

NO: R103

COUNCIL DATE: May 30, 2011

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 30, 2011**
FROM: **General Manager, Planning and Development** FILE: **7908-0146-00**
SUBJECT: **West Panorama Ridge - Concept Plan Amendment**

RECOMMENDATION

The Planning and Development Department recommends that Council receive this report as information.

INTENT

The purpose of this report is to provide information regarding an amendment to the road concept plan affecting a block of properties on the north side of 53 Avenue, adjacent to Joe Brown Park, west of 125A Street, in West Panorama Ridge (Appendix I).

BACKGROUND

There are five lots on the north side of 53 Avenue in the West Panorama Ridge area that are the subject of this report as illustrated in Appendix I. The property addresses are 12467, 12485, 12501, and 12517 - 53 Avenue, and 5329 - 125A Street. All five lots are designated "Suburban" in the Official Community Plan and "Suburban Residential Half Acre" in the West Panorama Ridge Local Area Plan. The lots are zoned "Half Acre Residential (RH)".

The internal lots (12467, 12485, 12501, and 12517 - 53 Avenue) each have an area of approximately one acre and the property at the northwest corner of 53 Avenue and 125A Street, the "corner property" (5329 - 125A Street), has an area of approximately two acres. From a lot area perspective, all five lots have subdivision potential under the existing RH Zone.

The concept plan for this area shows a cul-de-sac road running west of 125A Street, along the north boundary of the subject properties, adjacent to the southerly boundary of Joe Brown Park (see Appendix II). This road was intended to provide access to the north side of the subject lots to facilitate subdivision of the lots with the new lots fronting the new cul-de-sac road.

Development Application No. 7906-0438-00

In 2006, the owner of the corner property (5329 - 125A Street) submitted an application to subdivide the property into three RH lots (Development Application No. 7906-0438-00). As part of the development application review process, Planning and Development Department staff consulted with the neighbours, the West Panorama Ridge Ratepayers' Association, the Parks, Recreation and Culture Department, and the Engineering Department. Through these

discussions, it was determined that construction of the cul-de-sac road, in accordance with the concept plan, was not desirable since it would negatively impact Joe Brown Park. In particular, the road would require the removal of many existing trees, both within Joe Brown Park and on the northerly portion of the subject lots.

As such, the road dedication was not pursued as part of the application, resulting in a proposed subdivision of three RH single-family lots fronting 125A Street (Appendix III). The Preliminary Layout Approval (PLA) for this subdivision was issued on May 23, 2008, but has since expired. The applicant has applied for a PLA extension based on the same layout as illustrated in Appendix III.

Development Application 7908-0146-00

On May 21, 2008, the owner of the property at 12501- 53 Avenue submitted an application to subdivide the one-acre property into two lots with the second lot being of a panhandle configuration. The subdivision proposal required a Development Variance Permit (DVP) to permit a reduced frontage from 4.5 metres (15 feet) to 4.4 metres (14.4 feet) for the panhandle portion of proposed Lot 2 (Appendix IV)

Staff reviewed the panhandle subdivision application in accordance with applicable plans, policies, and regulations, including the Panhandle Policy (Council Policy No. O-15). Staff also evaluated the proposal considering the numerous comments and concerns expressed from neighbouring residents, the West Panorama Ratepayers' Association, and the earlier discussions regarding subdivision of the corner lot. As a result, three different options for the development of the five lots were reviewed, as follows:

- **Option 1:** Proceed with subdivision in accordance with the current concept plan (see Appendix V);
- **Option 2:** Proceed with subdivision by way of panhandle lots (see Appendix VI); and
- **Option 3:** Proceed with subdivision on the basis of two cul-de-sac road(s) off 53 Avenue (see Appendix VII).

Staff decided to support a subdivision arrangement for the five (5) lots by way of panhandle lots in accordance with Option 2 (i.e., panhandle lots). The planning report on the related DVP application for the lot at 12501 – 53 Avenue was submitted to Council for consideration at the Regular meeting of Council on March 14, 2011. After considering the report and Council denied the application.

DISCUSSION

Staff continues to have concerns regarding construction of the cul-de-sac road off 125A Street along the northerly boundary of the subject lots, as illustrated on Appendix V, for the following reasons:

- The construction of the road will result in a loss of protected trees both within Joe Brown Park, and on the north portion of the subject lots;

- The cul-de-sac road will very likely remain permanently as a half road (i.e., the south half that would be dedicated and constructed as part of the subdivision of the five lots, as it would be undesirable to secure the other half of the road allowance within the park due to required tree removal and the required costs to construct the road when the road provides no utility in relation to Joe Brown Park);
- The lot at 12517 - 53 Avenue has a large house on it, which may preclude subdivision due to current Floor Area Ratio (FAR) limitations set out under the current RH zoning;
- All proposed new lots on the north portion of the subject properties would require 10% lot area relaxations to offset the area lost to the road allowance to accommodate the cul-de-sac road; and
- The West Panorama Ridge Ratepayers' Association and the immediate neighbourhood have expressed strong opposition to a roadway in this location.

