



Proposal: Rezone from RA to CD to subdivide into approximately 7 small lots.

Recommendation: Approval to Proceed

Location: 12715 - 66 Avenue

Zoning: RA

OCP Designation: Urban

NCP Designation: Compact
Housing

Owners: Manjit and Baljit
Jagpal

PROJECT TIMELINE

Completed Application Submission Date:	February 24, 1998
Application Revision & Re-submission Date:	July, 2003
Planning Report Date:	March 1, 2004

The applicant is proposing:

- a rezoning from RA to CD

in order to allow subdivision into approximately 7 single family small lots.

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) registration of a Section 219 Restrictive Covenant for a landscape buffer equivalent to 10% of each lot area plus securities to ensure the proper installation of replacement trees; and
 - (e) registration of a Section 219 Restrictive covenant for "no build" on a portion of proposed Lot 7 until future consolidation with an adjacent property (6636 - 127 Street, 12765 - 66 Avenue).

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix III).
Parks, Recreation & Culture:	No concerns. The applicant should provide cash-in-lieu for parkland and provide a park development amenity contribution on a per unit basis as per the NCP Stage II as approved by Council.

SITE CHARACTERISTICS

• Existing Land Use	Two single family dwellings, which will be removed, currently exist on the property.
• East:	Single family dwelling, zoned RA, designated Compact Housing.
• South:	Townhouses (in the process of being built), zoned RM-30, designated Garden Apartments.
• West:	Single family homes, zoned CD (By-law No. 13185), designated Cluster Housing.
• North:	Single family homes, zoned CD (By-law No. 13401), designated Compact Housing.

PLAN AND POLICY COMPLIANCE

OCP Designation:	Complies.
NCP Designation:	Complies.

DEVELOPMENT CONSIDERATIONS

Land Use Rationale

- The subject site is located within the West Newton North Neighbourhood Concept Plan (NCP) area, which was approved by Council on July 23, 1996. The site is designated Urban in the Official Community Plan and Compact Housing in the West Newton North NCP. The application complies with the NCP.
- The applicant proposes to rezone the property to facilitate subdivision into 7 lots. The northern portion of proposed Lot 7 is intended to be consolidated with 6636-127 Street and subdivided in the future to create two lots. A remainder portion of the site will be hooked across 127A Street to proposed Lot 7; this remainder is intended to be consolidated with 12765-66 Avenue in the future to create additional lots. In both instances, future consolidation and subdivision will necessitate rezoning.
- With the exception of a reduced required side yard setback (from 1.8 to 1.2 metres (6 to 4 ft.)), the proposed CD Zone is the same as the CD By-laws (CD By-law No. 13401, 14919, 13030, 13388, and 13242) that apply to adjacent and neighboring properties. The reduced side yard to 1.2 m is to reflect several Development Variance Permits that were approved in the neighborhood.
- The CD By-laws were applied in the neighborhood prior to the establishment of the RF-12 Zone in the Zoning By-law.

Lot Grading, Building Scheme and Tree Plan

- The site slopes about 1 metre (3.2 ft.) from the southeast corner at 66 Avenue down to the northwest corner at 127 Street. Site grading will meet existing grades along the site's north boundary and along the east boundary. Most of the remainder of the site will receive substantial fill (up to 2 metres (6.5 ft.) in some locations) similar to the area north of the site in order to achieve in-ground basements. The Building Division considers the submission acceptable to proceed, as a similar lot grading arrangement has been established by other development in the area.
- The applicant retained Douglas Johnson to prepare a Character Study and Building Scheme. The Design Consultant recommends Neo Traditional and West Coast Modern style homes be constructed.
- The Building Scheme stipulates that neither basement entry single family dwellings nor secondary suites are permitted.
- The majority of the trees located along the eastern portion of the site will be retained at the request of the City and will be reassessed at the time the adjacent eastern property is developed. The submitted report and plans have been reviewed and accepted by the City.
- In addition to compliance with approved tree retention and replacement plans, the applicant is required to register a Restrictive Covenant to ensure 10% of each lot is put aside to either preserve or plant landscaping (Appendix VI).

PRE-NOTIFICATION:

Pre-notification letters were sent on October 7, 2004. The owners of the adjacent northern property, 6636 - 127 Street, expressed interest in inclusion in this development application to complete development of the western portion of 6636 - 147 Street, which would result in the creation of two additional lots within the subject development. However, the owners of the subject property and the adjacent northern property were unable to agree upon a workable arrangement at this time.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Landscape Areas
- Appendix VII. CD Zone

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated October 27, 2003.
- Tree Survey and Tree Preservation and Planting Plan prepared by C. Kavolinas & Associates and dated December 22, 2003.
- Residential Character Study and Proposed Building Scheme prepared by Douglas R. Johnson Architect Ltd. and dated December 23, 2003. (One copy is filed with the City Clerk's Office).
- Soil Contamination Review Questionnaire prepared by Manjit Jagpal and dated February 6, 1998.

Murray Dinwoodie
General Manager
Planning and Development

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APPENDIX I

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Roger Jawanda and/or Bill Kruger
Address: 101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3
Tel: 604-591-2213
2. Properties involved in the Application
 - (a) Civic Address: 12715 - 66 Avenue

- (b) Civic Address: 12715 - 66 Avenue
 Owners: Manjit and Baljit Jagpal
 PID: 010-479-881
 Lot 3 Section 18 Township 2 New Westminster District Plan 19193

3.

- (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.14 acre
Hectares	0.462 hectare
NUMBER OF LOTS	
Existing	1
Proposed	7 (and remainder portion)
SIZE OF LOTS	
Range of lot widths (metres)	13.4 to 19.36 m (44 to 64 ft.)
Range of lot areas (square metres)	402 to 465 m ² (4,327 to 5,000 ft. ²)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15 uph/6.14 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	70%
Estimated Road, Lane & Driveway Coverage	24%
Total Site Coverage	94%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES

MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO