

45900 SLEEPY HOLLOW ROAD

Official Community Plan Amendment Bylaw 1460

Zoning Amendment Bylaw No. 1461 – To facilitate redevelopment into a single family residential subdivision from current Residential/Limited mixed zone.



COMMUNITY IMPROVEMENT FOCUS – REPLACE ABANDONED GRAVEL PIT AND BRING NEEDED SERVICES TO THE NEIGHBOURHOOD

- ▶ This private property is 21.7 acres.
- ▶ Approximately 6 acres are already zoned RS-1 (Single Family Residential)
- ▶ Approximately 15 acres are currently zoned L-1 (Limited Use)
- ▶ Due to zoning legalities, the majority (5 of the 6 acres) of the current RS-1 zone cannot be developed.
- ▶ This is due to the FVRD requirement that L-1 zones be a minimum of 20 acres.
- ▶ Therefore the entire property must re-zoned in order to develop the lower area.

UNIQUE ZONING SITUATION

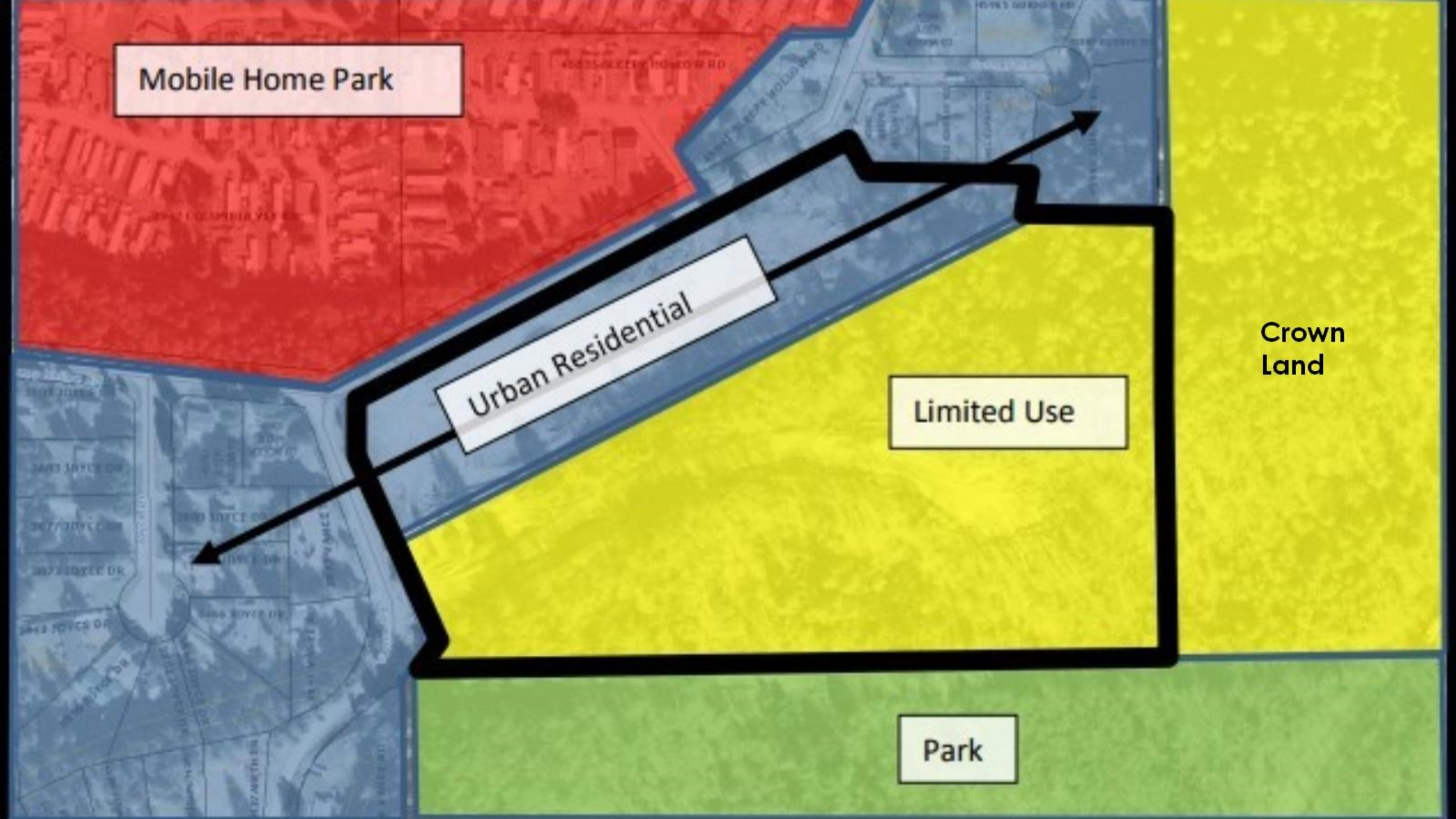
Mobile Home Park

Urban Residential

Limited Use

Crown
Land

Park



- ▶ The Limited Use zone was attached to a portion of this property years ago. Without Engineering study, there was uncertainty that the sloped area of the property could be developed.
- ▶ The property has been studied by Thurber Engineering who have worked on the property for over a decade. They have produced the necessary reports to confirm those areas of the site that are suitable for development.
- ▶ As per the Official Community Plan wording, Limited Use areas can be re-designated.... *“LIMITED USE areas may be reduced and re-designated if future studies show that an area can safely accommodate a broader range of uses without environmental damage, unacceptable public risk, or excessive public expenditure on access or other public works.”*

LIMITED USE ZONING

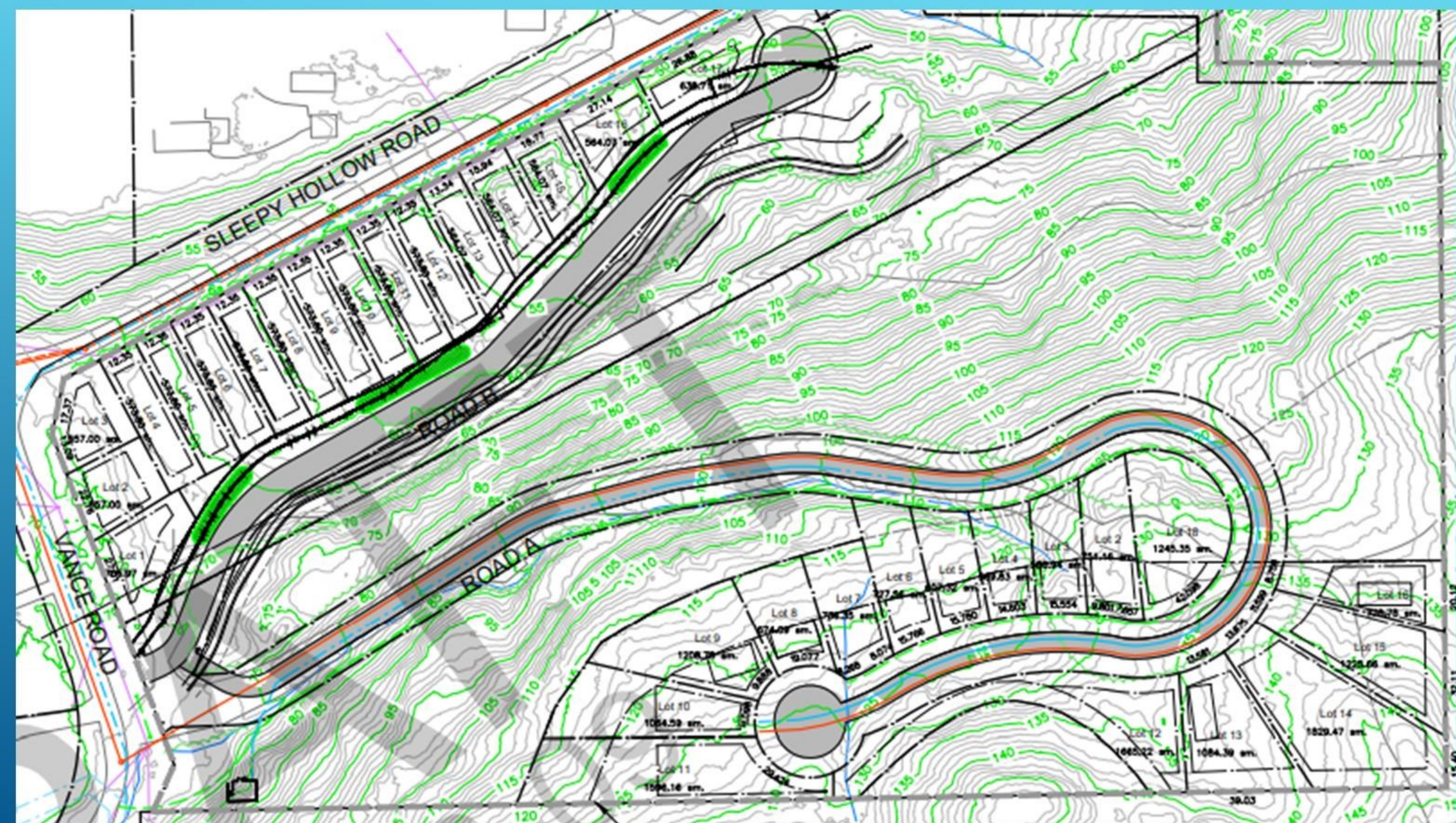
