

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0231-00

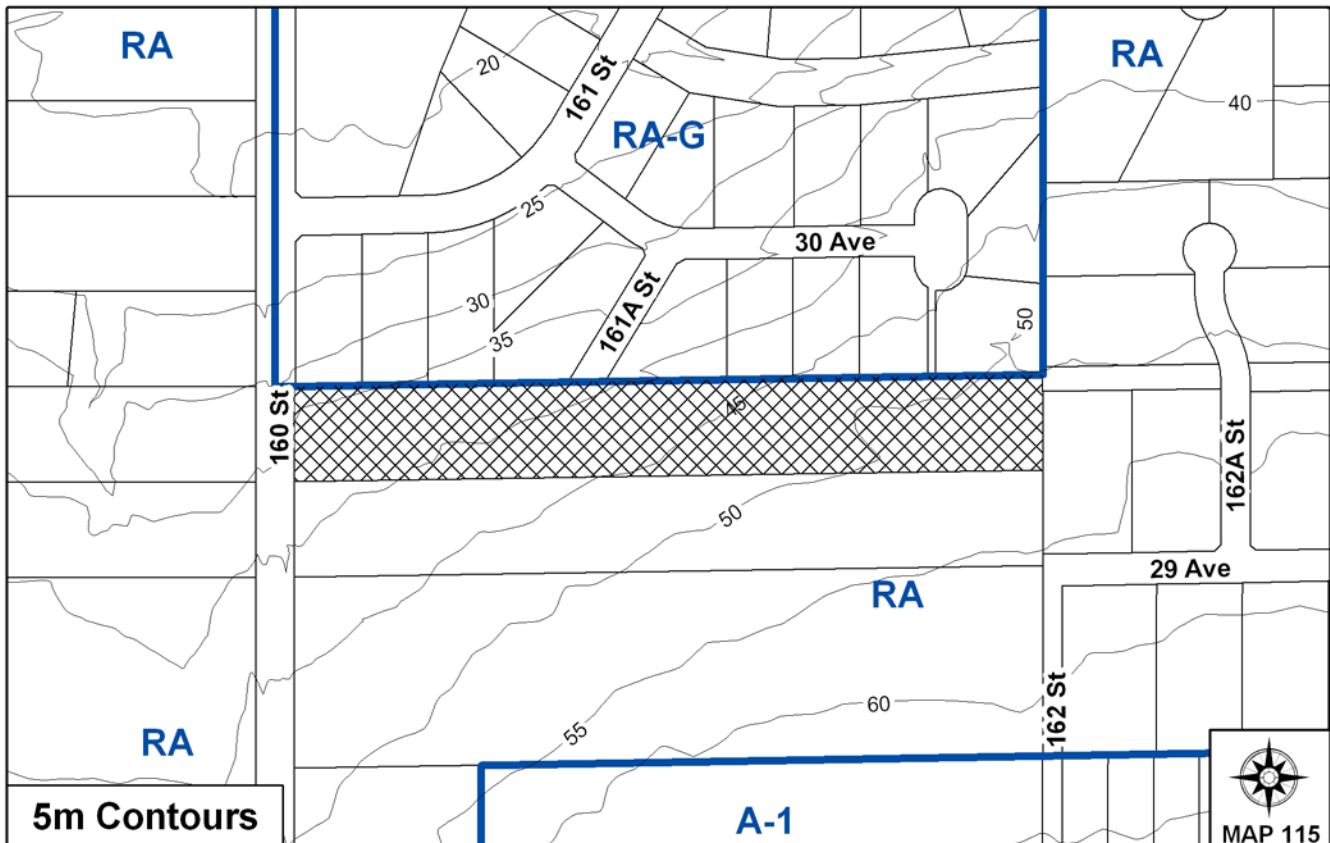
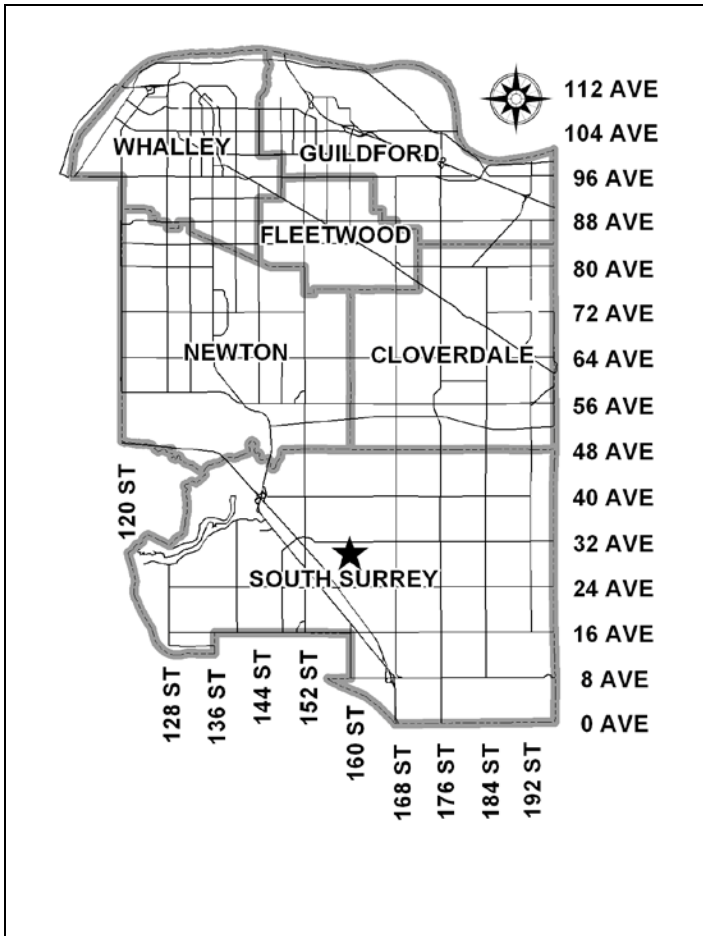
Planning Report Date: July 14, 2008

PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to CD (based on RH-G)

in order to allow subdivision into 4 Suburban Transition lots, riparian protection area and open space.

LOCATION: 2932 - 160 Street
OWNER: Quadra Holdings (160 Street) Ltd.
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Larger Transition Lots (2-3 upa) and Neighbourhood Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with OCP Designation. Needs amendment from Suburban to Urban.

RATIONALE OF RECOMMENDATION

- Complies with the North Grandview Heights NCP Designation.
- The proposed OCP Amendment was anticipated as part of the normal process for applications in the NCP to achieve the approved land use designation and density.
- The proposed subdivision meets the intent of the NCP for this site which is a transition area between suburban and urban lots and open space.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating 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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. 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) input from Senior Government Environmental Agencies;
 - (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 5.0 metre (16 ft.) wide buffer along the north property line of proposed Lots 1, 3 and 4 to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 4 until it is redeveloped in accordance with the North Grandview Heights NCP and rear lane access can be provided; and
 - (g) registration of a Section 219 Restrictive Covenant to ensure protection and maintenance of the 5.0 metre (16 ft.) wide landscaped buffer on the northern edge of proposed Lots 1, 3 and 4.

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:

1 Elementary student at Pacific Heights Elementary School
 1 Secondary student at Earl Marriott Secondary School

(Appendix IV)

Parks, Recreation & Culture:

The Parks, Recreation & Culture Department supports the proposed subdivision layout, including conveyance of riparian area and open space to the City. The City will acquire proposed Lot 6 for the neighbourhood park identified in the North Grandview Heights NCP.