In view of these concerns, and Council's decision to deny the variance with respect to the panhandle lot proposal under Application No. 7908-0146-00, staff has determined that the concept plan for the subdivision of the subject five lots should be amended to delete the cul-de-sac road along the northerly boundary of the lots and be replaced with a cul-de-sac road or roads running north off 53 Avenue in accordance with Option 3 or Option 3A (as described below). It is important to note that there is no Neighbourhood Concept Plan for the West Panorama Ridge area. The existing concept plan for the area was developed many years ago and serves to provide a general guide for the subdivision pattern in the area.

Option 3

Option 3, as illustrated in Appendix VII, provides for the development of the subject lots in pairs with two cul-de-sac roads off 53 Avenue, as follows:

- the two westerly lots at 12467 and 12485 - 53 Avenue would need to be consolidated and subdivided into three RH lots, serviced by a central cul-de-sac road off 53 Avenue; and
- the two easterly lots at 12501 and 12517 - 53 Avenue would repeat this same pattern.

This option allows for the subdivision of the five lots into a total of 10 lots, which is two fewer than were anticipated with the current concept plan being the cul-de-sac road off 125A Street.

Option 3A

Option 3A, as illustrated in Appendix VIII, is a variation of Option 3 with only one cul-de-sac off 53 Avenue and excludes the potential for the subdivision of the lot at 12517 - 53 Avenue, given that the floor area of the existing house on this property precludes the subdivision of lot, due to maximum FAR limitations under the RH zone.

Similar to Option 3 this option allows for the subdivision of the five lots into a total of 10 lots, which are two fewer than were anticipated with the current concept plan being the cul-de-sac road off 125A Street.

Subdividing the lots in accordance with either of Options 3 or 3A offers the advantage of preserving trees along the north boundary of the lots adjacent to Joe Brown Park and fully satisfies the minimum lot area requirements of the RH zone. The West Panorama Ridge Ratepayers' Association has indicated their support for either of these options.

