

NO: L001

COUNCIL DATE: **FEBRUARY 3, 2014**

REGULAR COUNCIL – LAND USE

TO: Mayor & Council **DATE: January 30, 2014**

FROM: Acting General Manager, Engineering **FILES: 7911-0180-00**
General Manager, Planning and Development **7911-0270-00**
7911-0282-00

SUBJECT: Development on Lots North of the East Clayton North Neighbourhood
Concept Plan

RECOMMENDATION

The Engineering Department and the Planning and Development Department recommend that Council:

1. Receive this report as information;
2. Approve the course of action identified as Option 1 in this report, which is to withhold the processing of development application nos. 7911-0270-00, 7911-0180-00 and 7911-0282-00, respectively, until the proponent of each application has demonstrated that the servicing and submission requirements for the application meet the criteria outlined in Appendix V attached to this report;
3. Instruct staff to complete a full review of the City's existing sanitary sewer system to establish the improvements that are required to support the continued growth in the East Clayton NCP area, the Aloha Estates Infill area, the East Clayton Transit Oriented Area Land Use Concept and the lands covered by application nos. 7911-0270-00, 7911-0180-00 and 7911-0282-00, respectively, which are north of the East Clayton NCPs; and
4. Instruct staff to forward a copy of this report and the related Council resolution to those entities that have submitted a development application to the City for the development of lands that are to the north of the existing East Clayton NCPs.

INTENT

The purpose of this report is to advise of staff's further review of development applications that have been received by the Planning and Development Department for land development projects north of the area covered by the East Clayton NCPs and to recommend an approach in relation to such applications.

BACKGROUND

At its meeting on June 20, 2005, Council considered and approved Corporate Report No. C011;2005 regarding the East Clayton NCP Extension – North of 72 Avenue (“East Clayton – North NCP”). The NCP plan area is bounded by 188 Street to the west, 72 Avenue to the south, and 196 Street to the east. The northerly boundary of the NCP area was generally established as the limit to which gravity sanitary sewers could be installed to service development while satisfying the following criteria:

- the maximum depth of sewer lines being no more than 5.0 metres/16 feet below the finished grade;
- the maximum depth of imported fill on any lot in the area being no more than 1.2 metres/4 feet;
- sewer trunk servicing capacity must be available to allow full development in the East Clayton NCP areas, including Aloha Estates;
- satisfaction of all other criteria in the City of Surrey Subdivision and Development By-law; and
- the interface between the developed land and the suburban/rural land to the north being designed with a suitable buffer.

At its Regular meeting on June 20, 2005 Council considered Corporate Report No. R158;2005, titled "Delegation to May 30, 2005 Council-in-Committee Regarding East Clayton North NCP – East Clayton Property Owners Association". The purpose of this report was to respond to a delegation requesting that the East Clayton – North NCP boundary be expanded to the north to 76 Avenue. The report provided details indicating that due to topographic and servicing constraints, the area to the north of the northerly boundary for the East Clayton – North NCP could not be serviced until a further NCP (i.e., North Clayton NCP) is prepared for that area.

At its Regular meeting on November 19, 2007 Council considered Corporate Report No. R244;2007, titled "Delegation to September 10, 2007 – Clayton Property Owners' Association re: Development of the East Clayton Area and Servicing to Remaining Clayton Area. The purpose of the report was to respond to a delegation who had requested that the East Clayton – North NCP boundary be expanded to the north to 76 Avenue. The report provided details indicating that due to topographic and servicing constraints, the area to the north of the northerly boundary for the East Clayton – North NCP could not be serviced until a further NCP (i.e., North Clayton NCP) is prepared for that area.

At its Regular Land Use meeting on April 2, 2012 Council considered Corporate Report No. L004;2012, titled "Development on Lots North of the East Clayton Neighbourhood Concept Plans", a copy of which is attached as Appendix I. This report was in response to the City receiving four development applications for lots east of 188 Street that are north of the East Clayton – North NCP boundary. In each case, the applicant was proposing to develop a site in advance of an NCP being prepared for the area. As these applications are outside of an existing NCP area, each application would require an Official Community Plan ("OCP") amendment to redesignate the land from "Suburban" to "Urban" and an amendment to the East Clayton – North NCP to include the land within the NCP area.

The following table describes more specifically each of the four applications. The location of each of these applications is illustrated on Appendix I of the April 2, 2012 report attached to this report as Appendix I.

Application No./ Applicant	Address	Proposal
7911-0180-00 / Sunmark Ventures Ltd.	7405 – 196 Street	Rezoning from RA to RM-30 and a Development Permit to facilitate the development of 77 townhouses units.
7911-0263-00 / Legendary Development Ltd.	7349 – 192 Street	Rezoning from RA to CD (based on RM-30) and a Development Permit to facilitate the development of 29 townhouses units.
7911-0270-00 / 0900117 BC Ltd.	7379 – 194A Street	Rezoning from RA to RF-9C to facilitate the development of 9 small urban lots with single family dwellings and coach houses.
7911-0282-00 / Xiao Ying Liang	7414 – 194 Street	Rezoning from RA to CD (based on RM-30) and a Development Permit to facilitate the development of 54 townhouse units.

In considering this most recent report, Council passed a number of resolutions as follows:

- By way of Resolution no. R12-646 application no. 7911-0263-00 and application no. 7911-0270-00 being referred to staff to review the opportunity for these properties and any other properties identified within the Special Study area to be incorporated in the West Clayton NCP.
- By way of Resolution no. R12-647 Council instructed that the NCP planning process for the North Clayton area (i.e., the area north of the East Clayton NCPs) was not to be considered until the West Clayton NCPs, which are currently being prepared, have been approved by Council; and
- By way of Resolution no. R12-648 staff was instructed to forward Corporate Report No. Loo4;2012 and the related Council resolution to those entities that had submitted a development application to the City for the development of land that falls within the scope of the Corporate Report.

Subsequently, Council considered Corporate Report No. R145;2012 titled “Approval of Neighbourhood Concept Planning (“NCP”) Process for the West Clayton Extension Area”, which advised Council that the West Clayton NCP area was extended to include an extension area that encompassed those lands that are covered by application no. 7911-0263-00 and application no. 7911-0270-00.

Since consideration of the reports described above, the applicants related to application nos. 7911-0270-00, 7911-0180-00 and 7911-0282-00, respectively, have requested that further consideration of the development potential and timing of development in relation to the lands covered by these applications be reviewed mainly based on the potential downstream sewer upgrades required for servicing the Aloha Estates, that would remove an existing sanitary sewer constraint. A map illustrating the properties covered by these applications is attached as Appendix II. A copy of the letter, dated January 6, 2014, that contains the referenced request is attached as Appendix III.

At its Regular Council Land Use meeting on January 13, 2014, Council adopted Resolution no. R14-29 that instructs staff to undertake a review of current information with respect to the subject properties, including the information and proposals contained within the subject letter with a view of providing a report complete with recommendations for Council consideration at the next Regular Council Land Use meeting (i.e., on February 3, 2014).

DISCUSSION

Under application no. 7911-0270-00 the applicant is proposing to develop 9 single family lots on the lot at 7379 – 194A Street. The applicants related to application nos. 7911-0180-00 and 7911-0282-00, respectively, are proposing to develop 54 single family lots from the two parent lots. A copy of the proposed layout is attached as Appendix IV.

