

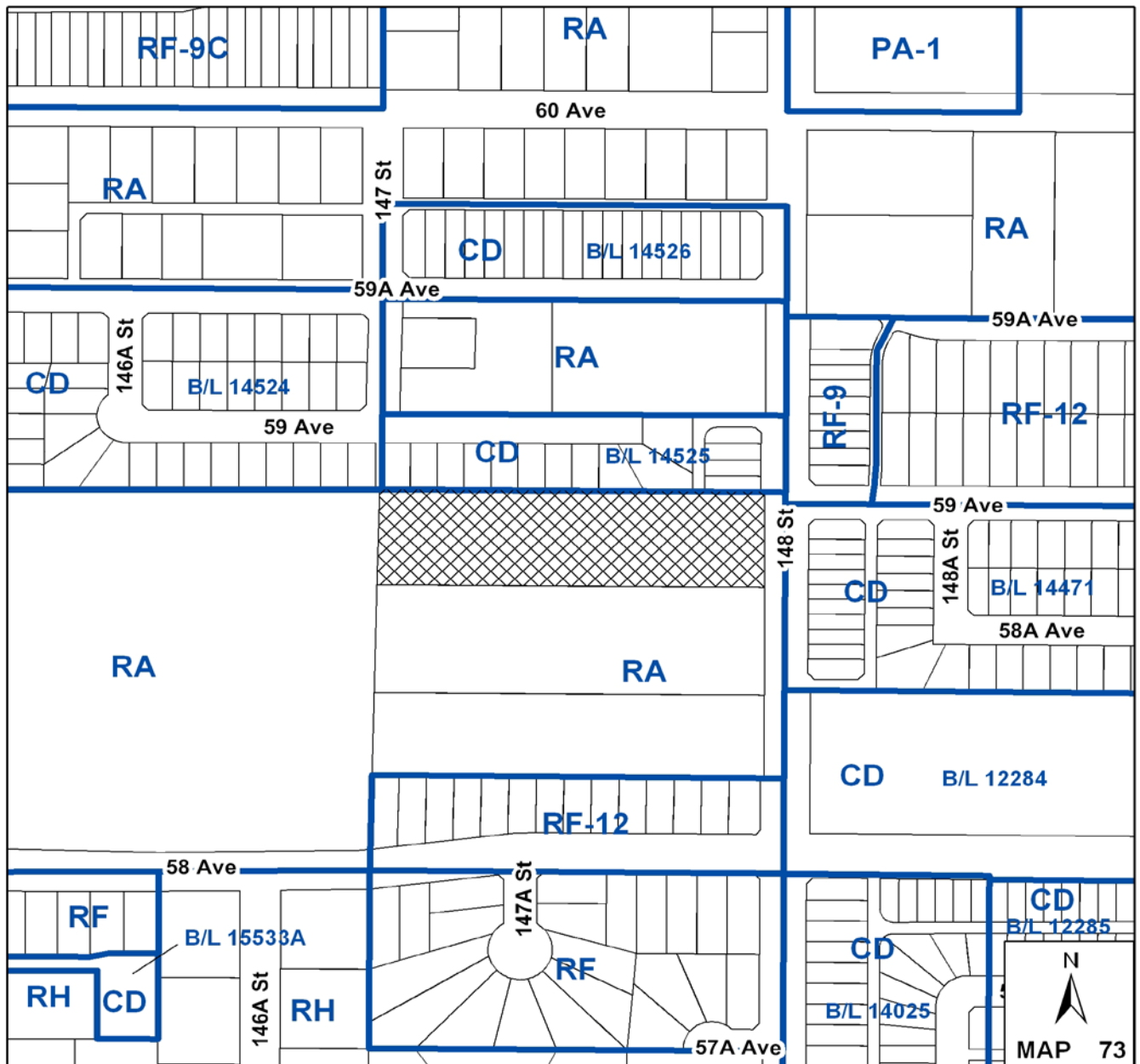
Proposal: NCP Amendment from "Proposed School" to "Single Family Small Lots". Rezone from RA to RF-12 and RF-9 to permit subdivision into five (5) RF-9 lots and 13 RF-12 lots.