- ▶ Throughout the re-zoning process with the FVRD, the proponents held 3 Information meetings for neighbourhood residents. The 2nd meeting included a Professional Engineer from Creus Engineering. 286 invitations were mailed for each of the meetings.
- ▶ As a result of those meetings, the following was done:
 - Sleepy Hollow Road no longer used for driveways as in the first proposed drawing.
 - New public road with cul-de-sac proposed to service the lower lots with sidewalk and lighting.
 - Decreased the proposed lower lot total by 2 lots.
 - Increased lower lot width to minimum 41 feet wide.
 - Added pedestrian pathway from the bottom of Sleepy Hollow Road into the new lower cul-de-sac sidewalk.
 - Issued Engineered Design Brief specifically showing Storm water plan after voiced concerns. The Engineering Design brief addresses all FVRD requirements for pre and post water storm water flows that must be met at the both the rezoning and subdivision stages of approval.
 - Recognized 3 water licenses and received professional opinion on re-charging of surface water sources. Water Act makes it an offence for us to directly interfere with a water license, but the Act does not prohibit development on the property.
 - Pledged 1 acre of property to Park or its equivalent value on a neighbourhood project.
 - Agreed to extend water main to at least the corner of Gurney Road rather than the bottom corner of the property.
 - Completed Engineered Traffic Study. The Study commented on the expected positive outcomes on high season traffic flow with the completion of the new round-about at Vedder Mountain Road intersection.
 - The Traffic study concluded that there would be a marginal 3% traffic increase at the Sunnyside round-about due to this development. It further concluded that in the PM peak period, there would be under 6 vehicles leaving or entering the development in a 10 minute period.