CONCLUSION

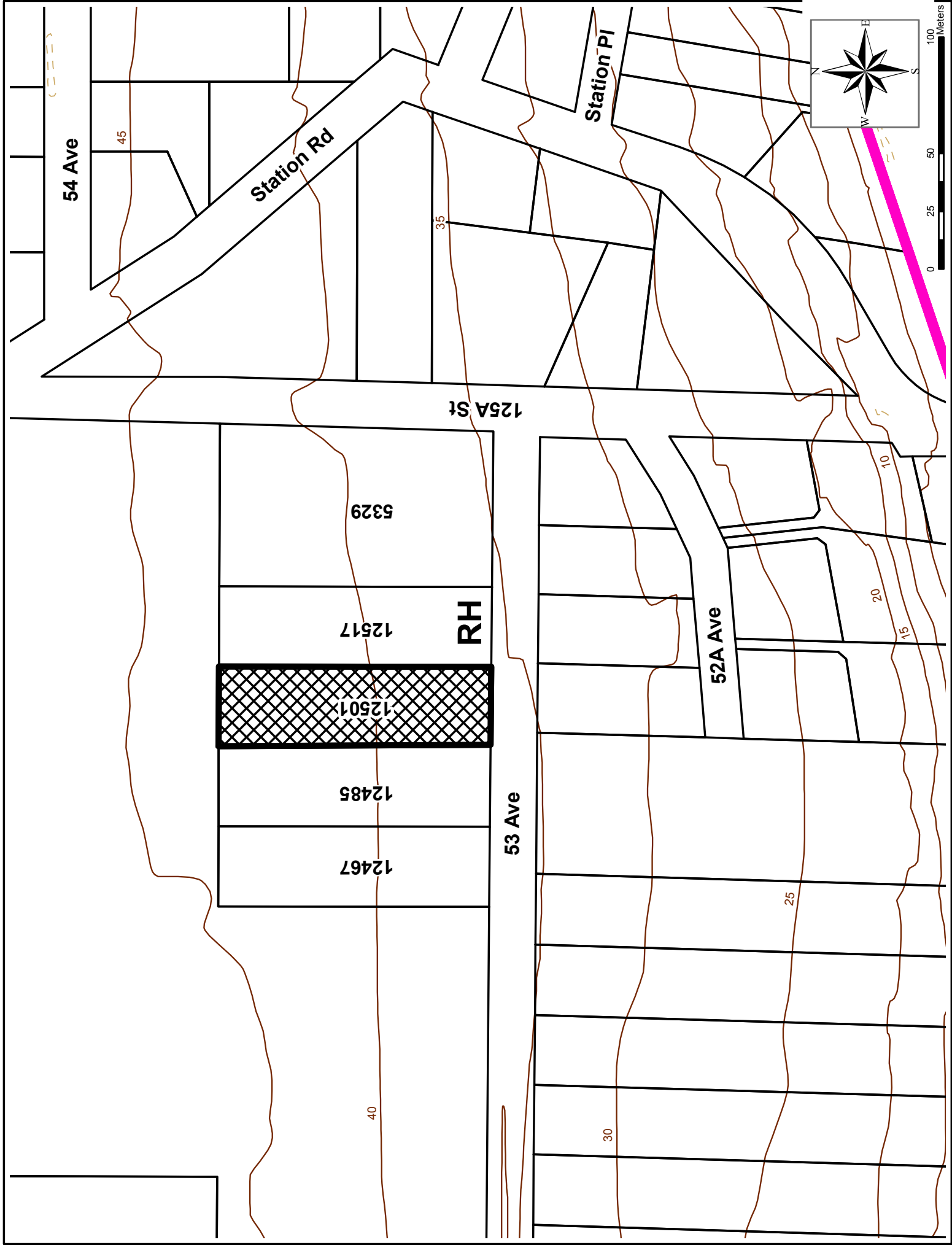
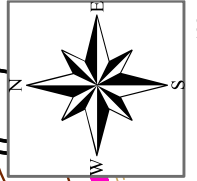
Based on the above discussion and in the absence of any other direction from Council, staff will amend the concept plan for the future subdivision of the five subject lots to illustrate either of Option 3, as illustrated in Appendix VII, or Option 3A as illustrated in Appendix VIII, as being acceptable patterns of subdivision. This revised concept plan will then form the basis for the issuance of a Preliminary Layout Approval letter for any application for subdivision that is received in relation to any of the subject lots.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

HK:saw

Attachments:

Appendix I Context Plan
Appendix II Existing Concept Plan
Appendix III Proposed Subdivision Layout, Project 7906-0438-00
Appendix IV Proposed Subdivision Layout, Project 7908-0146-00
Appendix V Option 1 Conceptual Layout
Appendix VI Option 2 Conceptual Layout
Appendix VII Option 3 Conceptual Layout
Appendix VIII Option 3A Conceptual Layout