There are a number of considerations that need to be addressed in relation to determining the potential for the lands covered by application nos. 7911-0270-00, 7911-0180-00 and 7911-0282-00, respectively to be subdivided and developed at this time. These considerations are discussed in the following sections of this report.

West Clayton

As was referenced in Corporate Report No. R254;2013 that addressed the Stage 1 Plan for each of West Clayton NCP Area #1 and NCP Area #2, initial servicing concept plans indicate that the land covered by application no. 7911-0270-00 can be serviced to the west through the West Clayton NCP area. In this arrangement, significant downstream development would need to take place before these developments would be able to proceed. The downstream development would install engineering services that would allow for the development of the subject property.

It is expected that the Stage 2 component of the West Clayton NCP will be completed in the fall of 2014. In accordance with City policy, development applications that conform to the approved Stage 1 plan will be received and processed but will not be finalized until the Stage 2 is complete and the NCPs are given final approval by Council.

Timeline for the Preparation of an NCP for North Clayton

In consideration of the fact that servicing of the North Clayton area will rely on engineering services that will be installed in West Clayton, the NCP planning process for lands in North Clayton (i.e., the lands to the north of the East Clayton - North NCP) has not been initiated at this time.

The following sections discuss specific issues that have been identified in relation to allowing additional development north of the East Clayton - North NCP.

Engineering Concerns

A number of engineering servicing issues need to be addressed in relation to allowing development north of the current East Clayton – North NCP boundary. These are discussed in the following sections.

Sanitary Sewer

The proposed sanitary sewer system to service the lot covered by application no. 7911-0270-00 and the western portion (8 proposed lots) of the lot covered by application no. 7911-0282-00 does not satisfy the City's Design Criteria Manual requirements for cover over the sanitary sewer (i.e., the cover over the sewer is less than 1.5m).

Similarly, there is insufficient cover over the proposed sanitary sewer system to service the northerly portion (approximately 22 proposed lots) of the lands covered by application nos. 7911-0180-00 and 7911-0282-00, respectively. However, the sanitary sewer system proposed to service the southerly portion (approximately 24 proposed lots) of the land covered by application nos. 7911-0180-00 and 7911-0282-00 appears to satisfy the Engineering Department's Design Criteria Manual requirements.

Sanitary Sewer – Downstream Constraints

As discussed in Corporate Report No. R219;2013 titled "Aloha Estates Infill Area Concept Plan", a review of the City's existing sanitary sewer system downstream of the Aloha Estates area was completed. This review confirmed that the existing system does not have sufficient capacity to support further development in the East Clayton NCP and surrounding areas. It was estimated that approximately \$1.3 million in sanitary sewer infrastructure works are required to upgrade the system to allow further development to occur.

A separate developer is also contemplating the development of the East Clayton Business Park along the north side of the Fraser Highway to a more intensive mix of uses. Any development beyond the planned business park uses will also require downstream sanitary sewer improvements. Staff has estimated that to allow the more intensive uses on the East Clayton Business Park site approximately \$1.4 million in downstream sanitary sewer infrastructure works are required.

It was also estimated that if the above-referenced works are constructed co-incidentally (i.e., the works related to continued development in the northerly part of East Clayton and the works related to the increased intensity of development on the East Clayton Business Park lands) the total cost of the works would be approximately \$1.9 million. As such, it would be beneficial for the developers in the Aloha Estates area and in East Clayton Business Park area to work together to provide the necessary sanitary sewer upgrades for both areas at the same time. Costs for the works could be shared based on estimated flows discharging to the system. Based on the current development projections for each area, 49% of the costs would be allocated to the development of Aloha Estates, with the remaining 51% of the costs would be allocated to the development of the East Clayton Business Park area.

The addition of the lands covered by applications nos. 7911-0270-00, 7911-0180-00 and 7911-0282-00, respectively, may increase the costs of sanitary sewer upgrades to accommodate the additional flows but these areas would also contribute to the costs of the downstream upgrading work.

Stormwater Management

The topography indicates that the lands covered by applications nos. 7911-0270-00, 7911-0180-00 and 7911-0282-00, respectively, slope is to the north / northwest. The information provided by the applicants proposes that the storm sewer system to service the lands covered by application nos. 7911-0180-00 and 7911-0282-00, respectively, will discharge to the north along 194 Street. This proposed storm sewer system falls within the drainage catchment of “196 St. Creek” which is a tributary to Latimer Creek North Arm.

A number of drainage studies have been completed on the downstream system to the north of East Clayton. The studies have identified various flooding concerns in the downstream area, and have recommended various works and mitigation measures to resolve existing concerns and address storm water impacts of new development based on the density of development detailed in the Clayton General Land Use Plan. Development at densities greater than those detailed in the General Land Use Plan may require further improvements.

Recent rainfall events have confirmed the need for some of the recommended works.

To protect 196 St. Creek, the drainage studies recommend the construction of a detention pond and trunk sewers. However; the studies assume that local stormwater systems will be constructed as necessary to support development. Therefore, more improvements may be required than are detailed in the Drainage Studies if the lands covered by application nos. 7911-0180-00 and 7911-0282-00, respectively, were to develop in advance of such local storm drainage works being constructed.

Servicing Costs and Development Cost Charge (DCC) Revenues

Based on the Stage 1 engineering servicing concepts for West Clayton NCP Area #1 and Area #2 the costs to provide the necessary engineering infrastructure to support development in these NCP areas will exceed the expected DCC revenues from development in the area based on current DCC rates. The estimated DCC revenue shortfall is estimated at \$25.3 million. This shortfall will likely necessitate the introduction of additional levies to support development of these NCP areas. If the land covered by application no. 7911-0270-00 is serviced to the south through East Clayton, the levies in the West Clayton NCP Area #1 and Area #2 will increase marginally due to the loss of this area of land that was assumed to be contributing to the servicing of the West Clayton NCP areas.

A North Clayton NCP has yet to be developed. It is likely that the costs of providing engineering services to North Clayton will exceed the DCC revenues available from development in North Clayton. As such, the land covered by applications nos. 7911-0180-00 and 7911-0282-00, respectively, are serviced to the south through East Clayton the residual lands in the North Clayton NCP may have to bear a marginally larger cost burden per acre due to the reduced area of land remaining in the North Clayton NCP.

Parks, Recreation and Culture Department Concerns

The Parks, Recreation and Culture Department advise that the additional residents, resulting from the developments proposed under application nos. 7911-0270-00, 7911-0180-00 and 7911-0282-00, respectively, were not accounted for in the preparation of parks plans for the East Clayton – North NCP. Residents from the proposed developments (totalling 54 single family

homes) would utilize community parks and amenities located within the East Clayton NCP areas and would cause additional strain on available park space and community amenities in East Clayton.

Surrey School District Concerns

The School District has advised that it would be preferable if an NCP for the areas north of East Clayton (i.e., North Clayton) was finalized before any higher density development in this area is approved. It is difficult for the School District to plan for schools without a comprehensive NCP planning process being undertaken. The School District has also advised that there would be approximately 29 elementary school age and 14 secondary school age students generated by the developments as proposed in the four applications that involve lots not contained within the East Clayton NCP areas. This will put additional pressure on existing schools.