THE PROCESS

- ▶ At Third Information Meeting, released drawing showing our agreement to further extend the community water line along the frontage of the 2 Gurney Road homes with surface water licenses.
- ▶ On the issue of neighbourhood compatibility, we presented full colour, scaled drawings of the homes along Sleepy Hollow Road. The posters showed attractive single family homes, fully conforming to all RS-1 requirements of the existing neighbourhood.
- ▶ Agreed to the addition of a tree feature at the corner of Sleepy Hollow and Vance which is the first view of the development.
- ▶ Agreed to attempt to source “Dark Sky Friendly Lighting” after concern about street lights being added to the neighbourhood.
- ▶ We also showed 2 pictures of modern sewer lift stations to address concerns about the intrusiveness of the station.
- ▶ With considerable engineered siting work, we were able to adjust the orientation of the upper road and exit road onto Vance after some concerns from neighbourhood.

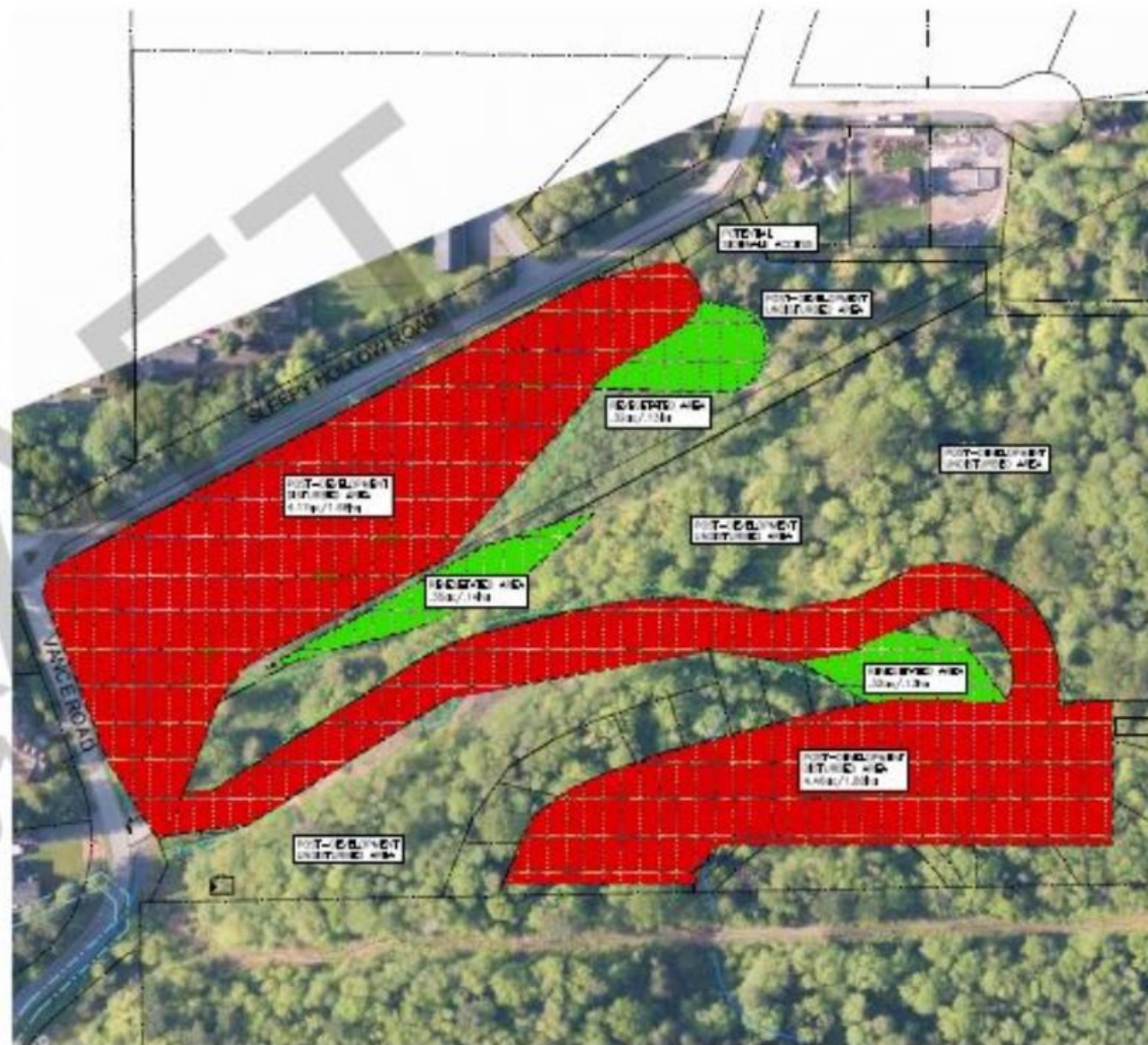
THE PROCESS – CONT'D







DEVELOPMENT
 Disturbance Previously Disturbed Area = 2.64ha/6.53ac



POST-DEVELOPMENT
 Total Post-Development Disturbed Area = 3.49ha/8.63ac
 Total Revegetated Area = 0.41ha/1.02ac





COMMUNITY IMPROVEMENT FOCUS – REPLACE ABANDONED GRAVEL PIT AND BRING NEEDED SERVICES TO THE NEIGHBOURHOOD





- Abandoned gravel pit improved to a single family home development of varying lot sizes up to .45 of an acre.
