



Corporate Report

NO: L004

COUNCIL DATE: June 23/08

REGULAR COUNCIL – LAND USE

TO: Mayor & Council DATE: June 23, 2008
FROM: General Manager, Planning and Development FILE: 7905-0382-00
SUBJECT: Proposed OCP Amendment, NCP Amendment, Rezoning and Development
Permit Application for Eastern Portion of 7329 – 192 Street
By-law Nos. 16542 and 16543

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Endorse the additional requirements for the subject Development Application No. 7905-0382-00 as documented in this report, as follows:
 - (a) Provision of a wider landscape buffer along the north property line, ranging in width from approximately 15 metres (49 ft.) to 18 metres (59 ft.);
 - (b) Installation of the landscape buffer in accordance with the Landscape Plan shown as Appendix (IV);
 - (c) Installation of a french drain along the north property line, from 192 Street to the western edge of the most westerly proposed north-south lane;
 - (d) Registration of a Section 219 Restrictive Covenant to ensure planting and maintenance of the landscape buffer until the north properties, adjacent the subject property, can be developed in accordance with a Neighbourhood Concept Plan; and
 - (e) Relocation of the temporary access road from the north side of the property adjacent to the proposed landscape buffer, to the south side along the south property line;

3. Consider Third Reading of OCP Amendment By-law No. 16542 and Rezoning By-law No. 16543; and
4. Instruct the City Clerk to forward a copy of this Corporate Report and the related Council resolution, to the applicant and to the property owners of the three lots to the immediate north of the development site, on the south side of 74 Avenue.

INTENT

The purpose of this report is to advise Council on the revisions made to the proposed small-lot residential development since the January 14, 2008 Public Hearing. The revisions have been made as a result of staff's further consultation with the property owners to the north and the willingness of the applicant to address most of the neighbours' concerns while maintaining a small-lot proposal.

This report also seeks to obtain Council's direction with respect to the proposed OCP Amendment and Rezoning By-laws for the site at 7329 – 192 Street as neither by-law has received Third Reading.

BACKGROUND

Development Application No. 7905-0382-00 comprises the eastern 1.19 hectares (4.7 acres) of the property located at 7329 – 192 Street. The subject site is zoned One-Acre Residential (RA) and is designated Suburban in the Official Community Plan (OCP). The site is beyond the boundary limits of the East Clayton NCP Extension – North of 72 Avenue (which was approved on June 20, 2005).

The subject property was included as part of the original "study area" when the East Clayton NCP Extension – North of 72 Avenue boundary was being established. It was excluded from the approved NCP because it was believed that the site could not be serviced under the established servicing guidelines. However, a detailed topographic assessment of the site by the applicant's consultant determined that a portion of the site could be serviced within the servicing guidelines of the NCP.

The applicant, Equitas Development Corporation, proposes an Official Community Plan amendment from Suburban to Urban, a Neighbourhood Concept Plan amendment to expand the boundary of the East Clayton NCP Extension – North of 72 Avenue to include the subject 1.19-hectare (4.7-ac.) portion, a rezoning from RA to RF-9C and RF-SD and a Development Variance Permit in order to allow subdivision into 20 single family small lots with coach houses, 12 duplex units, and 1 remnant lot (Appendix II). The proposed development follows the established road pattern for the area and the proposed housing forms fronting 192 Street are compatible (in density and form) with those recently approved across 192 Street to the east (under Development Application No. 7906-0227-00).

At the Public Hearing, several nearby residents voiced concerns about this proposal, including:

- the poor interface and land use transition between the proposed small lots and the existing suburban acreage properties to the north;
- the lack of a comprehensive land use and servicing plan for this portion of East Clayton;
- the premature timing of the proposal; and
- the surface run-off and drainage impacts of the proposed development on the existing lots to the north.

As a result of these concerns, Council did not grant Third Reading to the OCP amendment and rezoning by-laws and adopted the following resolution:

" That Surrey Official Community Plan By-law, 1996, No. 12900, No. 197 Amendment By-law, 2007, No. 16542 be referred to staff to look at the buffer interface with residential property." (RES. R08 – 80)

DISCUSSION

Since the January 14, 2008 Public Hearing, Planning and Engineering staff have worked with the applicant and the adjacent property owners to the north, in efforts to address the issues and concerns raised at the Public Hearing and specifically, the interface issue as directed by Council. The residents have been clear that they are not supportive of the application. However, should Council consider granting Third Reading to the by-laws, specific measures to mitigate the impacts of the proposal were requested by the residents and in most cases have been agreed to by the applicant.