Planning Concerns

The OCP includes policies that promote a holistic approach to land development. Policy A-4.3 requires that development within specified areas, such as Clayton, be contingent upon, and subject to, the preparation of an NCP specifying land use, density, infrastructure services, including roads, public amenities and financing strategies. Proceeding with development in the absence of an NCP could result in less orderly land development, could lead to expensive engineering servicing infrastructure that may be difficult to operate and maintain and potential problems with aspects like ineffective transitions between land uses that affect the quality of life in the community. Generally it is preferable if lands not covered by an NCP, even lands immediately adjacent an NCP, not be developed without a thorough planning process, which includes community consultation. The NCP process was developed as a result of the problems that the City experienced in relation to allowing development to occur in the absence of a proper holistic plan.

Biodiversity Conservation Strategy

The lands covered by application nos. 7911-0180-00 and 7911-0282-00, respectively, are part of an ecological hub identified in the Ecological Management Study. The Biodiversity Conservation Strategy has identified the need to protect a 30-metre wide corridor in the area. The proposed park likely provides adequate width; however, tree retention may not be possible due to changes in hydrology on a very flat site and also wind throw resulting from clearing the rest of the area for development. The proposed park lands may need to be revegetated following any development.

Alternative Courses of Action

Option 1 - *Process development applications to the north of the East Clayton - North NCP boundaries, based on each application's individual merit.*

Staff has determined that it may be possible to service a portion of the lands covered by development application nos. 7911-0270-00, 7911-0180-00 and 7911-0282-00, respectively, for single family residential lots with basements while meeting the requirements of the City's Design Criteria Manual. There are a number of downstream storm water management concerns that will need to be addressed.

To fully evaluate the subject applications, more information is required. A summary of the required information is documented in Appendix V.

If it is ultimately determined that development applications may be processed for the lots covered by applications nos. 7911-0180-00 and 7911-0282-00 and based on the letter, dated January 6, 2014, that was forwarded to City Council from those individuals interested in developing these lots, the conditions of approval for such development will include the following:

1. That a “no build” restrictive covenant will be registered on each lot in the development and will remain in place until all of the downstream sanitary sewer upgrades to service further growth in the East Clayton NCPs and the area north of the East Clayton NCPs including the subject lots have been fully completed to the satisfaction of the General Manager, Engineering; and
2. That the developers of these lots have entered into a servicing agreement to construct all of the necessary downstream sanitary sewer upgrades to service further growth in the East Clayton NCPs and the area to the north of the East Clayton NCPs including the subject lots or, alternatively, have provided funds to the City to construct such upgrades at the option of the General Manager, Engineering, and all to the satisfaction of the General Manager, Engineering.

Option 2 – *Withhold processing of development applications beyond the East Clayton - North NCP boundary and West Clayton NCP boundary until an NCP for the North Clayton area has been prepared.*

Under this approach development applications north of the East Clayton – North NCP boundary, including application nos. 7911-0180-00 and 7911-0282-00, respectively, would be held in abeyance until an NCP for the North Clayton area was prepared.

Under this approach staff would continue to process development application no. 7911-0270-00 based on the servicing requirements identified under the West Clayton NCP process.

Summary of Evaluation:

Staff is satisfied that the course of action identified under Option 1 is reasonable and on this basis is recommending that Council adopt this course of action.

If Council decides to proceed with the course of action identified as Option 2, staff recommends that Council resolve to:

- Withhold processing any development application related to any lots that fall outside the existing boundaries of the East Clayton Neighbourhood Concept Plan (“NCP”) areas and West Clayton NCP areas until an NCP process covering the land that is the subject of the application has advanced to Stage 1 approval;
- Authorize the continued review of development application no. 7911-0270-00 provided that its servicing is consistent with the West Clayton NCP; and

- Instruct staff to forward a copy of this report and the related Council resolution to those entities that have submitted a development application to the City for the development of lands in Clayton north of the East Clayton NCPs and the West Clayton NCPs.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Approve the course of action identified as Option 1 in this report, which is to withhold the processing of development application nos. 7911-0270-00, 7911-0180-00 and 7911-0282-00, respectively, until the proponent of each application has demonstrated that the servicing and submission requirements for the application meet the criteria outlined in Appendix V attached to this report;
- Instruct staff to complete a full review of the City's existing sanitary sewer system to establish the improvements that are required to support the continued growth in the East Clayton NCP area, the Aloha Estates Infill area, the East Clayton Transit Oriented Area Land Use Concept and the lands covered by application nos. 7911-0270-00, 7911-0180-00 and 7911-0282-00, respectively, which are north of the East Clayton NCPs; and
- Instruct staff to forward a copy of this report and the related Council resolution to those entities that have submitted a development application to the City for the development of lands that are to the north of the existing East Clayton NCPs.

Gerry McKinnon
Acting General Manager,
Engineering

Jean Lamontagne
General Manager
Planning and Development

JA/brb/ras

Attachments:

- Appendix I: Corporate Report No. L004;2012
Appendix II: Location of Development Applications North of East Clayton
Appendix III: Letter to Mayor & Council dated January 6, 2014, and titled "7414 - 194 Street and 7405 - 196 Street"
Appendix IV: Proposed Layout for 7911-0270-00, 7911-0282-00 and 7911-0180-00
Appendix V: Detailed Engineering Servicing and Submission Requirements

NO: **L004**

COUNCIL DATE: **April 2, 2012**

REGULAR COUNCIL – LAND USE

TO: **Mayor & Council**

DATE: **April 2, 2012**

FROM: **General Manager, Planning and Development
General Manager, Engineering**

FILES: **7911-0180-00
7911-0263-00
7911-0270-00
7911-0282-00**

SUBJECT: **Development on Lots North of the East Clayton Neighbourhood Concept Plans**

RECOMMENDATION

The Planning and Development Department and the Engineering Department recommend that Council:

1. Receive this report as information;
2. Approve the course of action identified as Option 1 in this report, which is to withhold processing any development application related to any lots that fall outside the existing boundaries of the East Clayton Neighbourhood Concept Plan ("NCP") areas until an NCP process covering the land that is the subject of the application has advanced to Stage 1 approval;
3. Instruct staff that the NCP planning process for the North Clayton area (i.e., the area north of the East Clayton NCPs) not be considered until the West Clayton NCPs, which are currently being prepared, have been approved by Council; and
4. Instruct staff to forward a copy of this report and the related Council resolution to those entities that have submitted a development application to the City for the development of land that falls within the scope of recommendation 2 above.

INTENT

The purpose of this report is to advise Council of development applications that have been received by the Planning and Development Department for land development projects north of the area covered by the East Clayton NCPs and to recommend an approach in relation to such applications.

BACKGROUND

On June 27, 2005, the East Clayton NCP Extension – North of 72 Avenue (East Clayton – North NCP) was approved by Council. The plan area is bounded by 188 Street to the west, 72 Avenue to the south, and 196 Street to the east. The northerly boundary of the NCP area was mainly

established as the limit to which gravity sanitary sewers could be installed to service the land north of 72 Avenue (Appendix I) while satisfying the following criteria:

- the maximum depth of sewer lines being no more than 5.0 metres/16 feet below the finished grade;
- the maximum depth of imported fill on any lot in the area being no more than 1.2 metres/4 feet;
- sewer trunk servicing capacity must be available to allow full development in the East Clayton NCP areas, including Aloha Estates;
- satisfaction of all other criteria in the City of Surrey Subdivision and Development By-law; and
- the interface between the developed land and the suburban/rural land to the north being designed with a suitable buffer.

