building envelopes, or within the footprint of proposed driveways and underground services. The Report proposes that no trees be retained. In addition to the planting to be included in the Landscape Buffer, eighteen (18) replacement trees will be planted for a total of eighteen (18) trees on site, providing for an average of three (3) trees per lot.
- The following chart provides a summary of the proposed tree retention and removal by species:

Tree Species	Total Number of Trees	Proposed for Retention	Proposed for Removal
Douglas Fir	3	0	3
Cottonwood	16	0	16
Poplar	7	0	7
Total	26	0	26

- Three (3) under-sized cedar hedges are proposed for retention, but are not included in the above totals
- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As sixteen (16) alder and cottonwood trees are proposed to be removed, and ten (10) other trees are to be removed, a total of thirty-six (36) replacement trees would be required for this application. The applicant proposes fourteen (14) replacement trees on the lots, and 31 trees in the landscape buffer for a total of 45 trees. Under the requirement of the Tree Protection By-law, this does not result in a tree replacement deficit. As such, under the By-law, monetary compensation is not required.

Development Permit for Agricultural Buffer

- The Official Community Plan requires that all development sites adjacent to land within the Agricultural Land Reserve obtain a Development Permit prior to subdivision of the site. The Development Permit is required to establish a landscape buffer, and a Restrictive Covenant is required along the agricultural interface to ensure maintenance of the landscape buffer.
- The Official Community Plan guidelines for development adjacent to the Agricultural designation require a minimum separation of 30 metres (100 ft.) between principal buildings and the edge of the agricultural lands. The applicant is proposing a minimum separation of approximately 20 metres (65 ft.) for proposed Lots 1 and 2, of which 15 metres (50 ft.) is landscaped. This is consistent with the surrounding developments.
- The proposed subdivision provides for a 20-metre (65-ft) wide buffer area, of which 15 metres (49 ft.) is landscaped, between the northerly portions of proposed Lots 1 and 2 and the agricultural lands to the north, satisfying the buffering requirements outlined in the OCP. Significant landscaping consisting of native planting materials will be installed within the buffer area, including 31 trees. A chain link fence will be installed along the north property line. The proposed buffering conforms to the Agricultural Land Commission's planting and fencing guidelines for development adjacent to the Agricultural Land Reserve (Appendix V)
- A Development Permit will regulate the proposed buffer area and corresponding landscaping and the applicant will be required to register a Section 219 Restrictive Covenant to secure a "no-build" within the buffer area.
- As part of the proposed Development Permit the applicant will be required to provide securities prior to subdivision approval to ensure installation and maintenance of the landscaping for the buffer area.
- A clause will be inserted into the Building Scheme to ensure there is no encroachment into the buffer area on proposed Lots 1 and 2.
- The Agricultural Advisory Committee has requested the Developer to plant the Landscape Buffer prior to the issuance of the Building Permit. The applicant will be required to register a no-build restrictive covenant over proposed Lots 1 and 2 until such time as the Landscape Buffer has been planted in a manner acceptable to the City.

64 Avenue Hook Greenway

- Consistent with the projects to the east and west of the subject site, the applicant has agreed to provide a 2.5-metre (8-ft.) wide right-of-way to accommodate the Hook Greenway parallel to 64 Avenue and to provide cash-in-lieu for the construction of the Greenway.

PRE-NOTIFICATION

Pre-notification letters were sent out on August 13, 2007 and staff received the following response.

- One caller expressed their concern about the quality of the development along this portion of 64 Avenue. The caller feels that the houses are built too close to the road. They also feel that fences (including picket fences) should be required in the front yard to encourage ownership of the front yard, similar to the houses to the west of the intersection of 64 Avenue and King George Highway. They also expressed concern about the quality of the road condition along 64 Avenue adjacent to this development.

(Staff discussed with the caller the current “best practice” planning principle that fences are to be discouraged in the front yards in order to enhance “eyes on the street”, i.e. the ability to overlook pedestrians along sidewalks and pathways for better safety and security. The callers concerns regarding the quality of road construction were forwarded to the Engineering Department. The caller was also given information regarding whom to contact in Engineering to express their concerns.)

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 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.	OCP Redesignation Map
Appendix IX.	Proposed Landscape Buffer

Jean Lamontagne
General Manager
Planning and Development

CA/kms

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.985 ac
Hectares	0.3986 ha
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	12.2 - 16.5 m
Range of lot areas (square metres)	392 - 783 m
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15 uph/6.1 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	5.4%
Total Site Coverage	55.4%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
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

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: _____

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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