Comments from the Neighbouring Residents to the North

Planning and Engineering staff met with the neighbouring residents to the north on March 11, 2008 and on May 13, 2008. The increase in the width of the landscape buffer and the relocation of the temporary access road, described below, were undertaken by the applicant at the request of the residents.

Although the residents are still in opposition to the eastern portion of the subject site being developed without a Neighbourhood Concept Plan in place, they have indicated that if the development is to proceed, the applicant should provide the following:

- Increase the landscape buffer to a width equivalent to two (2) lots in width;
- Relocate the proposed temporary access road from the north, adjacent the landscape buffer to the south, along the south property line;
- Provide a french drain along the north property line to the western edge of the lane; and
- Provide a concrete fence instead of a wooden fence along the north property line.

The applicant has agreed to all these requests with the exception of the concrete fence, and the layout has been modified accordingly.

Modifications to the Proposed Development

To address the interface with the 1.25-acre sized lots to the north, the proposed layout has been revised to increase the buffer along the north side of the subject site from 1 to approximately 2 lots in width ranging from approximately 15 metres (50 ft.) to 18 metres (59 ft.) (Appendix III). This landscape buffer will be planted with six (6) Armstrong Maple and twenty-two (22) Excelsea Red Cedar trees and hydro seeded with a low maintenance turfgrass. Although one of the residents had requested a concrete fence, a 1.8-metre (6 ft.) high solid wooden fence is proposed along the north property line (Appendix IV).

To ensure that this landscape buffer is properly planted and maintained, the applicant has agreed to register a Section 219 Restrictive Covenant to prohibit development until the lands to the north further develop.

In addition to a wider landscape buffer, the proposed temporary access road, connecting to 192 Street, has been relocated from along the north property line to along the south property line (Appendix III).

The increase in the width of the landscape buffer and the relocation of the temporary access road to the south has reduced the number of lots from the proposal presented at the Public Hearing from 12 RF-SD lots and 20 RF-9C lots to 11 RF-SD and 18 RF-9C lots. In addition, five of the lots (proposed Lots 2, 11, 12, 21 and 30 as shown in Appendix III) will be encumbered with a "No Build" Restrictive Covenant, as they will be either impacted by the proposed temporary access road or because they are fee simple attached units, cannot develop without a companion "duplex" lot. Effectively, the revised layout reflects 3 fewer lots than the original proposal presented at the Public Hearing.

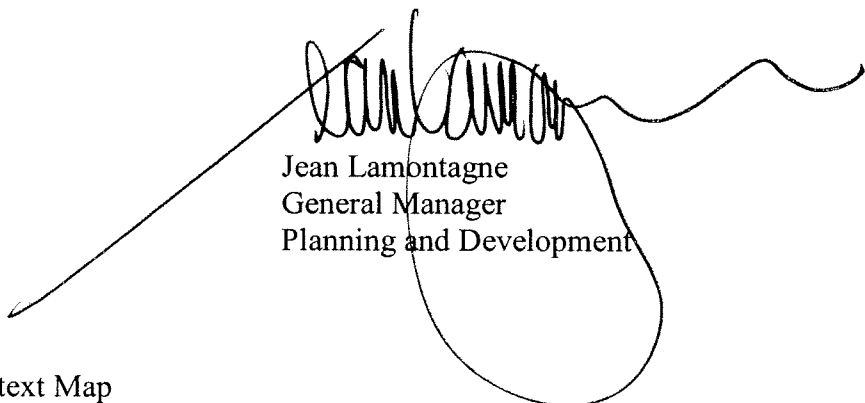
Concerns were expressed by the neighbouring residents that they currently experience surface run-off from the proposed development site, flooding their properties. The applicant's engineering consultant has provided information concluding that the overland flows will be reduced to the properties immediately north of the portion of the site being developed and will be unchanged elsewhere. The Engineering Department has reviewed this information and finds it acceptable.

Run-off generated by the proposed development will be collected by a storm sewer system and conveyed away from the north neighbouring properties. According to the applicant's engineering consultant, only overland flow from the landscaped buffer will be travelling towards the northern development boundary. To further reduce the amount of overland flow draining towards the northern neighbours, the applicant has agreed to install a linear intercepting drain within the landscape buffer area along the north property line. The intent of this "french drain" is to collect runoff from the landscaped buffer and convey this excess water into the storm sewer system.

CONCLUSION

Staff have met on two occasions with the area residents and have had several telephone conversations with some of these residents to receive comments and to seek input on layout revisions proposed by the applicant. While the residents continue to have concerns with this application as documented in this report, staff believe that the applicant has reasonably addressed the concerns raised at the Public Hearing.