Recommendation: Approval to Proceed

Location: 5881 - 148 Street **Zoning:** RA

OCP Designation: Urban

NCP Designation: Proposed School **Owner:** Boota Mattu, et al



PROJECT TIMELINE

Completed Application Submission Date: January 12, 2007
Planning Report Date: February 12, 2007

PROPOSAL

The applicant is proposing:

- an NCP amendment from "Proposed School" to "Single Family Small Lots" for 5845, 5851 and 5881 - 148 Street; and
- a rezoning from RA to RF-9 and RF-12 for 5881 - 148 Street

in order to permit the development of five (5) RF-9 and 13 RF-12 single family small lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block B (shown on Appendix V attached) from "One Acre Residential Zone (**RA**)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and Block A (shown on Appendix V) from "One Acre Residential Zone (**RA**)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (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) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) registration of a Statutory Right-of-Way and Section 219 Restrictive Covenant for "no build" on proposed Lots 5 and 6 to provide temporary access from 148 Street until future road connections to the south area constructed, and to ensure future consolidation with the property at 5845 - 148 Street;
 - (f) the applicant adequately address the shortfall in tree replacement; and

- (g) Council pass a resolution to amend the South Newton NCP to redesignate the properties at 5845, 5851, and 5881 - 148 Street from "Proposed School" to "Single Family Small Lots" when the project is considered for final adoption (Appendix XIII).

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 IV).

Parks: No Concerns (Appendix VI).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 6 students
 Secondary students = 3 students
 Total new students = 9 students

School Catchment Area/Current Enrollment/School Capacity:

Cambridge Elementary School = 343 enrolled/480 capacity
 Sullivan Heights Secondary School = 1,063 enrolled/1,000 capacity

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 35 students
 Secondary students = 45 students
 Total new students = 80 students

Approved Capacity Projects and Future Space Considerations

Cambridge Elementary opened in September 2006, and reduced the enrolment for Sullivan Elementary. An enrolment move (French Immersion) to the new Panorama Ridge Secondary School occurred September 2006 in the table below. The proposed development will not have an impact on these projections.

(Appendix VII)

Ministry of Transportation: No Concerns (Appendix VIII).

SITE CHARACTERISTICS

- **Existing Land Use** A single family dwelling.
- **Significant Site Attributes** There are a number of mature trees on the site.
- **East:** Across 148 Street, single family detached residential, zoned CD By-law No. 14471, designated "Urban" in the OCP and "Single Family Small Lots" in the South Newton NCP.
- **South:** Single family residential, zoned RA, designated "Urban" in the OCP and "Proposed School" in the South Newton NCP.
- **West:** Proposed city park, zoned RA, designated "Urban" in the OCP and "Parks" in the South Newton NCP.
- **North:** Single family residential, zoned CD By-law No. 14525, designated "Urban" in the OCP and "Single Family Small Lots" in the South Newton NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

South Newton NCP Designation: The South Newton NCP needs amendment from "Proposed School" to "Single Family Small Lots" for 5845, 5851 and 5881 - 148 Street.

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing a rezoning at 5881 – 148 Street from "One-Acre Residential Zone" (RA) to "Single Family Residential (9) Zone" (RF-9) and "Single Family Residential (12) Zone" (RF-12) to permit the development of five (5) RF-9 lots and thirteen (13) RF-12 lots. The site, along with 5845/51 – 148 Street to the south, is currently designated "Proposed School" in the South Newton NCP and the applicant is proposing to redesignate the subject site to "Single Family Small Lots".
- Although the South Newton NCP (approved by Council on December 6, 2004) designates 5845/51/81 – 148 Street as "Proposed School", the School District was unable to assemble the three properties. The School District then focused efforts on 6239/87/97 – 146 Street and came forward with an NCP Amendment application (7903-0191-00) to redesignate those sites from "Single Family Residential" to "Future School". However, the School District was not able to get agreement from the owner of 6287 – 146 Street and the application was held in abeyance for some time. The School District recently purchased 6287 – 146 Street and would like to proceed to Council with their NCP Amendment application (Project No. 7903-0191-00), which concurrently proposes to relocate the school site, and supports the subject application to develop residential single family small lots.
- On June 16, 2004 the School District hosted a Public Information Meeting to advise area residents of the School District's proposal to redesignate 6287 – 146 Street and portions of 6248 – 144 Street as "Future School" and not proceed with a school at 5845/51/81 – 148 Street. Twenty-seven (27) members of the public attended the public open house. The majority of

attendees supported the proposal. Three (3) submissions were received identifying concerns and issues against the proposal, nine (9) submissions were received in support of the proposal and two (2) submissions were received with comments not directly related to the proposal. These issues are documented in the companion planning report for Project No. 7903-0191-00.

- As the School District has now acquired lands for an elementary school at 6287 – 146 Street and portions of 6248 – 144 Street, and has no desire to pursue placement of a school at the subject site, an NCP Amendment for the subject site is necessary.
- The NCP Amendment from "Proposed School" to "Single Family Small Lots" is also proposed for the two (2) parcels to the south of the subject site, 5845/51 – 148 Street.
- The applicant's proposal of RF-9 and RF-12 single family small lots is in keeping with the surrounding land uses and the character of the area. Recently developed single family small lots border the site on the north, east and to the south of the other two (2) NCP amendment parcels. Goldstone Park, currently being developed by the City, borders all three (3) parcels to the west. This is a rapidly developing portion of the South Newton NCP and the proposed development corresponds to the development on nearby sites.