54 Ave

45

Station Rd

35

Station Pl

125A St

5329

12517

RH

12501

12485

12467

40

53 Ave

52A Ave

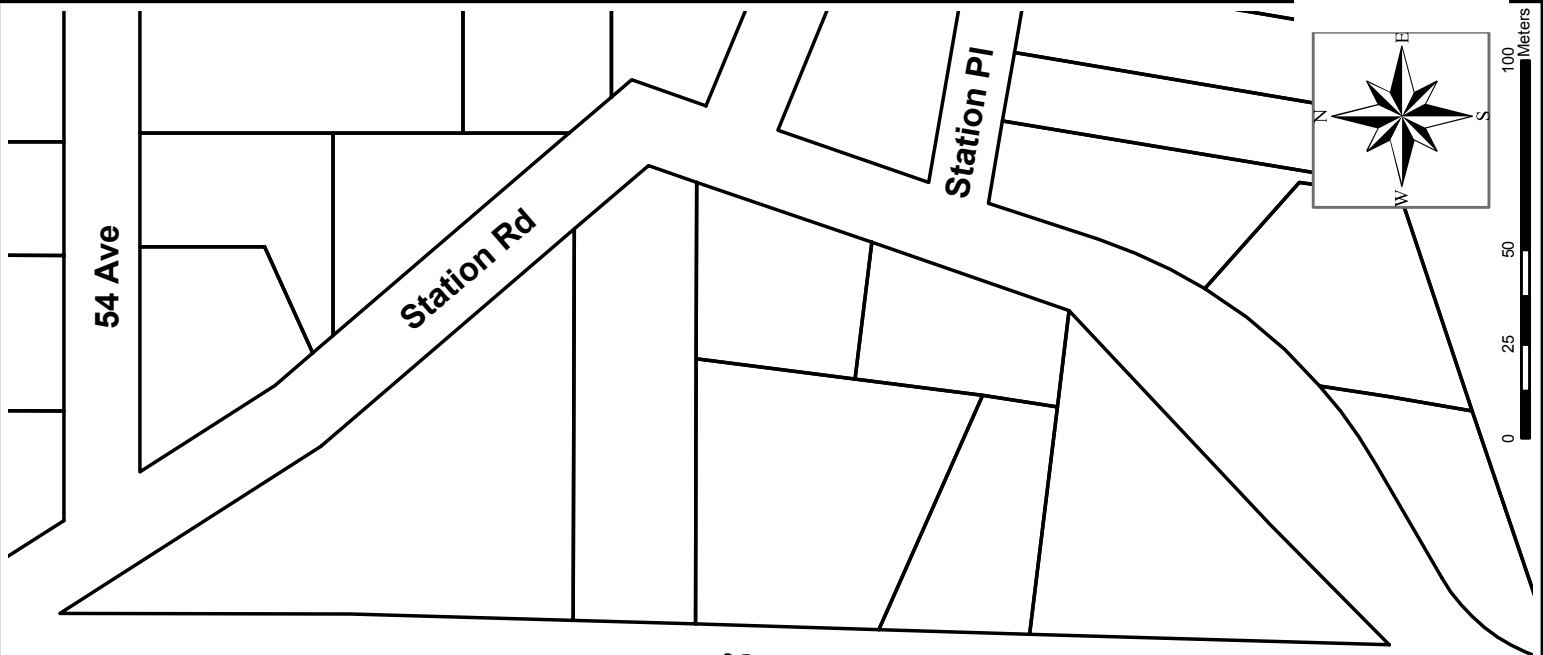
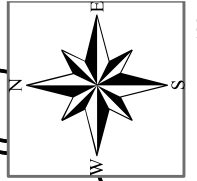