Therefore, it is recommended that Council approve the additional requirements and consider Third Reading of the OCP Amendment and Rezoning by-laws. It is further recommended that the City Clerk be instructed to forward a copy of this Corporate Report and the related Council resolution, to the applicant and to the property owners of the three lots to the immediate north of the subject site.



Jean Lamontagne
General Manager
Planning and Development

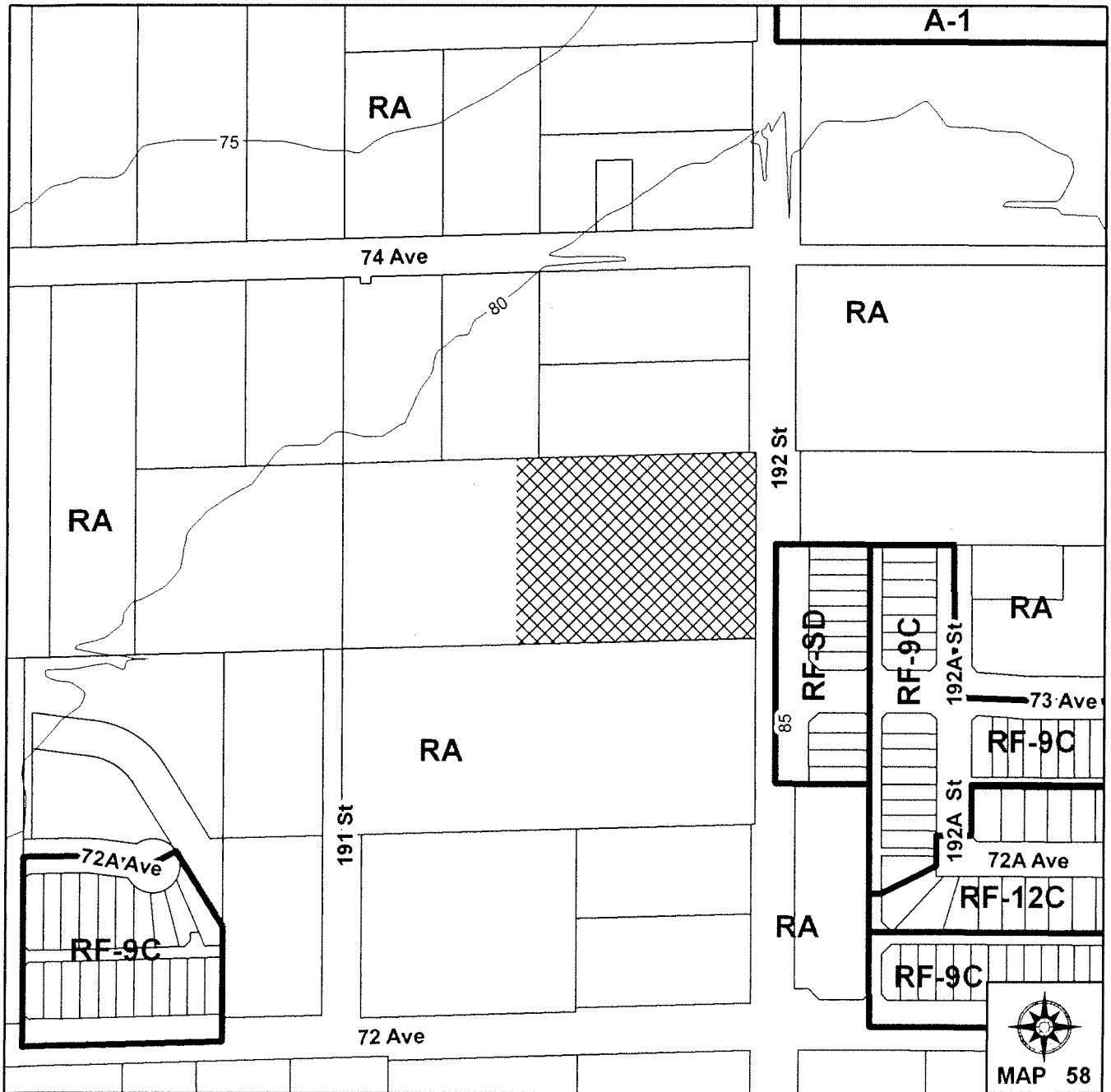
PL/kms/saw
Attachments:

