

Proposal: Rezone from RA to RF-9, RF-9C and RF-12 to allow subdivision into approximately 76 single family small lots.

Recommendation: Approval to Proceed

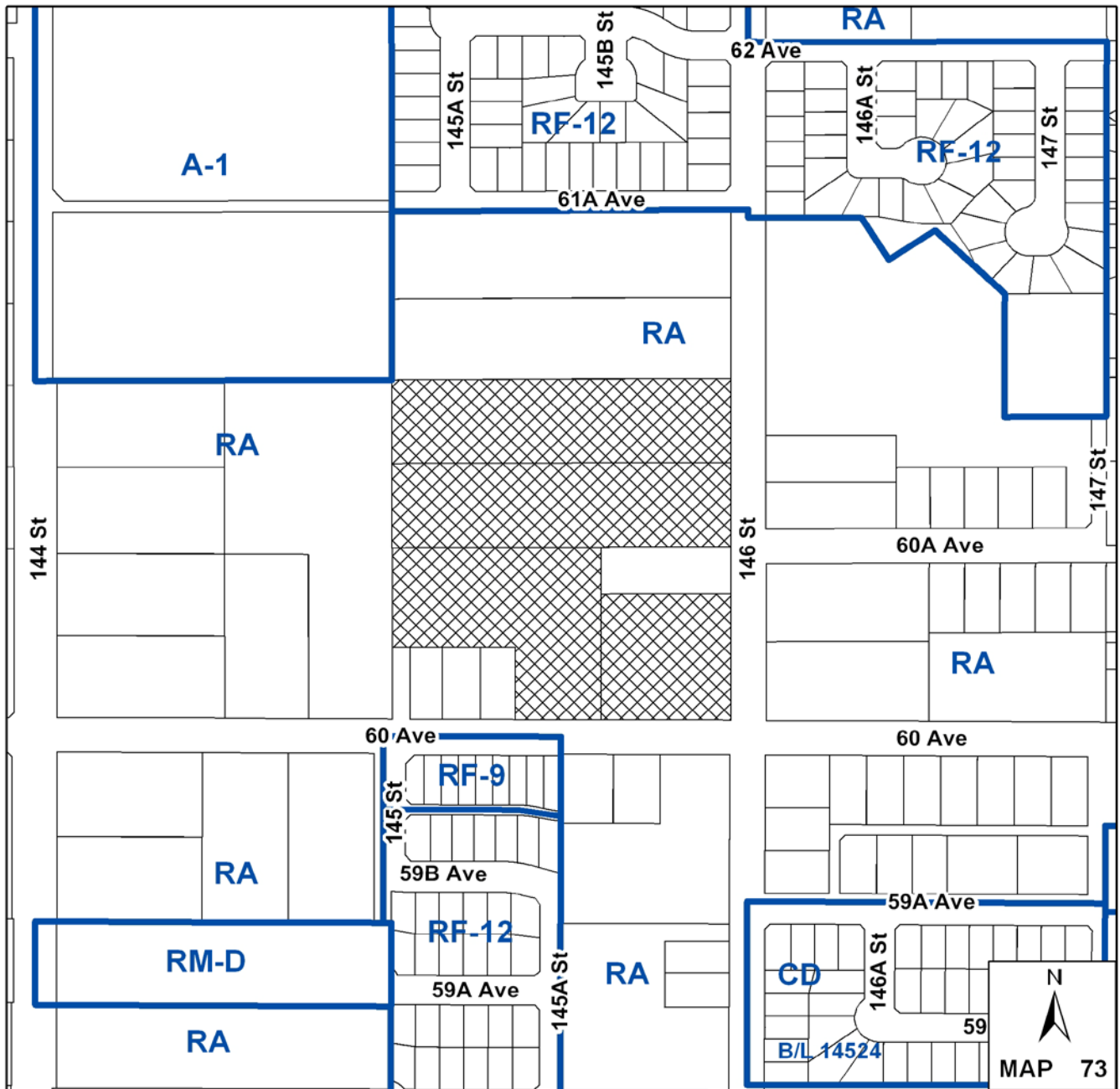
Location: 14583/14547 - 60 Ave and 6063/6087 - 146 Street

Zoning: RA

OCP Designation: Urban

NCP Designation: SF Res Flex & SF Res. Small Lots

Owner: Various



PROJECT TIMELINE

Completed Application Submission Date:	February 11, 2004
Planning Report Date:	June 7, 2004
Application Revision & Re-submission Date:	May 26, 2006
Additional Planning Comments:	July 24, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-9, RF-9C and RF-12

in order to allow subdivision into approximately 76 single family small lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. By-law No. 15400 be filed.
2. a By-law be introduced to rezone the portion of the site identified as Block A on the plan attached as Appendix IX from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) the portion of the site identified as Block B in Appendix IX from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and the portion of the site identified as Block C in Appendix IX from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
3. 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lots 36 and 56 until future consolidation with the adjacent property to the north (6113 - 146 Street).