DEVELOPMENT CONSIDERATIONS

Background

- In 2003, the applicant submitted an application for twenty-three (23) RF-9 lots on the subject site. At that time the applicant was informed that the application for residential development could not proceed, as the site is designated for a future school. Since then, as discussed above, the School District has indicated that they no longer wish to pursue placement of a school at 5845/51/81 – 148 Street.
- In the summer of 2006, the applicant revised his original proposal to include a mixture of RF-9 and RF-12 lots. The RF-9 lots would continue the RF-9 development on 148 Street to the north of the site and the RF-12 lots would be keeping in character with the subdivisions developed to the north and south of 5845/51/81 – 148 Street.
- At this time, the owners of the other two parcels under the same "Proposed School" designation (5845/51 – 148 Street) have indicated that they are not prepared to proceed with development of their parcels. The applicant is proposing to provide a temporary access through proposed Lots 5 and 6 until a permanent access from 148 Street is established when the properties at 5845/51 – 148 Street are developed.

Proposed Subdivision Layout

- The applicant is proposing five (5) RF-9 lots along 148 Street, to be accessed by extending to the south the existing lane that is serving the existing RF-9 lots along 148 Street to the north. These lots meet all of the RF-9 Zone requirements, including lot area, width and depth.

- Thirteen (13) RF-12 lots are proposed for the interior of the lot. These lots meet all of the RF-12 requirements, including lot area, width and depth. Three (3) of RF-12 lots will have rear access from the lane that will also serve the proposed RF-9 lots.

Future Road Concept and Temporary Access

- Temporary access will be provided from 148 Street through Lots 5 and 6 to access the RF-12 lots until the two (2) lots to the south (5845/51 – 148 Street) are developed and access is provided from 148 Street. A Statutory Right of Way and a Section 219 No-Build Restrictive Covenant will be registered on Lots 5 and 6 to provide access to this subdivision and to ensure that no construction occurs on these lots until such time as access to the subdivision is available from 5845/51 – 148 Street. As well, a portion of proposed Lot 6 along the south property line will be required to be consolidated with the property to the south to facilitate future development. Appendix XI shows a development concept plan for 5845/51 – 148 Street.
- As the subject site and the two (2) sites to the south were anticipated in the South Newton to be the site of an elementary school, access to the site was not provided from the subdivisions to the south or north, with the exception of a lane serving RF-9 lots along 148 Street to the north. The park site (Goldstone Park) to the west similarly provides no access to the three (3) sites.
- A road concept has been developed for the site in consultation with the Engineering Department. Permanent access to the three (3) sites from 148 Street is proposed to be near the northern property line of 5845 – 148 Street and the southern property line of 5851 – 148 Street. This location is required in order to avoid possible turning conflicts resulting from locating the permanent access to the three sites near outlets of existing roads across 148 Street (59 Avenue and 58 Avenue) and to accommodate the existing subdivision pattern. This access is proposed to provide the ultimate access to the RF-12 portion of the subject site, and has been developed based on a reasonable amount of road dedication for all three (3) properties involved, and an equitable sharing of road area and costs.

Park Dedication

- A 5% parkland dedication has been provided on the western portion of the site, to be incorporated with the newly developing Goldstone Park to the west (Appendix XII). When the properties at 5845/51 – 148 Street are developed, the Parks, Recreation and Culture Department has indicated that these properties should dedicate 5% of their land area for incorporation into Goldstone Park.
- Parks, Recreation and Culture Department has requested that access to the park from this subdivision be provided when the properties at 5845/51 – 148 Street are developed. A 10 metre (33 feet) entrance to the park is desired at the rear (easterly) portion of the properties at 5845/51 – 148 Street. This will facilitate sight lines into the park from 148 Street, increasing the park's visibility to area residents.

Residential Design

- The applicant has retained Tynan Consulting Ltd. as the Design Consultant for the proposed development. Based on a character study of the area completed by the Design Consultant, the

Design Consultant recommends that the design of the new homes be "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" or "Rural Heritage" (Appendix IX).

- The Design Consultant proposes the dwelling types be limited to two-storey dwellings or split level dwellings. No basement-entry homes are permitted.
- Exterior building materials include stucco, cedar, vinyl, hardiplank, brick and stone. The minimum roof pitch is 8:12 with the permitted roofing material being shake profile asphalt shingles with a raised edge cap.
- The Building Scheme ensures that any house constructed on the corner lot of the subdivision will have significant, readily identifiable architectural features on both the front and flanking streets.
- The proposed RF-9 lots and the proposed RF-12 lots 6, 7 and 8, which back onto a proposed lane, are limited to a rear access garage.
- The RF-12 lots proposed to border Goldstone Park (Lots 16, 17 and 18) shall be architecturally treated (including gable feature projections, roof skirting and feature windows) to provide an attractive interface with the park. In addition these lots shall be treated with additional landscaping and a transparent fence design in accordance with CPTED principles.
- The Building Scheme also prohibits secondary suites and includes restrictions on food preparation areas, internal main floor configuration and basement access in order to limit the potential for secondary suites.