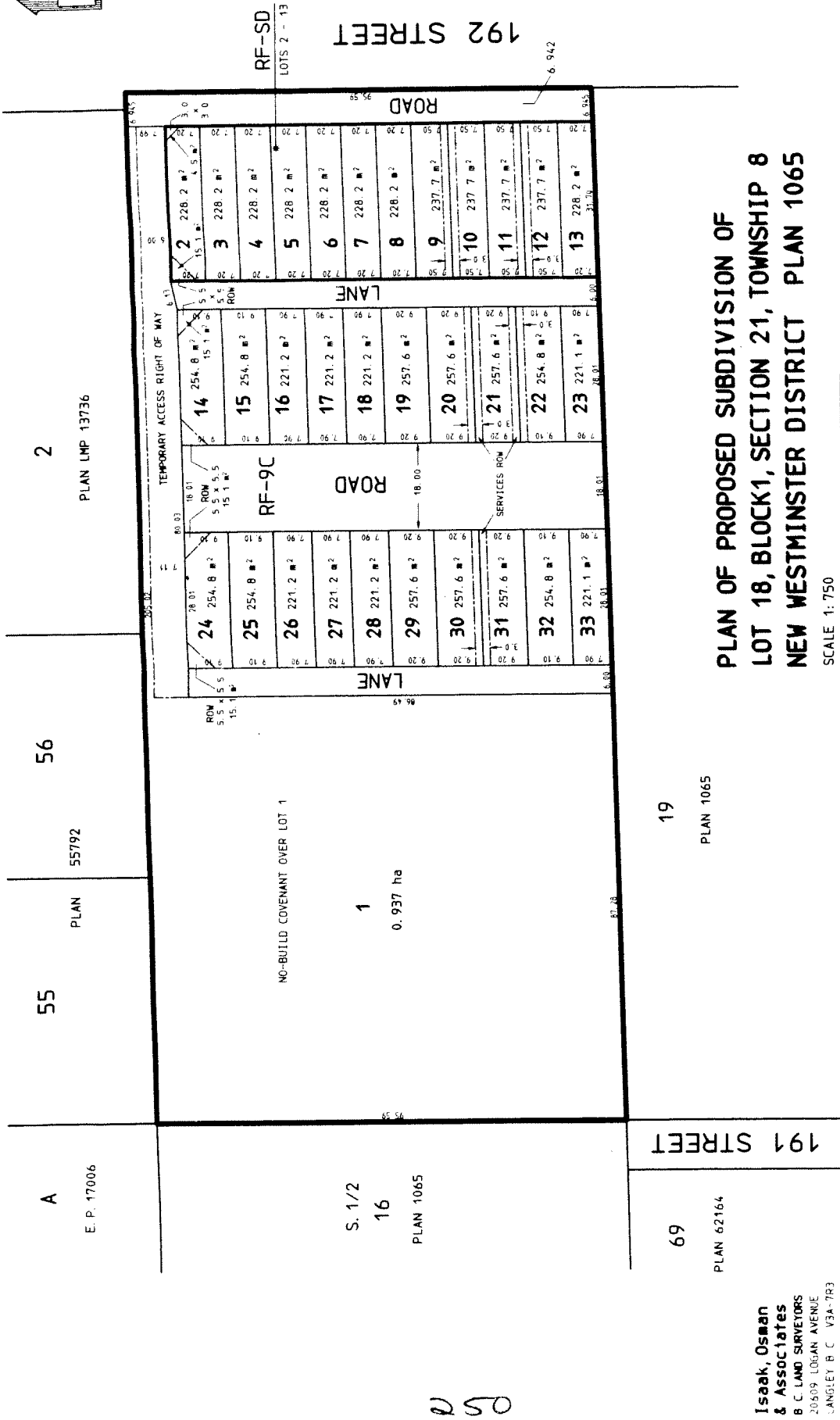
Appendix I
Appendix II

Appendix III
Appendix IV

Context Map
Original Proposed Subdivision Layout Presented to Council on December 17,
2007
Revised Subdivision Layout
Revised Landscape Plan

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2

PLAN LMP 13736

56

PLAN 55792

55

E.P. 17006

S. 1/2
16
PLAN 1065

NO-BUILD COVENANT OVER LOT 1

1
0.937 ha

69

PLAN 62164

191 STREET

19
PLAN 1065

**PLAN OF PROPOSED SUBDIVISION OF
LOT 18, BLOCK 1, SECTION 21, TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 1065**