To date, two land development applications have been approved that fall adjacent to, but immediately outside the boundary of the East Clayton North NCP. These development applications are No. 7905-0382-00 for the lots at 7287 - 192 Street and 19156 - 72A Avenue, and No. 7910-0177-00 for the lot at 7329 - 192 Street. In each case, the applicant was able to demonstrate how the development site was able to be serviced within the restrictions of the above-referenced design criteria.

The Clayton General Land Use Plan, which was approved by Council on December 14, 1998, anticipates urban development across all of the Clayton area, subject to the development of a series of NCPs, the first of which were the East Clayton NCPs. These are now being followed by the preparation of NCPs for West Clayton, immediately to the west of East Clayton, and will be followed in the future by NCPs in North Clayton, immediately to the north of East Clayton. The NCP plans are being prepared based on a logical extension of engineering servicing infrastructure to and through the Clayton area.

DISCUSSION

The City has received four development applications for lots east of 188 Street that are north of the East Clayton – North NCP boundary. The lots to which each of these applications apply are highlighted in Appendix I. In each case, the applicant is proposing to develop their site in advance of an NCP being prepared for the area. As these applications are outside of an existing NCP area, each application will require an Official Community Plan ("OCP") amendment to redesignate the land from "Suburban" to "Urban" and an amendment to the East Clayton – North NCP to include the land within the NCP area.

The following table describes more specifically each of the four applications:

Application No./ Applicant	Address	Proposal
7911-0180-00 / Sunmark Ventures Ltd.	7405 – 196 Street	Rezoning from RA to RM-30 and a Development Permit to facilitate the development of 77 townhouses units.
7911-0263-00 / Legendary Development Ltd.	7349 – 192 Street	Rezoning from RA to CD (based on RM-30) and a Development Permit to facilitate the development of 29 townhouses units.
7911-0270-00 / 0900117 BC Ltd.	7354 – 194 Street	Rezoning from RA to RF-9C to facilitate the development of 9 small urban lots with single family dwellings and coach houses.
7911-0282-00 / Xiao Ying Liang	7414 – 194 Street	Rezoning from RA to CD (based on RM-30) and a Development Permit to facilitate the development of 54 townhouse units.

The purpose of the City's NCPs is to provide a detailed, coordinated, planning framework for approving development applications in newly developing areas in the City. The NCPs address issues such as ensuring that land uses are laid out in a pattern that addresses interface issues, the provision of adequate public facilities, such as schools and parks, and the efficient installation of engineering infrastructure for servicing and mobility. The NCP process includes significant community engagement at numerous stages as the plan is being developed.

West Clayton NCPs

NCPs for each of West Clayton South and West Clayton North are currently being prepared. The boundaries of these NCP areas are illustrated on Appendix II. It is expected that the Stage 1 Land Use Concept (covering each of these NCP areas) will be completed in 2012.

Timeline for the Preparation of an NCP for North Clayton

In consideration of the fact that servicing of the North Clayton area will rely on engineering services that will be installed in West Clayton as the lands in West Clayton develop; there are no plans to initiate an NCP planning process for lands in North Clayton (i.e., the lands to the north of the East Clayton NCPs).

Concerns with Allowing Additional Development to the North of the East Clayton NCPs

The following sections discuss specific issues that have been identified in relation to allowing additional development north of the East Clayton NCPs.

Engineering Concerns

A number of engineering servicing issues arise in relation to allowing development north of the current East Clayton – North NCP boundary. These are:

- The existing sanitary sewer system does not have the capacity to support additional development beyond the currently approved NCP boundaries. Additional development could potentially result in sanitary sewer overflows during significant rainfall events and odour problems during periods of warm weather; and
- The existing stormwater management system, including the existing stormwater detention ponds, does not have capacity to support additional development outside of the already approved servicing areas. The capacity of the existing stormwater detention ponds is fully maximized. Given the advanced state of development in the East Clayton neighbourhood, there is no land available to dedicate and construct additional community detention pond capacity nor would sufficient funding be available to support the construction of such works.

Parks, Recreation and Culture Department Concerns

The Parks, Recreation and Culture Department advise that the additional residents, resulting from the proposed developments, were not accounted for in the preparation of parks plans for the East Clayton – North NCP. Residents from the proposed developments (totalling approximately 169 units) would utilize community parks and amenities located within the East Clayton NCP areas and would cause additional strain on available park space and community amenities in East Clayton.

Surrey School District No. 36 Concerns

The School District has advised that an NCP for the areas north of East Clayton should be finalized before higher density development in this area is approved. It is difficult for the School District to plan for schools without a comprehensive NCP planning process being undertaken.

The School District has also advised that there would be approximately 29 elementary school age and 14 secondary school age students generated by the developments as proposed in the four applications that involve lots not contained within the East Clayton NCP areas. The School District has not planned for student growth to the north of East Clayton and, as such, does not have funds for capital infrastructure or operating costs to support such growth at this time.

Planning Concerns

The OCP includes policies that promote a holistic approach to land development. Policy A-4.3 requires that development within specified areas, such as Clayton, be contingent upon, and subject to, the preparation of an NCP specifying land use, density, infrastructure services, including roads, public amenities and financing strategies. Allowing piecemeal development in the absence of an NCP will result in less orderly land development, will lead to expensive engineering servicing infrastructure that is difficult to operate and maintain and potential problems with things like ineffective transitions between land uses that affect the quality of life in the community. Lands not covered by an NCP, even lands immediately adjacent an NCP, should not be developed without a thorough planning process, which includes community consultation. The NCP process was developed as a result of the problems that the City experienced in relation to allowing development to occur in the absence of a proper holistic plan.

Optional Courses of Action in Relation to Addressing the Development Applications for Lots North of the East Clayton NCPs

The following options have been evaluated in relation to addressing the four applications that have been received for land north of the East Clayton – North NCP boundaries:

Option 1 – *Withhold processing of development applications until an NCP for the North Clayton area has been prepared.*

Pros:

- Supports existing City policy related to contiguous, coordinated development that equitably and efficiently utilizes the available land base;
- Supports the public expectations related to the East Clayton - North NCP regarding the northern-most limit of development; and
- Will send a clear message that development applications will not be supported in a greenfield area until an NCP has been developed for the area (i.e., the NCP process allows for a fulsome review of all of the land use considerations, servicing needs and financial ramifications before development proceeds in the area to ensure that the neighbourhood provides a high quality of life, that impacts are addressed and that costs are equitably shared), which aligns with the City's Sustainability Charter related to objectives around planned and orderly development.

Cons:

- The applicants will not be able to proceed with development as proposed and will be required to wait for the completion of a community planning process for the area.

Option 2 – *Process applications beyond the East Clayton NCP boundaries, based on their individual merit.*

Pros:

- New opportunities for additional housing in Surrey could be created, which may help to influence housing affordability in the area.
- The applicants will be satisfied that they are allowed to proceed with the applications.