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 V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 22 students
 Secondary students = 10 students
 Total new students = 32 students

School Catchment Area/Current Enrollment/School Capacity:

Sullivan Elementary School = 419 enrolled/215 capacity
 Sullivan Heights Secondary School = 1,091 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 = 91 students
 Secondary students = 92 students
 Total new students = 183 students

Approved Capacity Projects and Future Space Considerations

The location of this development is within the catchment for the new Cambridge Area Elementary School, which will open in September 2006. When a new school opens there will be catchment boundary changes implemented that will reduce the projected overcrowding at Sullivan Elementary. An enrollment move (French Immersion) from Sullivan Heights Secondary to the new Panorama Ridge Secondary School is projected for September 2006.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use**

Older, single family dwellings on some of the properties, which will be removed. The property at 14583 - 60 Avenue is under a rezoning application from RA to RF and RF-9C. The rezoning by-law received Third Reading on June 21, 2004. The applicant does not want to proceed with this by-law.

- **East:** Across 146 Street are single family dwellings on lots zoned RA, designated Urban in the OCP.
- **South:** Across 60 Avenue are single family dwellings on lots, zoned RA and vacant lots zoned RF-9, designated Urban in the OCP.
- **West:** Single family dwellings on lots, zoned RA, designated Urban in the OCP.
- **North:** One single family dwelling on a lot, zoned RA, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located west side of 146 Street, north of 60 Avenue. It is designated Urban in the OCP and "Single Family Residential Small Lots" and "Single Family Residential Flex 6 to 14.5 upa max" in the South Newton NCP.
- Council approved the South Newton NCP, on June 14, 1999. The South Newton NCP was amended on December 6, 2004, to increase the opportunity for small lot residential development by redesignating majority of the "Single Family Residential" designated lands to "Single Family Residential Flex 6-14.5" (Appendix VIII). This amendment recognizes the desirability of Single Family Small Lots, and will ensure an adequate inventory of this housing type within the South Newton NCP area.
- An original proposal was submitted prior to the above amendment to the South Newton NCP, which proposed rezoning of only one (1) lot (at 14538-60 Avenue) from RA to RF-9C and RF. The rezoning By-law received third reading on June 21, 2004. However, due to delay of service extension from 64 Avenue, along 146 Street, the application did not proceed to a servicing stage.

The Current Proposal

- The applicant has now assembled other properties into this application. The proposal is now amended as follows:
 - To rezone the site from RA to RF-12, RF-9 and RF-9C, in order to allow subdivision into approximately 76 lots.
- The proposed rezoning to RF-9C, along 60 Avenue, and RF-9 and RF-12 on the northern portion of the site, is in keeping with the OCP and the NCP designations (Appendix IX).

Proposed RF-9C Zone

- The RF-9C Zone, in addition to single family dwellings on the lots, will also permit secondary suites and coach houses as ancillary uses.
- The RF-9C Zone was originally conceived to allow coach houses on narrow and deep lots, to provide a diversity of housing options and higher densities in the East Clayton NCP, in keeping with the principles for sustainable development. The zone has now been implemented in other areas of the City.
- The proposed RF-9C lots range in size from 257.9 square metres (2,776 sq.ft.) to 342.5 square metres (3,687 sq.ft.). They fit the criteria of narrow and deep lots, measuring (33 plus metres /108 ft.) deep. This presents an opportunity to provide adequate building setbacks from the rear lot lines, leaving enough room for a coach house and back yards on each lot. This is also consistent with the NCP design guidelines.
- A coach house would be located above a car garage or carport, separate from the single family dwelling. This not only contributes to increase in a variety of housing types in a neighbourhood, but will also introduce a casual and voluntary surveillance of the lane; serving as a crime deterrent.
- The higher density, as result of allowing coach houses, is justified at this location because the site is located on a bus route (increasing the likelihood of transit usage). The site to the east is also being rezoned to RF-9C under Development Application No. 7903-0133-00.

Proposed RF-9 and RF-12 Zones

- In compliance with the NCP, the northerly portion of the site is proposed to have RF-9 lots backing on to the lane parallel to 60 Avenue and RF-12 lots on the rest of the site.
- The RF-9 and RF-12 lots meet the minimum requirements of the Zoning by-law and conforms to the NCP and OCP designation of the site. Two RF-12 lots (proposed Lots 36 and 56) are oversized and have potential for further subdivision together with the property to the north.