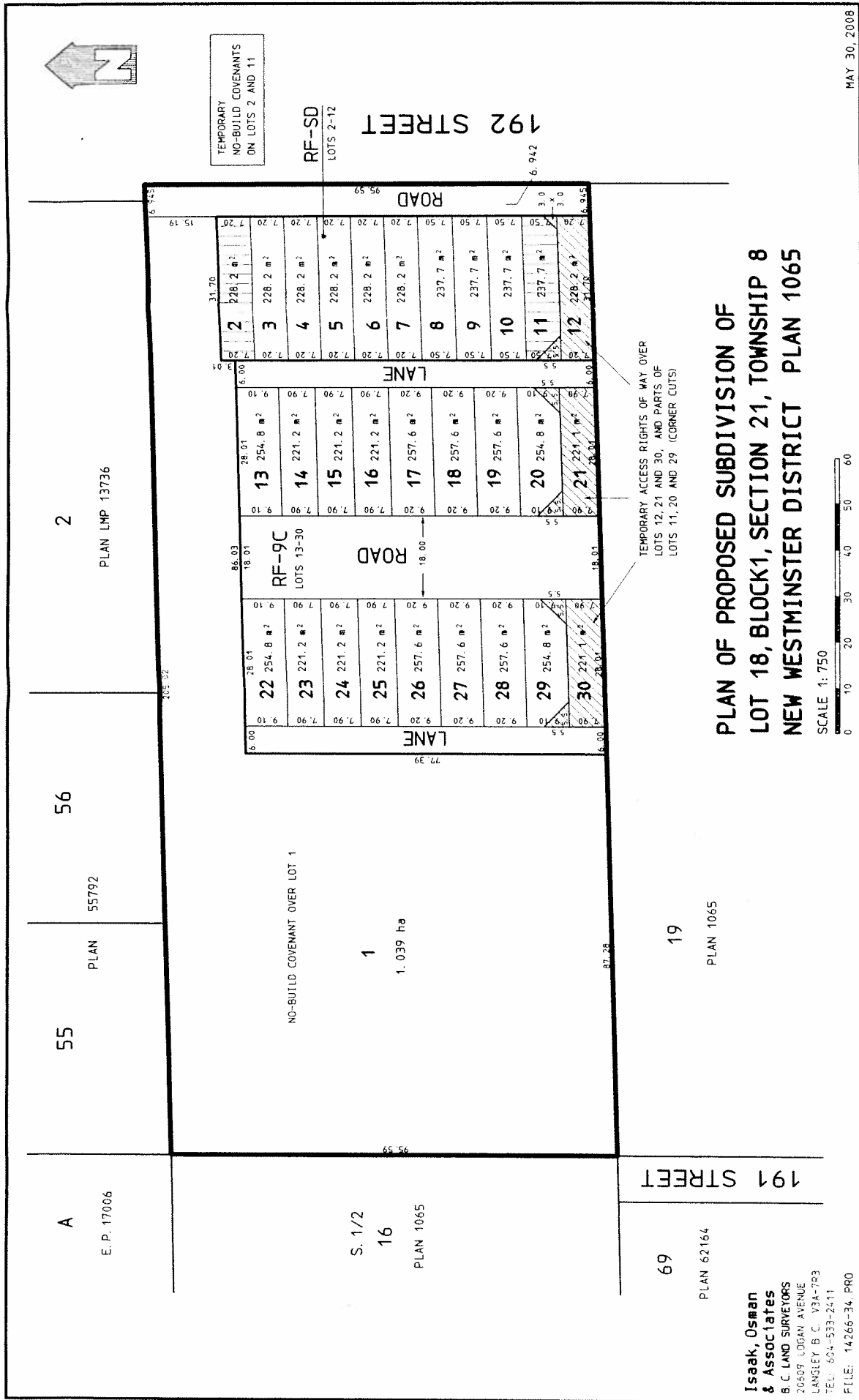
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SEPTEMBER 21, 2006