Department of Fisheries and Oceans:

The Department of Fisheries and Oceans (DFO) has agreed to the establishment of an enhanced riparian protection area measured an average of 15.0 metres (50 ft.) from the top-of-bank on either side of the existing watercourse on the site. The riparian area will be conveyed to the City to ensure proper protection and maintenance of the environmental features.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be retained.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings.	Suburban/One-Acre Residential Gross Density	RA-G
East:	Single family dwelling.	Suburban/One-Acre Residential	RA
South:	Single family dwelling.	Suburban/Single Detached (4-6 upa)	RA
West (Across 160 Street):	Single family dwelling.	Suburban/Cluster Housing (6-8 upa)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is a 4.9-acre (2 hectare) parcel of property located on the east side of 160 Street, just south of 30 Avenue. The site is designated "Suburban" in the Official Community Plan (OCP) but also designated "Larger Transition Lots (2-3 upa)", and "Neighbourhood Park", in the North Grandview Heights Neighborhood Concept Plan (NCP).

- The proposed OCP amendment from "Suburban" to "Urban" was anticipated in order to achieve the land use designated in the North Grandview Heights NCP, which was approved by Council in January 1999 and later amended in November 2005. The majority of lands in the NCP require enabling OCP amendments to achieve the desired land use approved in the NCP, and these are brought forward at the rezoning stage.

DEVELOPMENT CONSIDERATIONS

- The subject site borders existing one-acre and one-acre gross density subdivisions to the north and east. The North Grandview Heights NCP recognizes these existing one-acre residential enclaves and requires appropriate density transitioning and buffering in response to these interface conditions.
- The subject site is identified in the NCP as being a transition area that will provide an appropriate transition between the existing suburban acreage lots to the north and east, and the future urban single detached lots to the south and west. A maximum unit density of 2-3 units per acre is prescribed under the NCP for this area to create a successful density transition. In addition, the NCP calls for a 15 metre (49 ft.) wide landscaped buffer between the existing acreage lots and the proposed transition lots.
- The NCP identifies a neighbourhood park on the eastern portion of the site, which will be connected to the linear park/multi-use trail system that extends east to west through the NCP area over the North Grandview Gravity Sewer Interceptor.
- The applicant proposes to subdivide the subject site into 4 single-family residential lots and 2 Park lots. The easternmost Park lot (Lot 6) will be conveyed to the City to fulfill the neighbourhood park requirements identified in the NCP at this location. The westernmost Park lot (Lot 5) will also be conveyed to the City as a riparian area required to be protected by the Federal Department of Fisheries and Oceans (DFO). As noted above, the application is consistent with the land use designation in the North Grandview Heights NCP.
- In addition to the enabling OCP amendment, the applicant proposes to rezone the site from "One-Acre Residential Zone (RA) to "Comprehensive Development Zone" (CD) to accommodate the proposed subdivision.

Proposed CD Zone and Subdivision Layout

- The proposed CD Zone for the Suburban Transition lots has been drafted to ensure large lot sizes and a maximum density of 2 to 3 upa is achieved in accordance with the NCP. The CD Zone is similar to the RF Zone with exceptions as summarized in the table below:

	RF Zone	Proposed CD Zone
Permitted Uses	Single-family dwellings with accessory bed and breakfast and keeping of boarders or lodgers.	Single-family dwellings with accessory bed and breakfast and keeping of boarders or lodgers.
Maximum Density (UPA)	6 dwelling units per acre	3 dwelling units per acre
Density (FAR)	0.48 (house cap of 330 square metres/3,550 sq.ft.)	0.32
Lot Coverage	40%	25%

	RF Zone	Proposed CD Zone
Yards and Setbacks	7.5 metre (25 ft.) front and rear yard, 1.8 metre (6 ft.) side yard (3.6 metre/12 ft.) side yard on flanking street)	7.5 metre (25 ft.) front and rear yard, 3.0 metre (10 ft.) side yard 7.5 metre (25 ft.) side yard on flanking street)
Principal Building Height	9 metres (30 ft.)	9 metres (30 ft.)
Minimum Lot Size	560 square metres (6,000 sq.ft.)	1,400 square metres (15,000 sq.ft.)
Minimum Lot Dimensions	15 metre (50 ft.) width and 28 metre (90 ft.) depth	15 metre (50 ft.) width and 28 metre (90 ft.) depth