Cons:

- Proceeding with development in advance of an NCP sets a precedent for other landowners who are also looking to develop their land prior to completion of an NCP;
- Engineering servicing, such as sanitary sewers and storm sewers, will require expensive upgrades to accommodate the related developments, which costs will probably go beyond the financial ability afforded by the scale of the applications. This will lead to frustration on the part of the applicants and will put pressure on the City to compromise design standards to "make the developments work". This tends to lead to problems for the City over time;
- Parks and other amenities in East Clayton will be over-subscribed due to the additional development that was not anticipated in the development of the East Clayton NCPs; and
- Schools in the area will experience increased pressures on their capacity by virtue of this unanticipated growth in the student population in the area.

Evaluation of Options

Based on the above listing of the "pros" and "cons" related to each option, staff recommends that Council adopt Option 1.

If Council decides to proceed with the course of action identified as Option 2, Council should resolve to:

- Instruct staff to bring forward individual Planning Reports for consideration by Council related to each of the following development applications, respectively:
 - No. 7911-0180-00, being a proposed 77-unit townhouse development at 7405 - 196 Street;
 - No. 7911-0263-00, being a proposed 29-unit townhouse development at 7349 - 192 Street;
 - No. 7911-0270-00, being a proposed 9-lot subdivision at 7354 - 194 Street; and
 - No. 7911-0282-00, being a proposed 54-unit townhouse development at 7414 - 194 Street.

- A detailed review of the applications will be required prior to these applications being considered by Council. This review will include:
 - a comprehensive detailed engineering servicing analysis for the area, inclusive of Aloha Estates;
 - a detailed review of the planning and land use impacts;
 - a detailed review of the parks and recreation impacts;
 - a detailed review by the School District;
 - a review by each affected external referral agency;
 - completion of a public notification process for each application; and
 - confirmation by the applicant of payment of an acceptable Community Benefit in accordance with the provisions in the OCP for Type II applications.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Approve the course of action identified as Option 1 in this report, which is to withhold processing any development application related to any lots that fall outside the existing boundaries of the East Clayton NCP areas until an NCP process covering the land that is the subject of the application has advanced to Stage 1 approval;
- Instruct staff that the NCP planning process for the North Clayton area (i.e., the area north of the East Clayton NCPs) not be considered until the West Clayton NCPs, which are currently being prepared, have been approved by Council; and
- Instruct staff to forward a copy of this report and the related Council resolution to those entities that have submitted a development application to the City for the development of land that falls outside the existing East Clayton NCP boundaries.

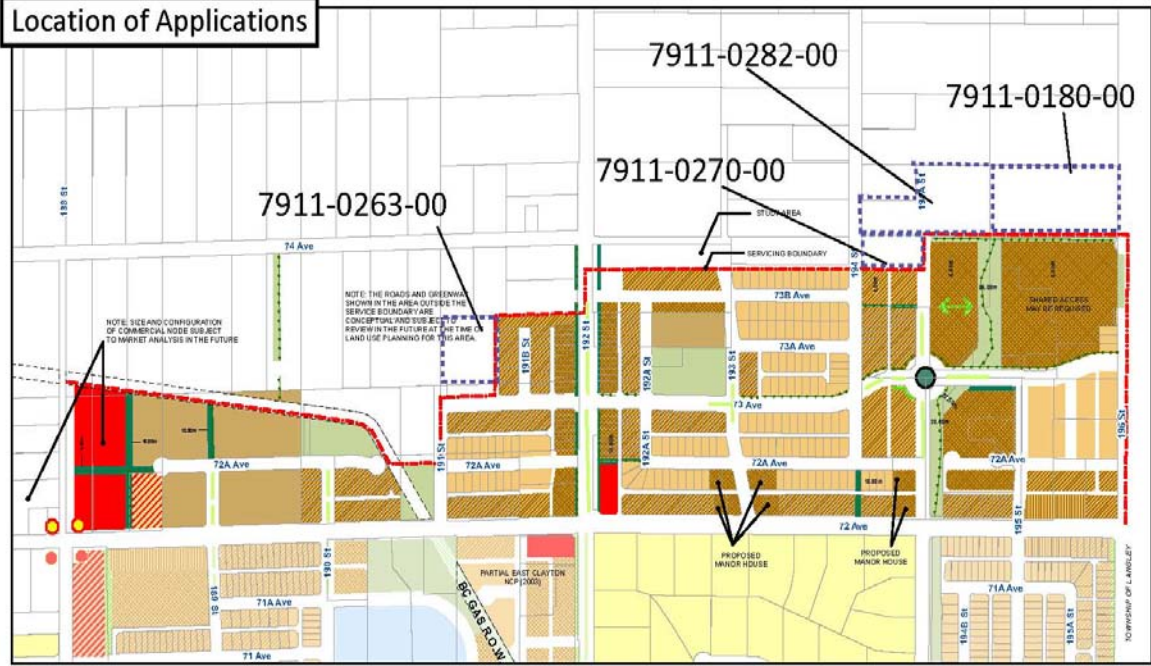
Original signed by
Jean Lamontagne
General Manager
Planning and Development

Original signed by
Vincent Lalonde, P.Eng.
General Manager
Engineering

SML/kms/saw

Appendix I: Location of Development Applications North of East Clayton
Appendix II: NCP boundaries in the Clayton Area