- Project will have a per lot density of .62 of an acre.
- Rural feel maintained with marginal increase in post-development disturbed area.
- All lots will be fully conforming to RS-1 subdivision rules. This is the same zoning as all existing properties on Sleepy Hollow Rd., Karen Dr., Joyce Dr., Vance Rd., Elizabeth Dr., and Rachel Place.
- The immediate neighbourhood has a mix of zoning densities, with the subject property also bordering on mobile home parks consisting of 175 units.
- The newly upgraded community water system has sufficient capacity to service the Park View neighbourhood including this development.
- The project will have one acre of dedicated park area or value equivalent in the neighbourhood.
- Improved pedestrian safety on Vance Rd., with sidewalk and street lighting. Improved pedestrian safety for users of Sleepy Hollow Rd., hill with path linking to new cul de sac sidewalk.
- Construction of sewer pump station in the lower Gurney, Linsey Road neighbourhood, and sewer line all the way back to the now approved sewer plant on Columbia Valley Highway. This brings sewer hook-up capability to all roads adjoining Sleepy Hollow Road. For the first time, city water and fire protection will be available to Linsey and Gurney roads as well as the neighbouring trailer parks off of Sleepy Hollow Road. Agreement at 3rd information meeting to work with Gurney and Linzey Rd. neighbours to provide them with a shared cost estimate for services installation at time of construction

PROPOSAL SUMMARY