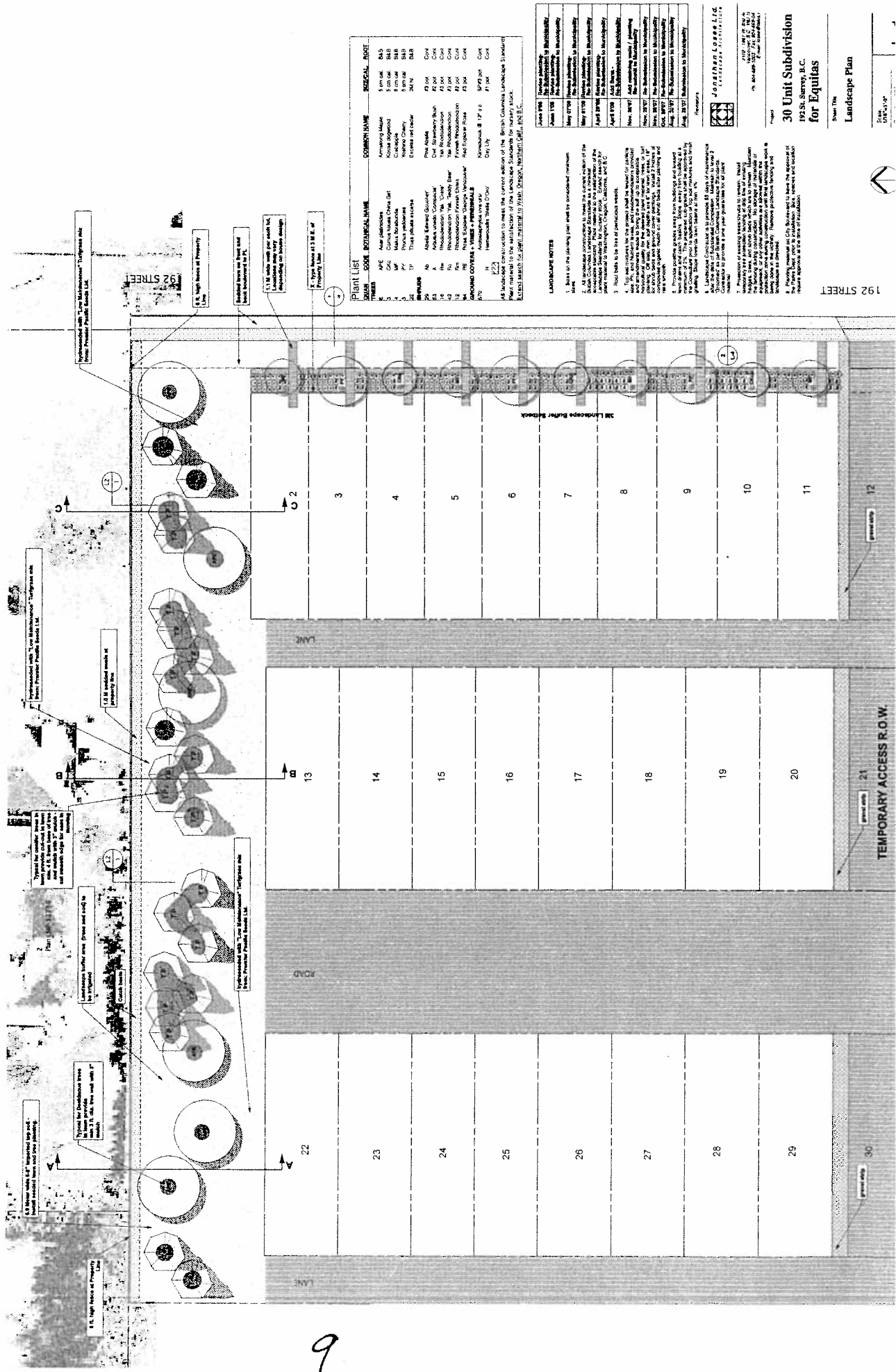
Isaak, Osman
& Associates
B.C. LAND SURVEYORS
20509 LOGAN AVENUE
LANGLEY B.C. V3A-7R3
TEL 604-533-2411
FILE: 14266-29 PRO

250

7



8



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	REMARKS / NOTES
1	Asar (Asteraceae)	Asar	5 cm tall
2	Asar (Asteraceae)	Asar	5 cm tall
3	Asar (Asteraceae)	Asar	5 cm tall
4	Asar (Asteraceae)	Asar	5 cm tall
5	Asar (Asteraceae)	Asar	5 cm tall
6	Asar (Asteraceae)	Asar	5 cm tall
7	Asar (Asteraceae)	Asar	5 cm tall
8	Asar (Asteraceae)	Asar	5 cm tall
9	Asar (Asteraceae)	Asar	5 cm tall
10	Asar (Asteraceae)	Asar	5 cm tall
11	Asar (Asteraceae)	Asar	5 cm tall
12	Asar (Asteraceae)	Asar	5 cm tall
13	Asar (Asteraceae)	Asar	5 cm tall
14	Asar (Asteraceae)	Asar	5 cm tall
15	Asar (Asteraceae)	Asar	5 cm tall
16	Asar (Asteraceae)	Asar	5 cm tall
17	Asar (Asteraceae)	Asar	5 cm tall
18	Asar (Asteraceae)	Asar	5 cm tall
19	Asar (Asteraceae)	Asar	5 cm tall
20	Asar (Asteraceae)	Asar	5 cm tall
21	Asar (Asteraceae)	Asar	5 cm tall
22	Asar (Asteraceae)	Asar	5 cm tall
23	Asar (Asteraceae)	Asar	5 cm tall
24	Asar (Asteraceae)	Asar	5 cm tall
25	Asar (Asteraceae)	Asar	5 cm tall
26	Asar (Asteraceae)	Asar	5 cm tall
27	Asar (Asteraceae)	Asar	5 cm tall
28	Asar (Asteraceae)	Asar	5 cm tall
29	Asar (Asteraceae)	Asar	5 cm tall
30	Asar (Asteraceae)	Asar	5 cm tall