Location of Applications

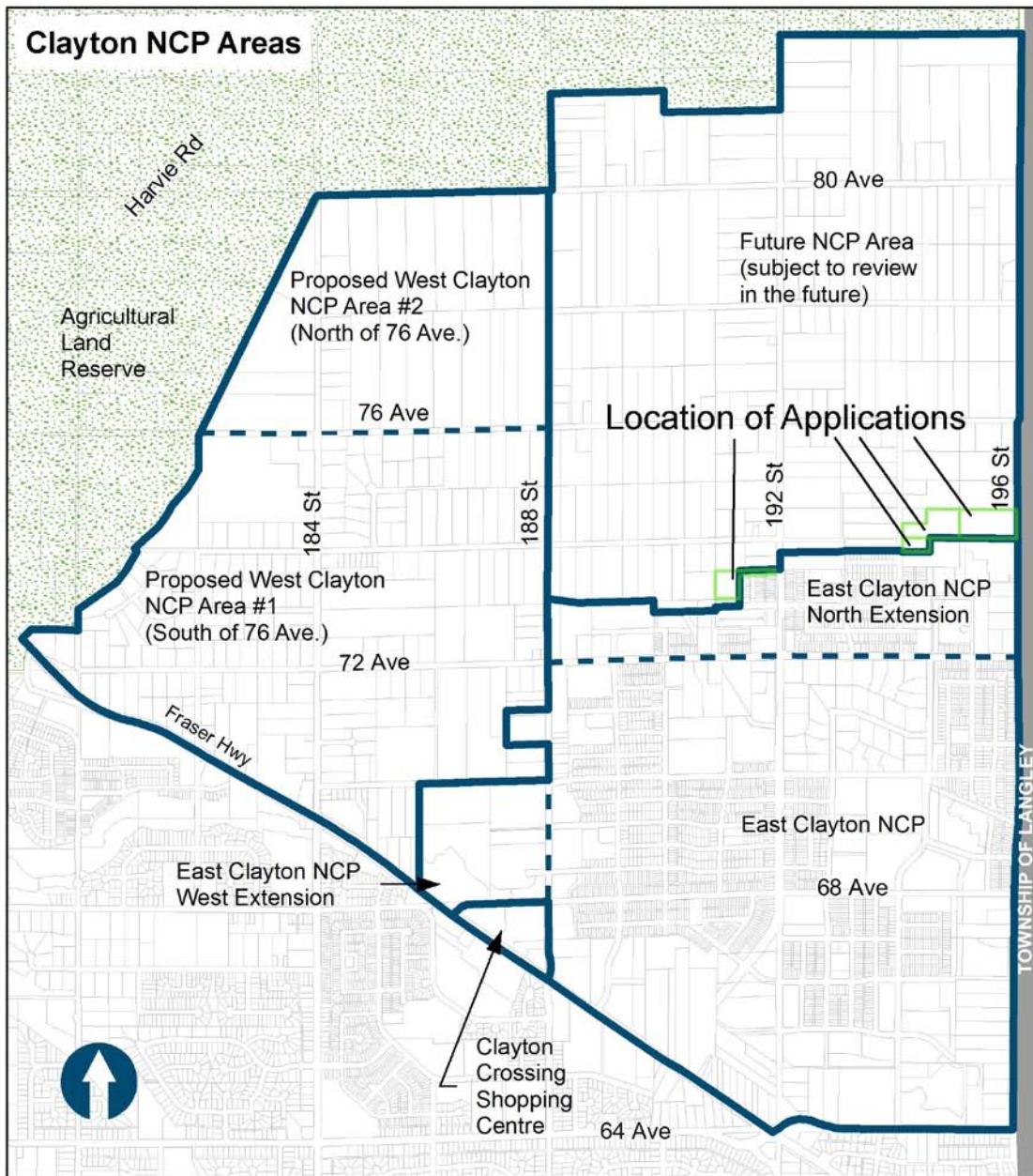


6-10 u.p.a. (Low Density)	22-45 u.p.a. (High Density)	Public Open Space / Park
10-15 u.p.a. Special Residential	Neighbourhood Commercial	Special Setback, Landscaping Buffers or Corridors (Landscaping Areas on Private Property)
10-15 u.p.a. (Medium Density)	Commercial / Residential	Urban Landmark
15-25 u.p.a. (Medium-High Density)	Special Treatment of Street, Traffic Calming	Multi-Use Pathway on Public Land or on Private Property with a Public Use Right-of-Way
		Pedestrian Corridor on Private Property (Internal)

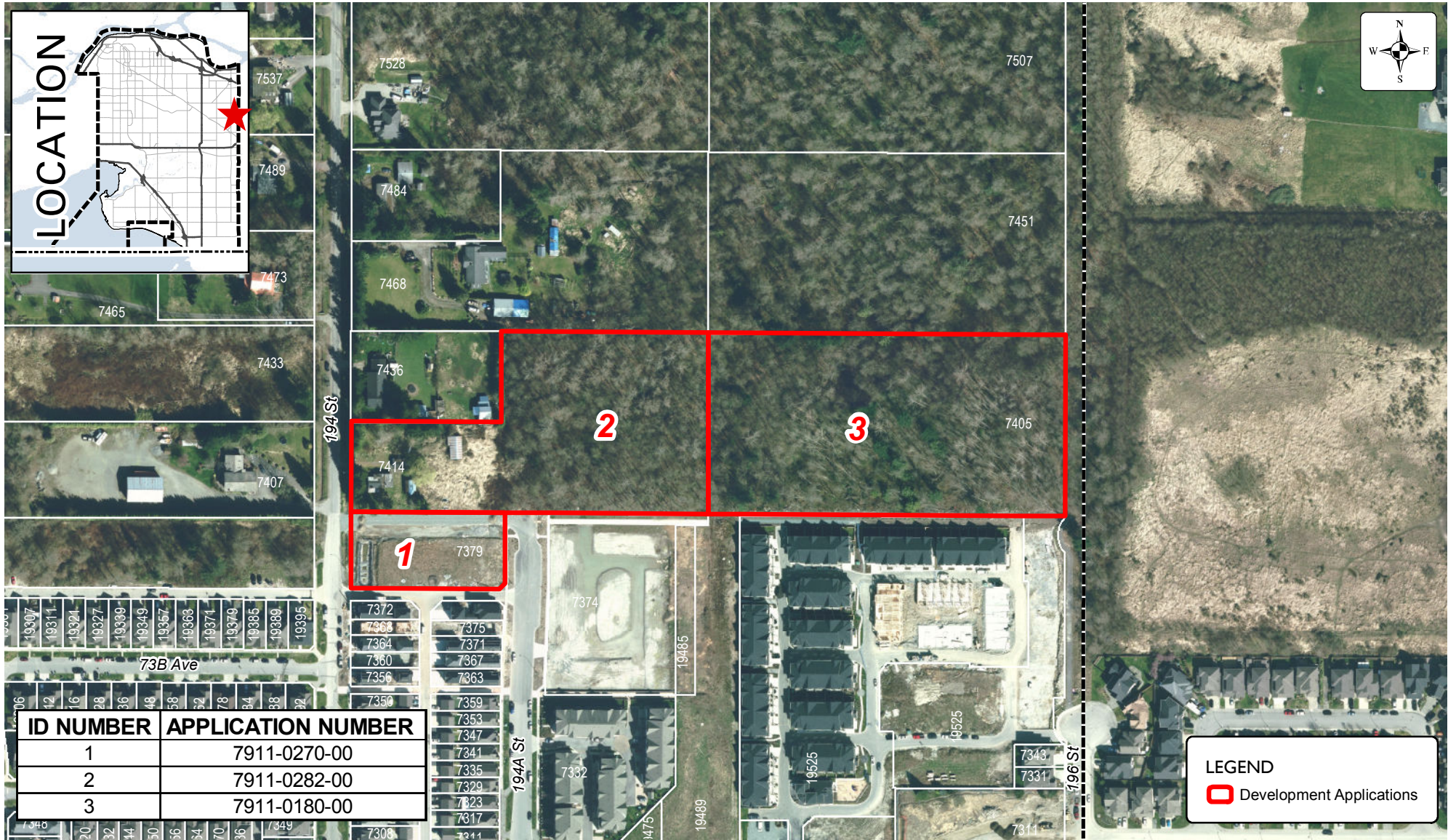
EAST CLAYTON NCP EXTENSION - NORTH OF 72 AVENUE
LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT
 Approved By Council on June 27, 2005
 Amended 14 Dec 2011

Printed March 8, 2009

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APPENDIX II AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 22-Jan-2014, AW8

Date of Aerial Photography: March 30, 2013



LOCATION OF DEVELOPMENT APPLICATION NORTH OF EAST CLAYTON

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Jan 6, 2014

City of Surrey
14245 -56th Avenue
Surrey, B.C.
V3X 3A2

Attention: Mayor & Council

Re: 7414 – 194 Street and 7405 – 196 Street

I, Sukh Grewal, on behalf of the company which has an interest in the above two referenced properties, hereby petition the City of Surrey to include these two properties into the "East Clayton Extension North of 72 Avenue" (EN72) Neighbourhood Concept Plan (NCP) with servicing to the south.

Attached is a sketch showing the two subject properties relative to the EN72 NCP.