- The proposed CD Zone is identical to the RF Zone with the exception of density, lot coverage, minimum lot size and setbacks. The proposed maximum unit density of 3 dwelling units per acre is less than the maximum unit density of 6 dwelling units per acre permitted under the RF Zone. In addition, the minimum lot size of 1,400 square metres (15,000 sq.ft.) is larger than the minimum lot size of 560 square metres (6,000 sq.ft.) permitted under the RF Zone. Both of these adjustments are to ensure the intent of the NCP, which is for an appropriate transition between larger and smaller lots, is met. The proposed floor area ratio (FAR) and building setbacks have been modified to be the same as the RH-G Zone requirements. This will accommodate a more appropriate house size and house siting given the larger lot sizes proposed and the context established by the homes on the larger acreage lots to the north of the site.
- The proposed road pattern is consistent with the pattern established in the North Grandview Heights NCP. The proposal completes the 161A Street cul-de-sac and adds 3 new lots around the bulb. Proposed lot 4 has future redevelopment potential but requires the neighbouring property to the south to provide the necessary rear lane access, as 160 Street is an arterial road. The applicant proposes to retain the existing house on Lot 4. As a condition of final adoption, the applicant will be required to register a no-build restrictive covenant on Lot 4 to ensure no new construction on this lot until such time as it is redeveloped in accordance with the North Grandview Heights NCP and rear lane access is provided.
- The applicant will dedicate and construct a 4.0 metre (13 ft.) wide walkway, which will connect the 161A Street cul-de-sac with the future linear park/multi-use trail system over the North Grandview Gravity Sewer Interceptor.
- A 5.0 metre (16 ft.) wide landscaped buffer will be provided along the northern edge of proposed Lots 1, 3, and 4. When combined with the existing 10.0 metre (33 ft.) wide landscape buffer already provided on the southern boundary of the existing one-acre gross density lots to the north, this will meet the required 15.0 metre (49 ft.) landscape buffer required under the NCP between these suburban and urban lots. A finalized landscaping plan for this 5.0 metre (16 ft.) buffer area will be provided prior to final adoption. In addition, a no-build restrictive covenant will be required to be registered over the buffer area to ensure that the buffer is protected and maintained and to establish an appropriate side yard building setback to this buffer.

Environmental Requirements

- During the application review process, a previously unidentified protected watercourse was discovered on the site. The protected watercourse runs southeastward from the northwest corner of the site. The applicant retained Enkon Environmental Ltd. (Enkon) to assess the watercourse and to prepare a report for watercourse protection. The report was presented to the City's Environmental Review Committee (ERC) at which time the Department of Fisheries and Oceans (DFO) agreed to the establishment of an enhanced riparian protection area measured an average of 15.0 metres (50 ft.) from the top of bank on either side of the watercourse. At the ERC meeting, the City's Parks, Recreation, and Culture Department agreed to take ownership of the riparian area to ensure it is protected and managed appropriately. The applicant has agreed to convey the riparian area (Lot 5) to the City to protect this creek in accordance with Department of Fisheries & Oceans requirements.

Lot Grading, Arborist Report and Tree Preservation

- The applicant submitted a lot-grading plan and has indicated that they intend to have in ground basements on all of the lots. The only area where fill over 0.5 metres (1.6 ft.) in depth is required is in the area of the 161A Street cul-de-sac bulb. Up to approximately 1.0 metre (3 ft.) of fill is required in this area to accommodate bulb construction. The Building Division has reviewed the lot grading information provided by the applicant and has found it to be acceptable to proceed.
- The applicant retained Glenn Murray (certified arborist) to conduct a tree survey and prepare an Arborist report for the site. The report identifies 224 mature trees and concludes that 53 will have to be removed. The table below provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Red Alder	128	88	40
Western Red Cedar	32	30	2
Big Leaf Maple	32	22	10
Scott Pine	7	7	0
European Birch	4	4	0
Douglas Fir	4	4	0
Cottonwood	4	4	0
Western Hemlock	3	3	0
Deodar Cedar	2	2	0
Austrian Pine	2	2	0
Norway Maple	1	1	0
Norway Spruce	1	1	0
Monkey Puzzle Tree	1	1	0
European Beech	1	1	0
English Walnut	1	0	1
English Oak	1	1	0
Total	224	171	53