Tree Retention

- An Arborist Report was prepared by Randy Greenizan to examine the impact of the proposed development on the existing trees on the site. There are 89 mature (by-law protected) trees on the site, however the vast majority (78) of the trees are within three (3) hedgerows near the east and south property lines. There are few free-standing trees on this site. The applicant proposes to retain eight (8) trees. Eighty-one (81) trees can be considered for removal for a number of reasons:
 - the majority of the trees are within several hedgerows, and have intertwined root systems that do not permit partial retention;
 - the hedgerows are long, and will be impacted by proposed road construction, services and driveway construction; and
 - seven (7) trees of the trees proposed to be removed are alders, or have no retentive value.
- The recently passed Tree Protection By-law No. 16100 indicates that two (2) replacement trees are to be provided for every removed tree (except for Cottonwoods and Alders, which are replaced at a 1:1 ratio). Using this as a basis, one hundred fifty-five (155) replacement trees are requested. The applicant has proposed to provide forty-two (42) replacement trees on the site. The applicant has agreed to address the shortfall of one hundred thirteen (113) replacement trees by contributing \$33,900 the City's Green Fund.

Lot Grading

- The applicant has indicated that they intend to design the site services at an adequate depth to provide for in-ground basements on the proposed lots. Approximately 0.6 metre to 1 metre (2 to 3 feet) of fill is proposed for a portion of Lots 7, 8, 9, 10, 12 and 13. Staff have reviewed the lot grading information and have found the information satisfactory to allow the project to proceed to the next stage.

PRE-NOTIFICATION

Pre-notification letters were sent on December 5, 2006 and staff received the following comments:

- Staff received four (4) phone calls and two (2) letters in regards to this development application. Three (3) of the callers were curious about the application and had no concerns about the application. One (1) caller was against this development and was concerned about a lack of amenities in the area. The two (2) letter writers expressed concerns associated with increased residential density on the subject site and would prefer that a school be placed on the site, as the South Newton NCP proposed.

(There are several amenities the immediate area, namely, Panorama Village Park, the new Goldstone Park (currently under construction) and the Tong Louie Family YMCA. The proposed residential land use is compatible with neighbouring residential land uses and is in keeping with the character of the neighbourhood. The School District proposes to relocate the school site elsewhere in the South Newton NCP area.)

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.	Contour Map
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Zoning Block Plan
Appendix VI.	Parks Comments
Appendix VII.	School District Comments
Appendix VIII.	Ministry of Transportation Comments
Appendix IX.	Building Design Guidelines Summary
Appendix X.	Summary of Tree Survey and Tree Preservation
Appendix XI.	Area Development Concept Plan
Appendix XII.	Goldstone Park Concept Plan
Appendix XIII.	Proposed NCP Amendment Map

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 31, 2007.
- Building Scheme dated January 10, 2007.
- Neighbourhood Character Study dated January 10, 2007.
- Tree Survey Plan dated January 9, 2007.
- Arborist Report dated January 9, 2007.
- Tree Preservation and Replacement Plan dated January 9, 2007.
- Soil Contamination Review Questionnaire prepared by Boota Mattu dated January 8, 2003.

How Yin Leung
Acting General Manager
Planning and Development

KB/rdd

Information for City Clerk

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

1. (a) Agent: Name: Mike Helle, Coastland Engineering
 Address: #101, 19292 - 60 Avenue, Surrey, BC V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

(a) Civic Address: 5881 - 148 Street

(b) Civic Address: 5881 - 148 Street
 Owners: Boota Mattu
 Chimney Ridge Investments Ltd.
 0745413 BC Ltd.

Director Information:

Ravinder Singh Mattu
11248 - 163 Street
Surrey, BC V4N 4P7

Officer Information: (as at January 29, 2007)

7929 - 120 Street
Delta, BC V4C 6P6

PID: 001-583-689
Lot 17, Section 10, Township 2, New Westminster District, Plan 27453

3. Summary of Actions for City Clerks Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9/RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.39 acres
Hectares	.9671
NUMBER OF LOTS	
Existing	1
Proposed	5 RF-9, 13 RF-12
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	RF-9 = 9m, RF-12 = 13.4 m to 17.4 m RF-9 = 252 sq.m., RF-12 = 320 sq.m. to 432 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	18.6 uph/7.53 upa
Lots/Hectare & Lots/Acre (Net)	25.3 uph/10.2 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	483.5 sq.m.
% of Gross Site	5%
Required	
PARKLAND	
5% money in lieu	NO
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

CONTOUR MAP FOR SUBJECT SITE

