



Corporate Report

NO: R117

COUNCIL DATE: May 26, 2003

REGULAR COUNCIL – LAND USE

TO: Mayor & Council

DATE: May 15, 2003

FROM: General Manager, Planning & Development **FILE: 7901-0321-00**

SUBJECT: Follow-Up to November 18, 2002 Public Hearing
Proposed Rezoning to PA-2 for Portion of 8930 - 162 Street

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Authorize the City Clerk to forward a copy of this report and Council's resolution to the applicant, related to application No. 7901-0321-00 and to the owners of the property located at 8944 - 162 Street.

INTENT

The purpose of this report is to advise Council about the concerns of the owners of the property at 8944 – 162 Street and the response by the applicant to these concerns. Staff is providing this report in response to Council's direction, following the Public Hearing related to the subject application on November 18, 2002.

BACKGROUND

At the Regular Council-Land Use meeting on October 21, 2002, Council considered a Planning Report (attached as Schedule "A") related to application No. 7901-0321-00 that involves the rezoning of a portion of the property at 8930 – 162 Street from One-Acre Residential Zone (RA) to Assembly Hall 2 Zone (PA-2) to permit the construction of a school playing field. Council gave first and second readings to Rezoning By-law No. 14830 at that meeting and set the Public Hearing for November 18, 2002.

Two speakers made presentations to Council at the Public Hearing in support of the application. Two neighbourhood residents (the Caporussos, owners and residents of the property at 8944- 162 Street) were late for the Public Hearing and, as such, were not able to present their concerns to Council. Council instructed staff to meet with these residents and report back to Council on their concerns, prior to final adoption of By-law No. 14830. This report responds to Council's direction.

DISCUSSION

On November 27, 2002, Planning staff met with four members of the Caporusso family who advised staff of their concerns. Following this meeting, staff informed the applicant of the concerns and requested that the applicant advise staff about how the concerns would be addressed. The following lists the concerns raised by the Caporussos and documents the applicant's and staff's response to each one.

Concern 1: The Proposed Rezoning will Constrain the Future Subdivision Potential of the Caporusso Property

The Caporussos wanted assurances that the future development potential of their property at 8944-162 Street and the adjacent properties will not be compromised by the proposed playing field. Specifically, they are concerned that the potential lot yield and access to and servicing of the future lots will be affected by the proposed development.

The proposed rezoning and subdivision to permit the construction of the school playing field requires a modification to the road network as proposed on the existing Area Concept Plan (See Schedule "B"). The Area Concept Plan was premised on the land that is currently proposed for the playing field being subdivided as Suburban lots. The Area Concept Plan illustrates an L-shaped through local road running in an east-west direction along the common property line between 8930 and 8944 – 162 Street on the 89 Avenue alignment and then turning to the north to intersect with 90 Avenue opposite 162A Street. This through road is no longer necessary if the rezoning to allow the proposed playing field is approved.

The applicant was required to demonstrate that the subdivision potential of the adjacent properties, including the property owned by the Caporussos, in particular, the lot yield, was not compromised by the proposed change to the Area Concept Plan. This matter was addressed in the Planning Report that was considered by Council on October 21, 2002 (attached as Schedule "A").

The properties around the playing field site are zoned One-Acre Residential (RA) or Assembly Hall 2 (PA-2) Zone and are designated Suburban in the Official Community Plan. Based on this designation, the applicant submitted a conceptual layout that demonstrated that the adjacent properties could still achieve half-acre residential lots. Schedule "C1" and "C2" illustrate optional subdivision layouts that would be supportable.

The Engineering Department has determined that it may be difficult to provide storm water connections to two of the future lots adjacent to the west side of the playing field site.

While the City typically discourages the use of panhandle lots, in this case, panhandle lots appear to be a workable solution.

The majority of the future lots could connect to existing services on 162 Street, 90 Avenue or new services constructed in the proposed cul-de-sac off 90 Avenue. However, the panhandle lots (Schedule "C1") or

the westerly cul-de-sac lots (Schedule "C2") would likely not be able to connect to the existing storm sewer connections along 162 Street, due to the shallow depth of the existing storm sewer in 162 Street. The properties on the east side of 162 Street slope to the east making gravity connections to 162 Street more difficult to achieve. Unlike sanitary sewer connections, the City requires that storm connections be gravity based and not pumped.

To resolve this potential issue, staff and the applicant have identified two possible options, which are outlined below:

Option 1 illustrated on Schedule "C1"

Under this option, the City would permit two panhandle lots to pump both their storm water and sanitary sewer to the existing sewers in 162 Street. While this is not standard practice, the City Drainage Engineer has reviewed this issue and would accept a pump system for the foundation drains, if necessary.

The Caporussos are opposed to the application if a public road is not constructed adjacent to the playing field. However, staff cannot find justification for requiring the construction of a public road adjacent to the proposed playing field given the current Suburban designation of the adjacent lands, including the Caporusso's lot.