- Of the 53 trees proposed for removal, forty (40) are Red Alder trees with little retentive value. The remaining trees to be removed are located within the proposed 161A Street cul-de-sac bulb, or a proposed building envelope or driveway.
- It is noted that of the 171 trees proposed to be retained at this time, 158 are within a future City park/riparian lot (Lot 5 or 6). These trees will need to be re-evaluated by the City's Parks, Recreation & Culture Department to determine their value for retention within the park areas.
- The applicant proposes a total of 74 replacement trees on the lots and within the buffer areas. Securities will be collected to ensure these replacement trees are planted.
- The City landscape architect has reviewed the tree survey and arborist report and found the information acceptable.

Building Design

- A proposed Building Scheme was prepared by Michael E. Tyan (Tyan Consulting Ltd.) and was based on a neighbourhood character study of the area. The neighbourhood character study identifies the site as interfacing two distinct character areas. The first of these is located in the 2800 and 2900 blocks of 160 Street. Most homes in this area are 30 to 70 years old and therefore don't offer suitable architectural context for a year 2008 development. The second area is located in the 16100 block of 30 Avenue and the 2900 block of 161A Street. These are newer high quality homes with high architectural merit, which provide an excellent source of context for the subject site.
- According to the Building Scheme, new homes will be "Traditional: or "Neo Traditional: styles only, with similar massing characteristic, similar siding materials and similar roof types, roof pitch, and roofing materials as the context homes in the 16100 block of 30 Avenue and the 2900 block of 161A Street.
- In keeping with the high quality of the surrounding context homes, vinyl is specifically prohibited as a siding material and only cedar shingles can be used as a roofing material.
- Basement-entry and split-level homes and secondary suites will not be permitted.

PRE-NOTIFICATION

Pre-notification letters were sent on September 27, 2007 and staff received the following comments:

- Staff received one phone call from a neighbouring property owner who was concerned that the proposed lot sizes were too small given the sizes of the adjacent one-acre and one-acre gross density lots.

(The North Grandview Heights NCP designates the subject site for larger transition lots with a maximum unit density of 2-3 units per acre. The proposed unit density of this development proposal is 2.4 units per acre, net of the propose Park areas. The proposed lot sizes are similar to the approved lots along 31 Avenue, just north of the subject site, which are under the same NCP designation. A 15.0 metre (49 ft.) wide landscaped buffer will be provided between the proposed lots and the adjacent one-acre gross density lots).

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.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Plan
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Enkon Environmental Ltd. dated March 10, 2008.

Jean Lamontagne
General Manager
Planning and Development

RG/kms

v:\wp-docs\planning\plncom08\07041502.rg.doc
KMS 7/4/08 3:17 PM

Information for City Clerk

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

1. (a) Agent: Name: Eric Aderneck, Aplin & Martin Consultants Ltd.
 Address: Suite 201 - 12448 - 82 Avenue
 Surrey, BC
 V3W 3E9
 Tel: 604-597-9058

2. Properties involved in the Application
 - (a) Civic Address: 2932 - 160 Street

 - (b) Civic Address: 2932 - 160 Street
 Owner: Quadra Holdings (160 Street) Ltd., Inc. No. BC0751537
 PID: 004-946-456
 North Half of the South Half of the North Half Legal Subdivision 12 Section 24
 Township 1 New Westminster District

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.

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	4.94 ac	
Hectares	2.00 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	4	
SIZE OF LOTS		
Range of lot widths (metres)	15 m - 50 m	
Range of lot areas (square metres)	1,400 sq.m. - 2,000 sq.m.	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	2.0 lots/ha	0.8 lots/ac
Lots/Hectare & Lots/Acre (Net)	6.1 lots/ha	2.4 lots/ac
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	25%	
Estimated Road, Lane & Driveway Coverage		
Total Site Coverage		
PARKLAND		
Area (square metres)	12,920 m ²	
% of Gross Site	65%	
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	