LANDSCAPE NOTES

1. Refer to the planting plan sheet for construction minimum.
2. All landscape construction to meet the current edition of the British Columbia Landscape Standard (2012) and the current edition of the Vancouver City Code (2012).
3. Refer to the planting plan sheet for construction minimum.
4. The landscape construction shall be based on the current edition of the British Columbia Landscape Standard (2012) and the current edition of the Vancouver City Code (2012).
5. Provide a minimum of 10% of the planting area to be planted with native plants.
6. Provide a minimum of 10% of the planting area to be planted with drought-tolerant plants.
7. Provide a minimum of 10% of the planting area to be planted with low-maintenance plants.
8. Provide a minimum of 10% of the planting area to be planted with plants that are suitable for the site conditions.
9. Provide a minimum of 10% of the planting area to be planted with plants that are suitable for the site conditions.
10. Provide a minimum of 10% of the planting area to be planted with plants that are suitable for the site conditions.
11. Provide a minimum of 10% of the planting area to be planted with plants that are suitable for the site conditions.
12. Provide a minimum of 10% of the planting area to be planted with plants that are suitable for the site conditions.

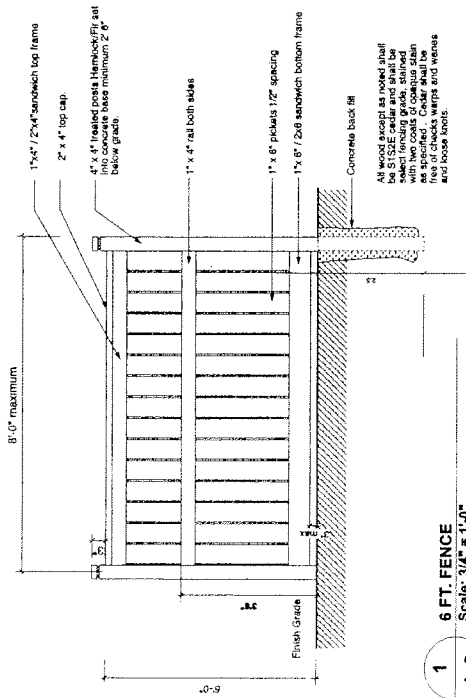
**30 Unit Subdivision
for Equitas**

Sheet 1/10
Landscape Plan

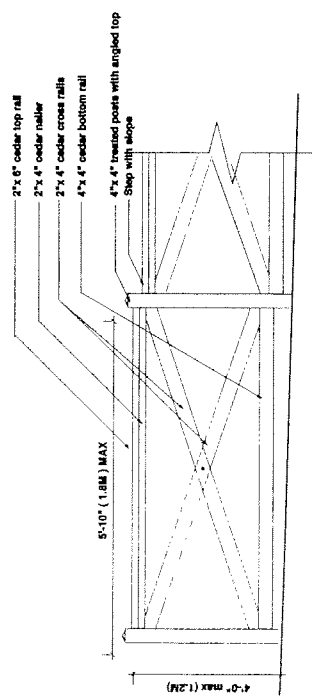
DATE: 10/10/2012
BY: [Signature]
CHECKED BY: [Signature]