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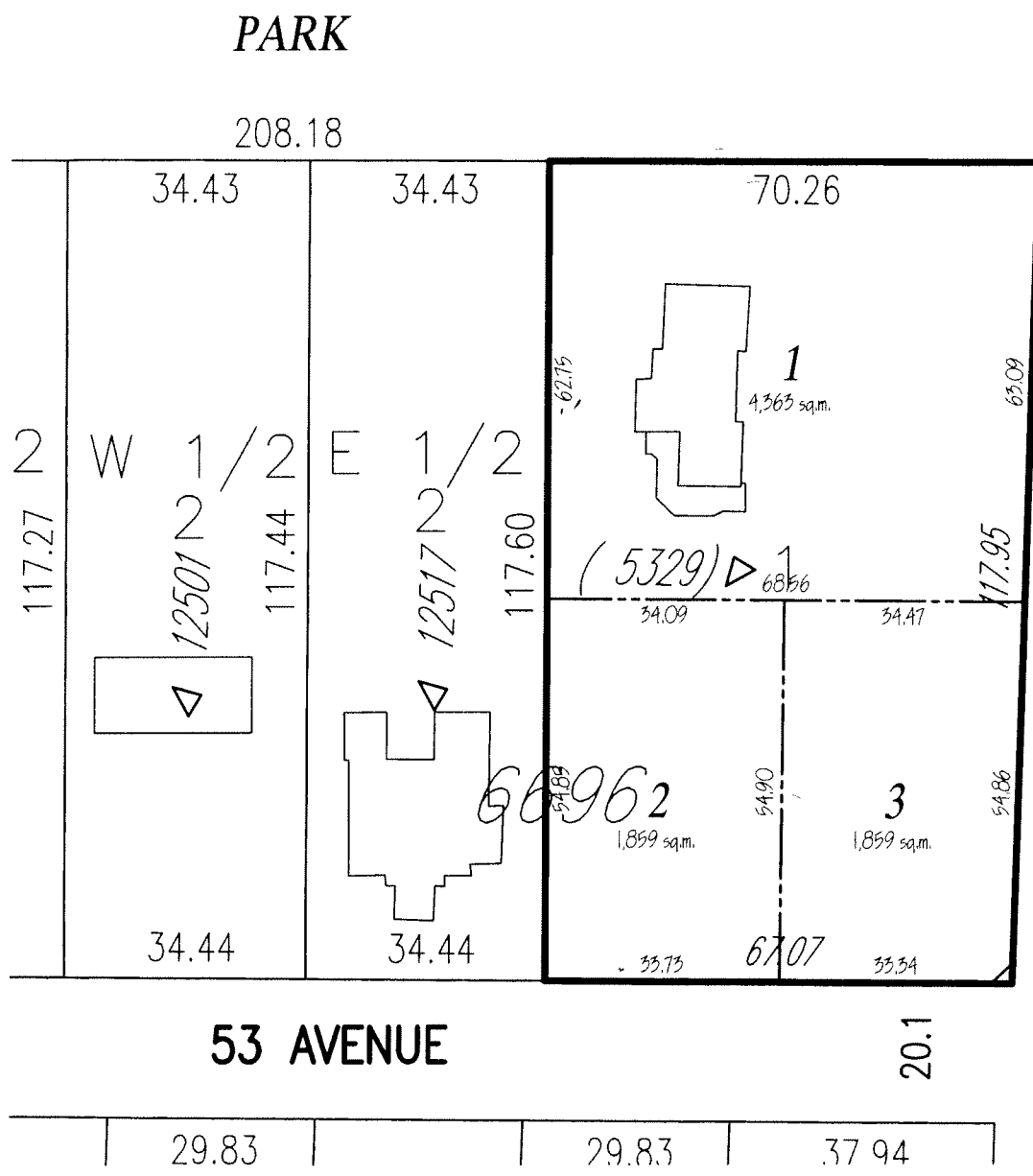
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NOTES:

- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
- NOT TO BE USED FOR LEGAL TRANSACTIONS.

Total Area 8,086 sq.m. (2.0 ac)

Layout assumes R1 zone;
minimum 1858 sq.m. 30.0m wide 30.0m deep

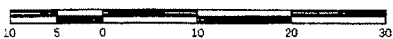
McElhanney
McElhanney Consulting Services Ltd.
13160-88TH AVENUE
SURREY, B.C. PHONE (604) 596-0391
FAX (604) 596-8853

Sketch 6
Revised May 23 '08

Scale: 1:1000
Date: JULY 2006
Job No.: P4623

PROPOSED SUBDIVISION PLAN OF
 WEST HALF LOT 2 DISTRICT LOT 51A
 GROUP 2 N.W.D. PLAN 6696.

SCALE 1:500

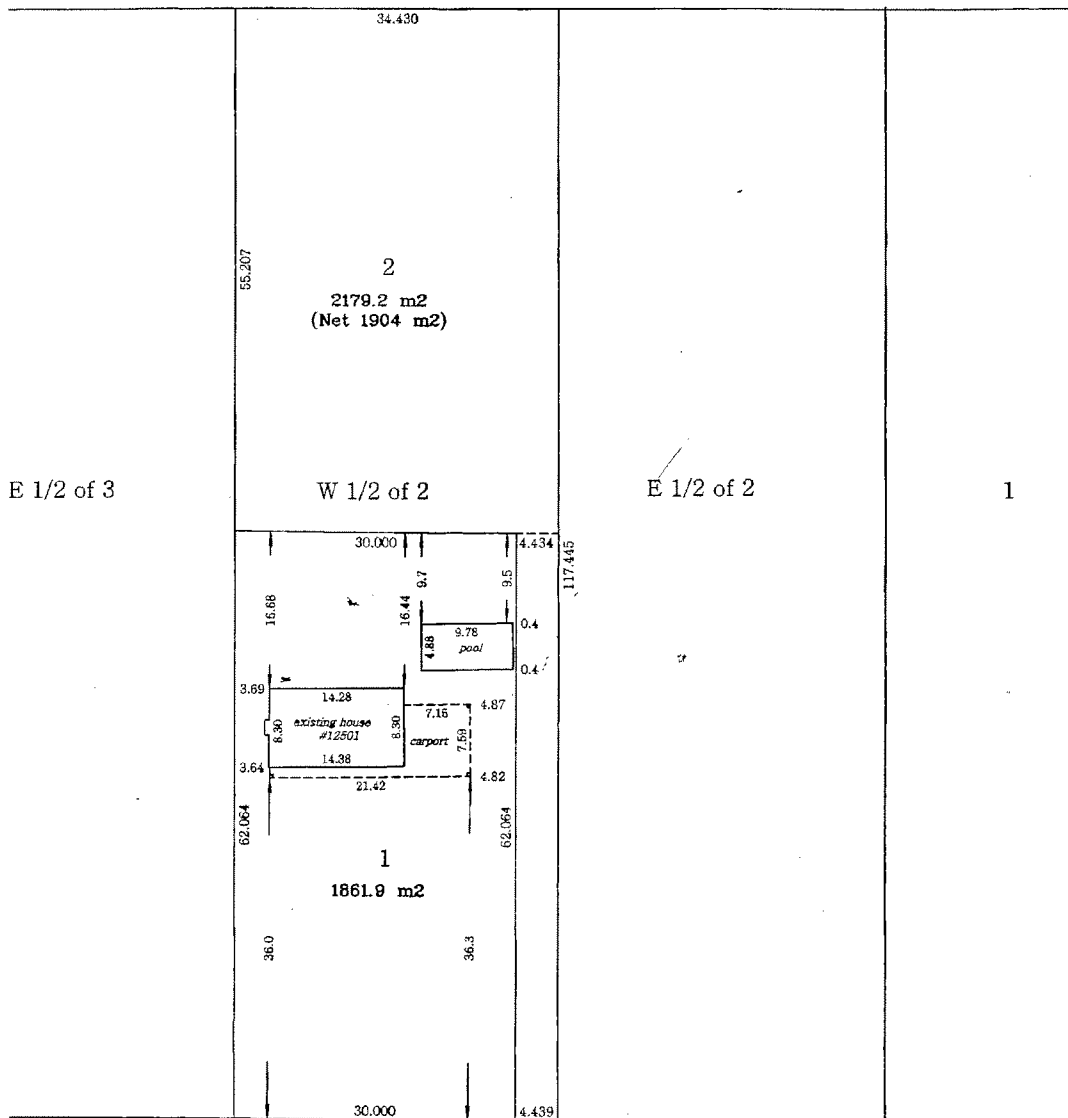


All Distances are in Metres.

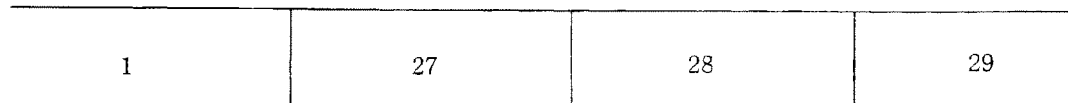
CIVIC ADDRESS:
 12501 53rd AVENUE
 SURREY B.C.
 P.I.D. 011-040-556