Proposed Building Scheme

- Michael Tynan (The Design Consultant for this project) completed a Character Study of the area, and proposed a Building Scheme for the development, which follow a similar pattern as the new development emerging in the Panorama Village area.
- Although secondary suites are permitted in the RF-9C Zone portion of the site, the building scheme restricts the suite only to a separate accessory structure or the living space above garages (coach houses). This arrangement was also achieve on the proposed RF-9C development on the east side of 146 Street along 60 Avenue.
- The highlights of the proposed Building Scheme are as follows:
 - Two story dwellings only;
 - No basement entry dwellings;

- Secondary suites shall be permitted only on a separate accessory structure or the living space above garages (coach houses);
 - Homes with well defined grade level entries, with front entrances that retain a human scale (no more than one-storey entrance) and have porches and or verandas as the main housing style;
 - Minimum 8:12 roof pitch on the main roof structure;
 - Shake profile concrete tiles and duroid shingles, in grey or black tones roofing material
 - High quality exterior finish and detailing with, vinyl, stucco, cedar, cementitious siding (wood grain look), brick/cultured brick and stone/cultured stone, in earth or grey tones. Warm colours not permitted on cladding. Trim colours shall be shade variation of the main colour, complementary, neutral or subdued contrast;
 - A minimum of one tree and 15 shrubs (minimum 5 gallon pot size) per lot will be provided on the RF-9C lots, and three trees and 15 shrubs per lot on the RF lots; and
 - The coach house or suite above the garage should form an integral part of the design of the principle building, and shall be designed to meet CPTED principles.
- A summary of the proposed design guidelines is attached as Appendix VI.

Tree Survey & Arborist Report and Lot grading

- The applicants retained C. Kavolinas & Associates to conduct a tree survey and prepare an Arborist report. The report identified 50 mature trees on the subject site, plus 7 on the adjacent properties and concluded that 47 trees were to be removed. 10 of the trees to be removed were deemed hazardous and 37 are located on road right-of-ways and within building envelopes. Three (3) trees will be retained and protected. A minimum of 127 replacement tree are required to be planted. One each on the RF-9 and RF-9C lot, because the proposed lots are narrow and can handle only one tree at the front, and two replacement trees per lot for the RF-12 lots (Appendix VIII).
- The applicant confirmed that in-ground basements are proposed in all proposed lots. To achieve the standard elevation for all the buildings, "fill" will be required on approximately 18% of the site, to raise the elevations of some of the homes above street level. The lot grading information was reviewed by staff and found acceptable, to allow the project to proceed to the next stage.

PRE-NOTIFICATION

Updated pre-notification letters were sent on June 6, 2006 and staff received no comments.

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.	Parks Comments

Appendix VI.	School District Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	Survey Plan Accompanying a Rezoning By-law
Appendix X.	South Newton NCP

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 19, 2006.
- Building Scheme dated July 1, 2006.
- Neighbourhood Character Study dated July 1, 2006.
- Tree Survey Plan dated July 20, 2006.
- Arborist Report dated July 20, 2006.
- Lot Grading Plan dated July 20, 2006.
- Soil Contamination Review Questionnaire prepared by Amritpal Gill dated June 2, 2006.

How Yin Leung
Acting General Manager
Planning and Development

AGA/kms

v:\planning\plncom06\05310851.aga.doc
SEH 7/14/10 2:12 PM

Information for City Clerk

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

1. (a) Agent: Name: Hunter Laird Engineering Ltd.
 Address: 300 - 65 Richmond Street
 New Westminster, BC V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

(a) Civic Address: 14583 and 14547 - 60 Avenue; 6063 and 6087 - 146
 Street

(b) Civic Address: 14583 - 60 Avenue
 Owners: Amritpal and Jagdeep Gill
 PID: 000-641-251
 Lot 1 Section 10 Township 2 New Westminster District Plan 67306

(c) Civic Address: 14547 - 60 Avenue
 Owner: 0713426 BC Ltd.

Director Information:
Amritpal Singh Gill

Officer Information: (as at January 11, 2006)
Amritpal Singh Gill (President, Secretary)

PID: 000-641-260
Lot 2 Section 10 Township 2 New Westminster District Plan 67306

(d) Civic Address: 6063 - 146 Street
 Owner: 0736222 BC Ltd.

Director Information:
Amritpal Singh Gill
Jagdeep Kaur Gill

Officer Information:
Amritpal Singh Gill (President)
Jagdeep Kaur Gill (Secretary)

PID: 012-135-488
South ½ Lot 13 Section 10 Township 2 New Westminster District Plan 67306

- (e) Civic Address: 6087 - 146 Street
Owners: Didar and Jasvinder Mann
PID: 004-601-475
North ½ Lot 13 Section 10 Township 2 New Westminster District Plan 67306

3. Summary

- (a) File By-law No. 15400.
- (b) Introduce a By-law to rezone the properties.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12, RF-9 and RF-9C

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	7.49 ac	
Hectares	3.03 ha	
NUMBER OF LOTS		
Existing	4	
Proposed	76	
SIZE OF LOTS		
Range of lot widths (metres)	7.9 m to 16.4 m	
Range of lot areas (square metres)	257.9 m ² to 972.9 m ²	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	22.5 uph	9 upa
Lots/Hectare & Lots/Acre (Net)	22.5 uph	9 upa
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	55%	
Estimated Road, Lane & Driveway Coverage	15%	
Total Site Coverage	70%	
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	

CONTOUR MAP FOR SUBJECT SITE