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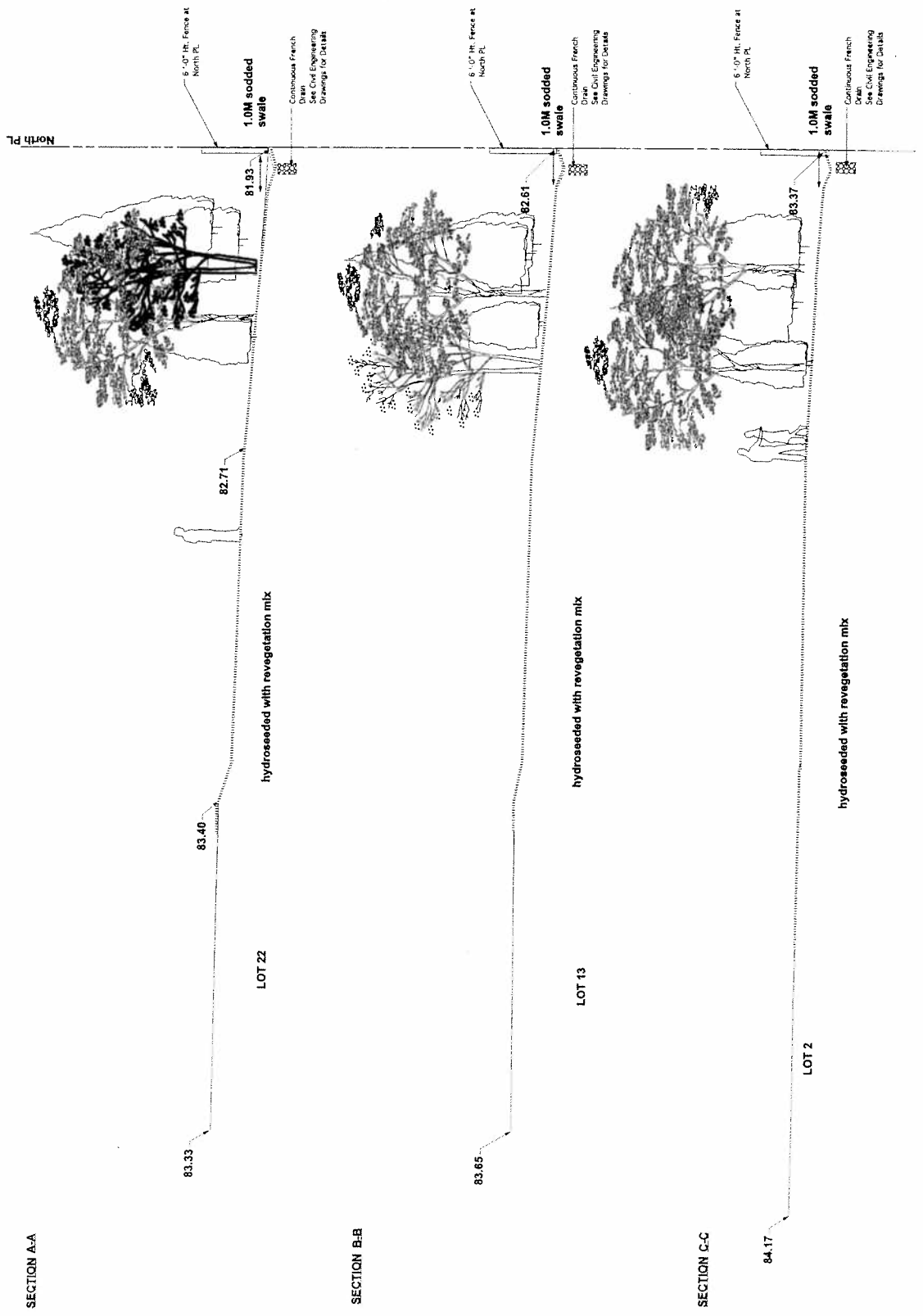


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L-2

June 1, 1971	No. Subdivision to Municipality
June 1, 1971	No. Subdivision to Municipality
May 1978	Revised drawings
May 1978	No. Subdivision to Municipality
April 1978	No. Subdivision to Municipality
April 1978	No. Subdivision to Municipality
Nov. 1977	Added backfill
Nov. 1977	No. Subdivision to Municipality
Nov. 1977	No. Subdivision to Municipality
Aug. 1977	No. Subdivision to Municipality
Aug. 1977	No. Subdivision to Municipality

JOHNSON LOVELL LTD.
 LANDSCAPE ARCHITECTS
 1000 - 15th St. S.W.
 Vancouver, B.C. V6Z 2R7
 Tel. 684-1111
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Project:
30 Unit Subdivision
 192 St. Surrey, B.C.
 for Equitas
 Draw Title:
Details



SECTION A-A

SECTION B-B

SECTION C-C

June 1, 1981	Site Plan	See Submittal to Municipality
June 1, 1981	Site Plan	See Submittal to Municipality
July 1981	Site Plan	See Submittal to Municipality
July 1981	Site Plan	See Submittal to Municipality
April 1981	Site Plan	See Submittal to Municipality
April 1981	Site Plan	See Submittal to Municipality
Nov. 1981	Site Plan	See Submittal to Municipality
Nov. 1981	Site Plan	See Submittal to Municipality
Nov. 1981	Site Plan	See Submittal to Municipality
Aug. 1981	Site Plan	See Submittal to Municipality

Jonathan Looze Ltd.
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30 Unit Subdivision
 1918, Street, R.C.
 for Equitas
 Drawn To Scale
 Section