Our Engineer has reviewed the site servicing based on actual topographic survey and they confirm that municipal services can be physically extended to service these two properties to the south. In addition, basement homes can be achieved in compliance with the City of Surrey fill policy. We note these properties should have been included in the original boundary of the EN72 NCP. Even McElhanney (who prepared the original EN72 NCP) indicated these properties should have been included in the original plan. We note it has been difficult to establish the topographic boundary as the ground elevations are quite irregular relative to other boundary conditions.

We have had meetings with City of Surrey Roads/Transportation and they indicate that they feel there should be no issues with road access.

We have met with City of Surrey Water and they indicate there is no issue with extending water service.

As per the Aloha Estates redevelopment plan, storm water management can be addressed with local BMP's (best management practices).

Recently, the City of Surrey approved the Aloha Estates redevelopment which addresses the sewer upgrades for the area and this would provide adequate capacity. We understand there is a requirement to upgrade the sanitary sewer system and we would agree to front end these sewer works. We understand the cost for these upgrades are somewhere in the order of \$1,900,000.

We have also confirmed with the utilities that there is no issue with extending power, telephone, cable or gas.

In regards to land use, we would propose an extension of land use similar to that which has been established to the south. Namely, single family (small) lots (i.e. RF-10) or townhouses or a mixed combination. We met with City of Surrey Planning Staff, who have indicated a preference for single family lots with a continuation of the park green belt through the subject properties.

We note there has been a lot of townhouse developments over the last couple of years, however late last year demand for single family lots has picked up and we note there is very little single family lots available in the market. A single family development of these lands would help alleviate some of this pressure. In addition, the East Clayton area is a high demand area due to the type of product and affordability.

A report (L004) went to Council April 12, 2012 which stipulated that the WC NCP would need to proceed before any of these properties would be considered. We note this has now happened and the subject properties can now be considered again.

A report (R145) went to Council on June 12, 2012 establishing the WC NCP as 74 Avenue. We are not asking to be included in the WC NCP but to be included as an extension to the EN72 NCP. Servicing to the WC NCP would not meet City of Surrey sewer depths as it would exceed the maximum allowable depth criteria.

To ensure this proposed development does not proceed without the sanitary sewer upgrades as proposed above, we are willing to place a no-build RC on the subject properties precluding any development of the lands until such time as the sanitary sewer upgrades are completed.

Lastly, we note this proposal would generate approximately \$1,300,000 of DCC revenues which could be used by the City of Surrey for other areas within the City of Surrey as the current East Clayton area is fully serviced except for the sanitary sewer which we are willing to front end the full \$1,900,000 (in addition to the DCC amounts). Our proposal would solve the City of Surrey sanitary sewer issue and generate an additional \$1,300,000 of monies for the City of Surrey. In addition the resolution of the sanitary sewer frees up Aloha Estates, the Bontkes development and Chana development to densify their developments which would create some additional \$20,000,000 of additional DCC revenue which is not required in the East Clayton area and these monies could be used to "kick start" the WC NCP.

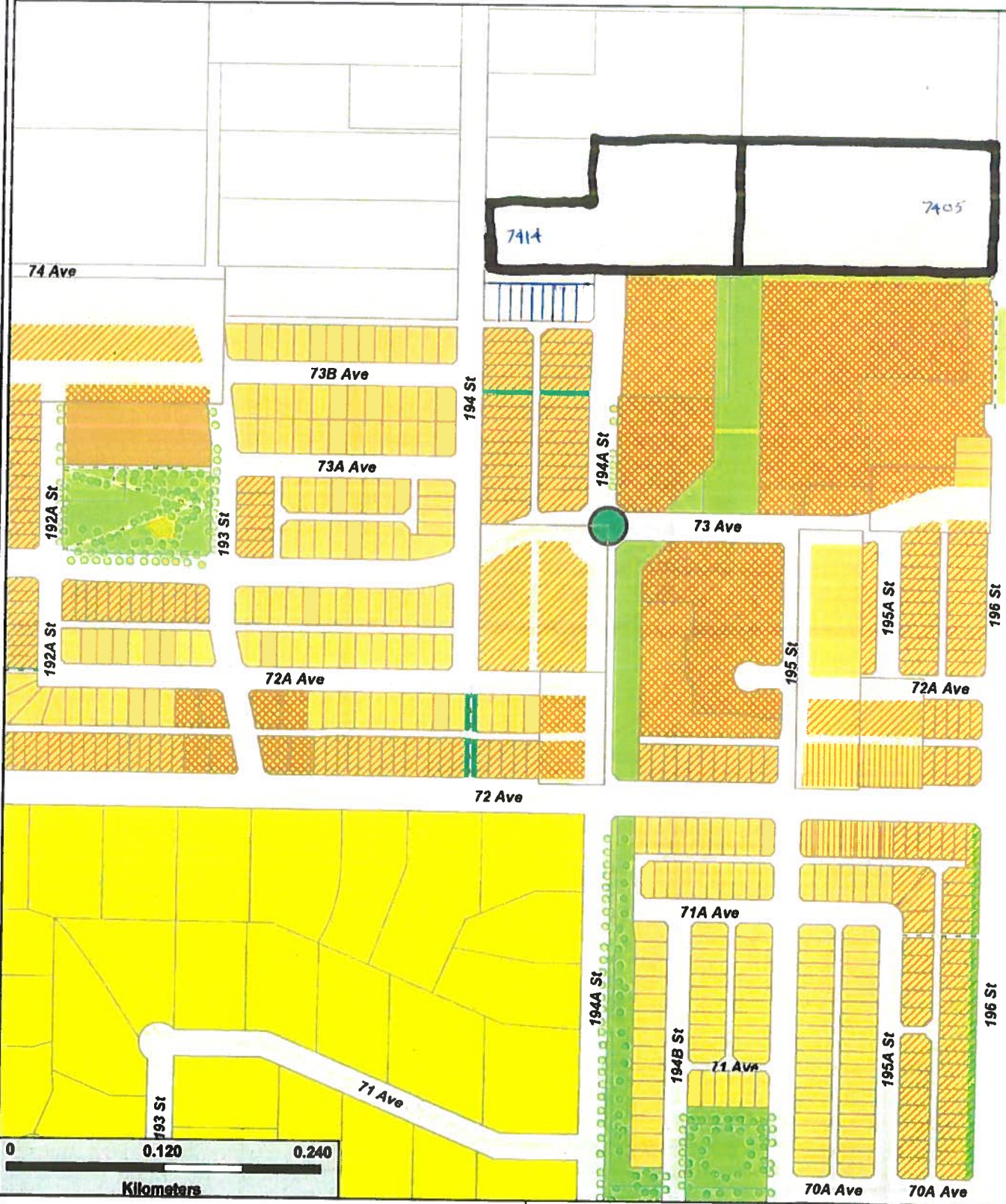
We further note that if the sanitary sewer issue is not resolved, staff have indicated the City of Surrey will incur the liability and forego the possible DCC windfall.

In our opinion, the inclusion of the subject properties is a win-win proposition.

Your consideration of our petition would be much appreciated. We have met with staff and they have indicated they need direction from Council to start this process. Therefore, we would ask for your support and direction to staff to begin the process to include these two properties into the EN72 with servicing to the south.