A



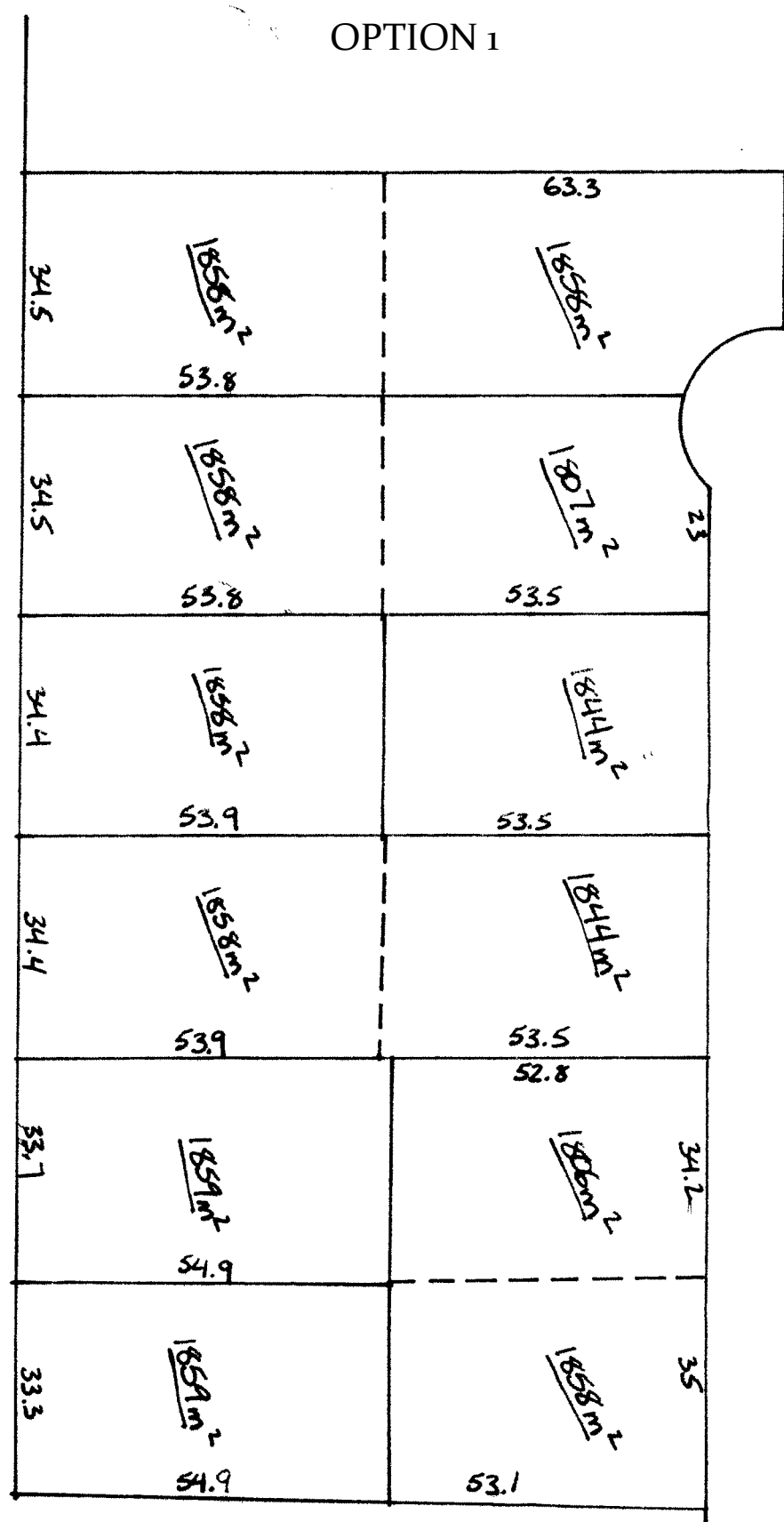
53rd AVENUE



JOE BROWN
PARK

OPTION 1

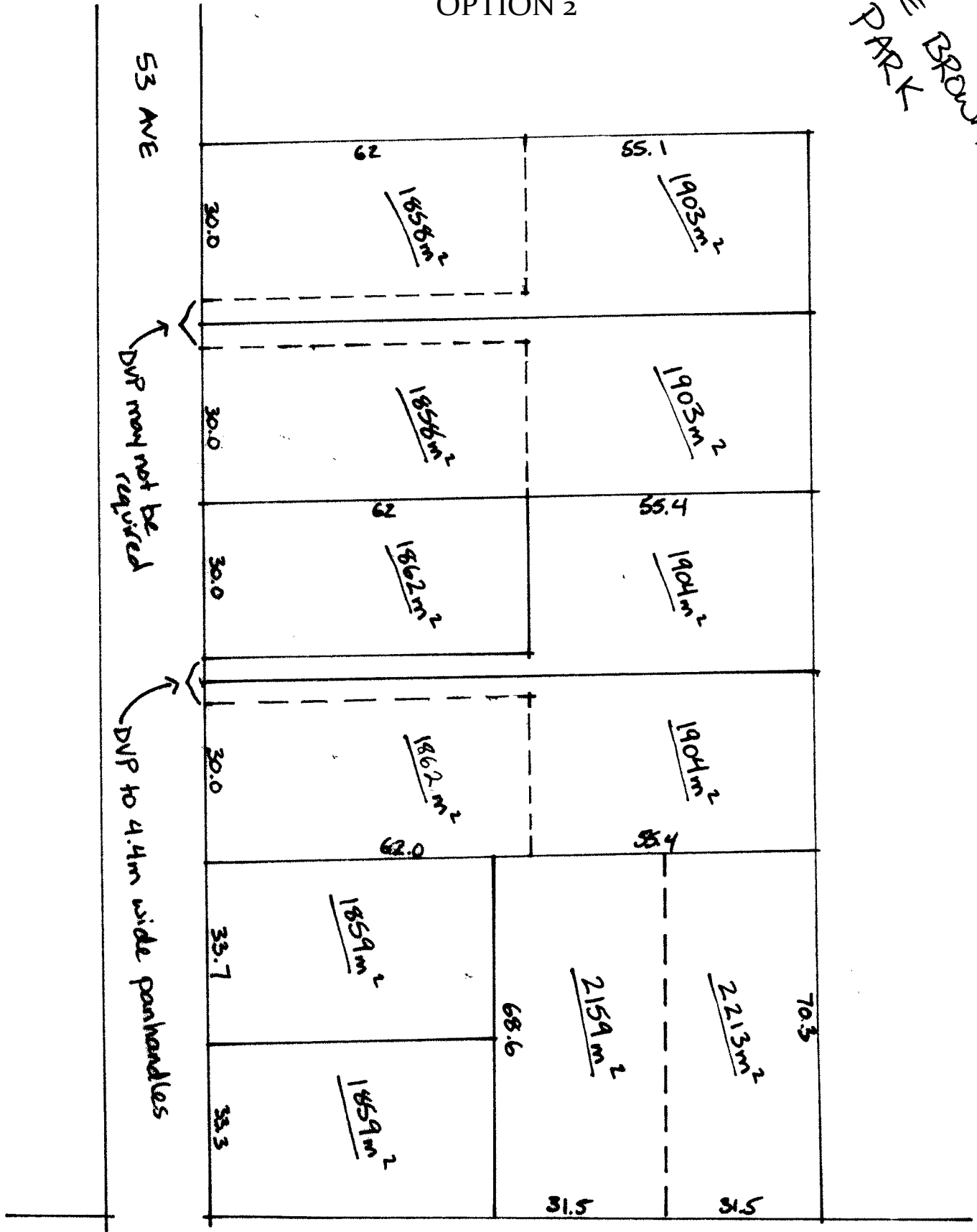
53 AVE



125A ST

JOE BROWN
PARK