Option 2 illustrated on Schedule "C2"

Under this option the properties fronting 162 Street at 8930 and 8944 – 162 Street would be subdivided off a cul-de-sac that would run east from 162 Street to provide frontage for the proposed lots. Minimum lot width requirement for subdivision in the RH Zone is 30 metres (100 feet). Based on their siting, the existing home on each of the lots could be retained. A 6.0 metre wide service right-of-way will need to be reserved along the west and north boundary of the school playing field site to accommodate a storm and sanitary sewer to provide gravity connections to the proposed lots to the west of the school playing field to maintain the viability of this option.

Issue 2: Security on School Property

The second concern expressed by the Caporussos was security. The proposed playing field backs directly onto residential properties to the north and west (a creek runs along the east property line of the proposed school playing field site). The residents hold the view that there is already a problem with the number of youths loitering near and on the school grounds outside of school hours and are concerned that this issue will become more serious if the playing field is constructed. The residents are also concerned that police access to the site may be restricted because it is private property.

The Surrey RCMP for Fleetwood/Guildford has been contacted and is not aware that this school site is any more problematic than other schools in the area. They acknowledged that there is always the potential for youths to loiter around school and park sites; however, this can be minimized by the design of the school and the school grounds. In particular, lighting can act as an effective deterrent to reduce loitering and vandalism on school sites.

(According to the applicant, there is significant lighting at the rear of the school. In the past, neighbours have actually complained that the school site is too bright at night. As part of the proposed application, the applicant is required to erect a chain link fence and plant trees around the perimeter of the property. These two measures will provide a physical separation and a buffer between the playing field and the surrounding residential properties.)

In response to the residents' other concern about police access, the RCMP have indicated that if the police are called to a property because of a disturbance, they can access any site regardless of whether it is a public or private school. They note that if there were a chain across the driveway they would have to access the property on foot rather than by vehicle.

(According to the applicant, the primary reason for the chain across the school driveway is to restrict people from driving onto the site outside of school hours. However, the applicant does not want to prevent the public from using the school grounds as open space when the school is not in session.)

Issue 3: School Traffic Congestion

The last concern raised by the residents was school traffic congestion. During school hours, 162 Street can become congested with school buses and parents' vehicles when children are being dropped-off or picked-up. Both the City Transportation Planning Engineer and the Traffic Operations Manager confirm that there are some concerns with traffic around the school; however, they are typical of problems generally experienced at other schools in the City. The problems identified by City staff include school traffic congestion at the start and conclusion of daily school hours and insufficient parking on the site to satisfy the demand. Since the proposed playing field and related improvements will not increase enrolment numbers at the school and will provide additional parking, the project is viewed as beneficial in relation to mitigating some of the traffic-related problems. The City Transportation Engineer advised that the applicant should be required to provide a traffic study if the school expands in the future.

There are currently 77 paved parking stalls on the school site. According to the Surrey Zoning By-law, 1993, No. 12000, the school requires 92 parking stalls. While there is a deficiency in the number of paved parking stalls required according to the Zoning By-law, the existing all weather playing field is used for overflow parking and can accommodate approximately 62 parking spaces. The current proposal to construct a second playing field will increase the opportunity for this overflow parking to be available.

(The applicant agrees that on-site parking and the bus and parent pick-up and drop-off areas are not ideal. The applicant has indicated that the proposed rezoning and subsequent construction of the new playing field will provide an opportunity to increase the amount of school parking available. A site plan (refer to Schedule "D") showing the existing school, the proposed playing field and the parking lot expansion was included in the original Planning Report.)

One of the conditions of the proposed rezoning is that a no-build restrictive covenant will be registered over the entire portion of the site that is currently being rezoned to PA-2. This restrictive covenant will prohibit building construction on this portion of the site, until further property is acquired and rezoned. The applicant has indicated that, in the future, the Surrey Christian School Association might consider expanding onto the one-acre residential parcel being created (at 8930 - 162 Street) as part of this

application. This parcel will maintain its current RA zoning at this time. Any subsequent rezoning of this parcel will be addressed through a separate application that will include a separate Public Hearing.

CONCLUSION

Planning staff have met with the Caporussos, the owners of the property at 8944-162 Street to understand the concerns that they have with the proposed rezoning to accommodate a playing field on the school site. The concerns have been reviewed with the applicant and the Engineering Department. The applicant addressed the concerns associated with on site parking, which should help to alleviate off-site traffic congestion to some extent. The applicant has also advised staff of current measures in place to deal with the security concerns. To address the third concern regarding the development of the neighbouring properties to the west, staff has identified two possible options either of which will allow for subdivision of these properties to Suburban densities. Staff will include a "comment" in the computer record for each property (8930 and 8944 - 162 Street) to remind staff of these options when an application for development of these other sites is received.

It is recommended that Council receive this report as information and authorize staff to forward a copy of this report and the related Council resolution to the Caporussos, who own the property at 8944-162 Street and to the applicant, related to the school playing field proposal.

Original signed by

Murray Dinwoodie
General Manager
Planning and Development

AP/kms/saw

Schedule "A"	Planning Report to Council dated October 21, 2002
Schedule "B"	Area Concept Plan
Schedule "C1"	Option 1 - Conceptual Layout for Surrounding Properties
Schedule "C2"	Option 2 - Conceptual Layout for Surrounding Properties
Schedule "D"	Site Plan

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