Yours truly,

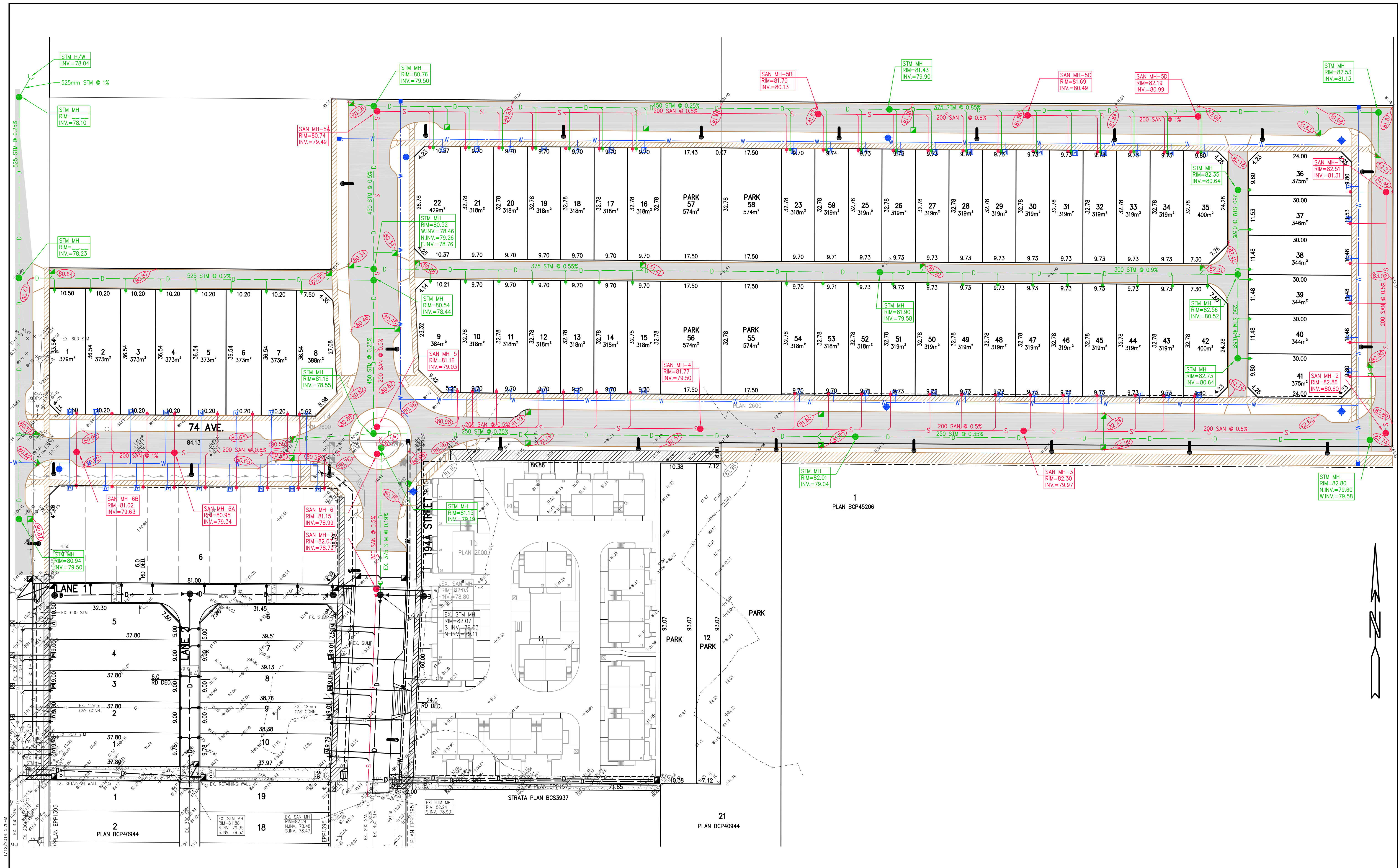
0924350 BC Ltd.



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Enter Map Description

Scale: 1:4,008
Map created on January-05-14



1/12/2014 5:29PM
 © MCA011001 LandOverall Keyplan 2.dwg [LOT]

REV. No	DATE	REVISION

DESIGNED FMB	DRAWN FMB
CHECKED MGK	APPROVED MGK
DATE JAN 2011	
HUB JOB No. 11001	
HUB FILENAME OVERALL KEYPLAN 2	

Hub Engineering Inc.
 Engineering and Development Consultants

Member
PACIFIC LAND GROUP
 Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

CLIENT GLOBAL FORCE REALTY 101 - 13049 - 76 AVENUE SURREY, BC, V3W 2V7 TEL: 604-753-0077	SHEET TITLE CONCEPTUAL SERVICING PLAN
PROJECT RESIDENTIAL SUBDIVISION 7379-194A ST, 7414-194 ST, 7405-196 ST SURREY, BC LEGAL: LOT 6, SEC 22, TP8, NWD PL BCP50063 LOT 7, 14, SEC 22, TP8, NWD PLAN 2600	

SCALE HORIZ. : 1:500 VERT. : 1:50	SURVEY PROJECT No.
CHECKED P.W. P.U.	SURVEY DRAWING No.

THE CITY OF SURREY	
TITLE CONCEPTUAL SERVICING PLAN	
DATE Jan 12, 2014	REVISION 11001-C2
DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER	

Detailed Engineering Servicing and Submission Requirements

Lot Grading

- A detailed lot grading plan indicating the existing ground elevations, proposed ground elevations and minimum basement elevations (MBE) for each proposed lot.
- A detailed topographic plan at 0.2m intervals illustrating the proposed depth of fill over the entire development area.

Sanitary Sewer

- Sewer profiles for each proposed pipe segment demonstrating the slope and depth of cover to clearly illustrate that each proposed pipe segment satisfies the criteria included in the Engineering Department's Design Criteria Manual. This criteria includes, but is not limited to, the following:
 - sewers shall not be designed with pipe cover less than 1.5 metres;
 - the terminal section of the sewer, servicing 6 or less house service connections, shall have a minimum grade of 1.0%;
 - the section of sewer, servicing the 7th to 12th house service connections, shall have a grade of 0.6% or greater; and
 - the section of sewer, servicing the 13th house service connection, shall have a grade of 0.5% or greater.
- Each lot shall only be serviced with a gravity sewer connection.

Stormwater

- A detailed stormwater management study for the full catchment area, which the proposed development falls within, is required.

The study is to demonstrate the existing and post development flows resulting from the development of the entire area and identify any existing system constraints.

The study is to recommend an approach to ensure that at no time are the post-development flows greater than pre-development flows.

The study is to also recommend how offsite constraints are to be addressed.

As the ultimate land use for the tributary area has yet to be established by an NCP, the anticipated land use for the area should be based on the OCP and increased by an additional 10% imperviousness.

- Field verification of the infiltration capacity within the proposed development area is required.

- All stormwater management best management practices identified in the Clayton Integrated Stormwater Management Plan (ISMP) are to be incorporated and designed such that they meet the goals of the ISMP. These practices include on-lot infiltration requirements, street infiltration requirements and the placement of permeable soils on all pervious area.
- The Clayton ISMP indicates that the full catchment area requires a stormwater management pond. Using the results from the stormwater management study, a preliminary design of the stormwater management pond is required.
- Stormwater sewer profiles shall be provided of each proposed pipe segment demonstrating the slope and depth of cover and the hydraulic grade line for the 5-year and 100-year design event cover to clearly illustrate that each proposed pipe segment satisfies the criteria included in the City's Design Criteria Manual.