OPTION 2



53 AVE

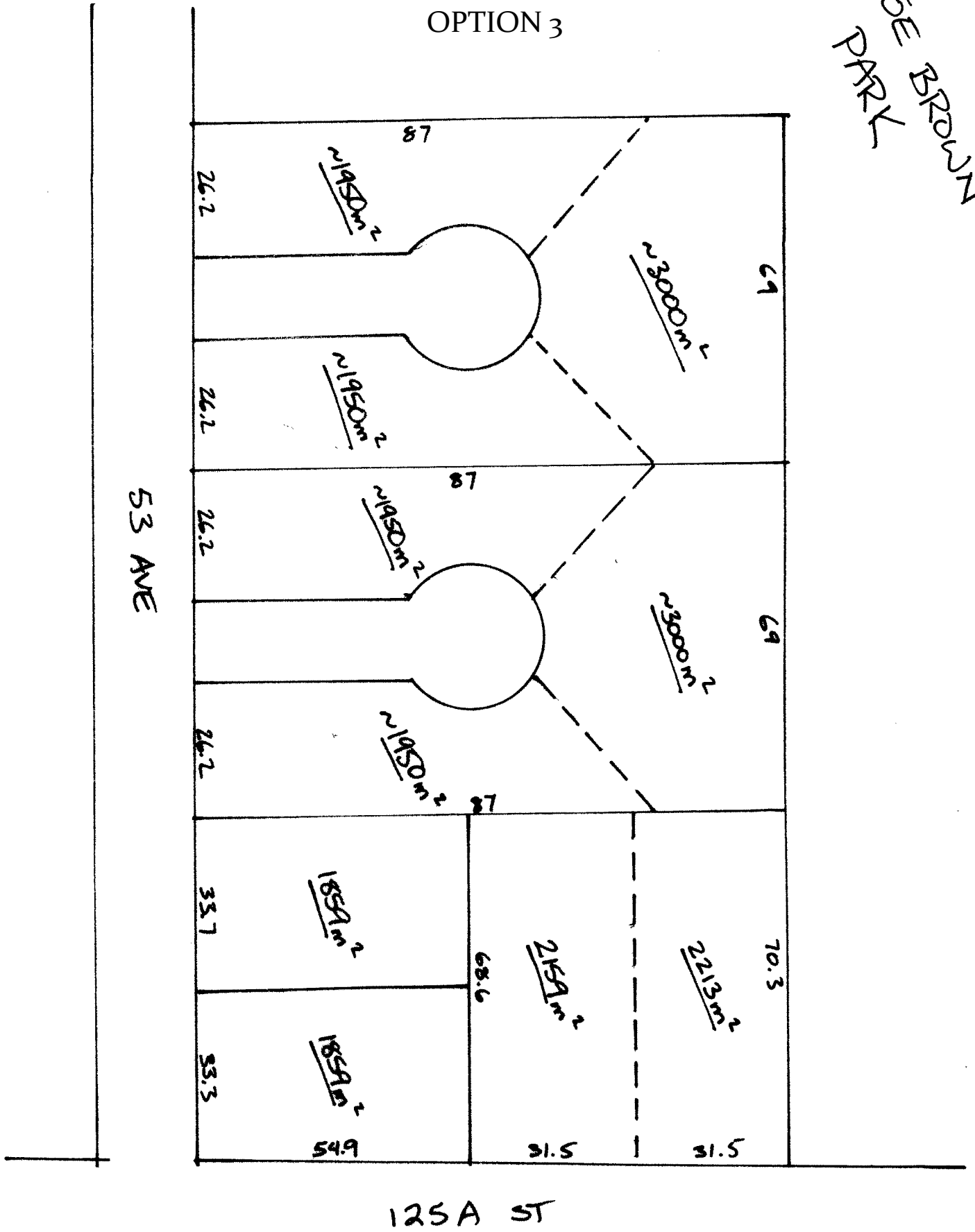
DVP may not be required

DVP to 4.4m wide parkhandles

125A ST

JOE BROWN
PARK

OPTION 3



OPTION 3A

