



**Proposal:** Rezone from RA to RF in order to allow subdivision into 4 single family lots.

**Recommendation:** Approval to Proceed

**Location:** 14432 - 76 Avenue

**Zoning:** RA

**OCP Designation:** Urban

**NCP Designation:** Urban  
Residential

**Owners:** Joginder & Kashmir  
Cheema

PROJECT TIMELINE

Completed Application Submission Date:	February 5, 2004
Application Revision & Re-submission Date:	September 23, 2004
Planning Report Date:	October 18, 2004

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 4 single family 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 "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue 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; and
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

## 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. Note: The applicant should provide cash-in-lieu of parkland and amenity contributions as per the East Newton North Stage II NCP (Appendix IV).

### School District:

#### **School Impacts:**

#### **Projected number of students from this development:**

Elementary students =	2 students
Secondary students =	1 student
Total new students =	3 students

#### **School Catchment Area/Current Enrollment/School Capacity:**

Chimney Hill Elementary School = 530 enrolled/380 capacity  
 Frank Hurt Secondary School = 1,137 enrolled/ 1,250 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 =	98 students
Secondary students =	109 students
Total new students =	207 students

#### **Approved Capacity Projects and Future Space Considerations**

*An addition to Chimney Hill Elementary has been approved for the current year and this is in the planning stage. Provincial approval of the capacity addition (i.e. size of proposed addition) is subject to final feasibility study outcome.*

(Appendix V)

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SITE CHARACTERISTICS

- **Existing Land Use**                      Single family dwelling.
- **East:**                                      Single family dwellings on 1.2 acre parcels, zoned RA, designated Urban Residential in the NCP. One parcel is currently under application as Application No. 7904-0307-00.
- **South:**                                     Single family dwelling under Application No. 7904-0164-00 to create RF lots, zoned RA, designated Urban Residential in the NCP.
- **West:**                                     Large vacant parcels, currently under application to create urban single family lots, zoned RF-G, LUC 97, designated Urban in the OCP.
- **North:**                                    Newly developed single family dwellings, zoned RF, designated Urban Residential in the NCP. The parcel immediately to the north is under application to create urban single family lots.

PLAN AND POLICY COMPLIANCE

OCP Designation:                      Complies.

NCP Designation:                      Complies.

DEVELOPMENT CONSIDERATIONS:

- This proposal seeks to rezone from One-Acre Residential (RA) to Single Family Residential (RF) in order to create 4 single family lots.
- The proposed development complies with the East Newton North Neighbourhood Concept Plan and the Urban Residential land use designation.
- The proposed RF lots are consistent with the surrounding land development context. The surrounding neighbourhoods to the north and south consist of single family dwellings zoned Single Family Residential (RF). Across 144 Street, to the west, a development application seeks to create Single Family Residential (12) (RF-12) lots. Directly to the east are larger parcels of land with single family dwellings currently zoned One Acre Residential (RA) and are designated for Urban Residential. An application has been received at 14486 – 76 Avenue, located two parcels to the east, to rezone from RA to RF and subdivide in order to create 9 RF lots.
- This proposal is intended to proceed in conjunction with the adjacent application located at 7562 - 144 Street (Application No. 7904-0164-00), which seeks to rezone to RF in order to create 6 single family lots. These applications require land sharing arrangements in order to create the total number of proposed lots between the two applications (Appendix VI).
- Appropriate "No-Build" restrictive covenants will be used to ensure that land-sharing is achieved between different property owners.
- The proposed development will complete the lane east of 144 Street, in accordance with the road layout in the East Newton North NCP.

Building Design

- The proposed Building Scheme was prepared by Douglas R. Johnson Architect Ltd., and is based on a Neighbourhood Character Study of the area. The Building Scheme will be registered on title to ensure that the character of the homes will reflect the high design standards of the adjacent new development as well as of older homes in the area. (Appendix VII).
- The proposed development will include both two-storey style and bungalow style single family homes.
- Roofing materials will consist of asphalt, cedar and concrete tiles. Exterior wall treatments will consist of stucco, vinyl, wood or cement board siding. The proposed colour scheme will consist of neutrals and earth tones.
- The Building Scheme will prohibit basement entry homes with the exception of one being permitted on proposed Lot 5.
- The development of secondary suites will be prohibited on all lots.

Lot Grading

- The developer is proposing to construct in-ground basements on all lots. Fill does not exceed 0.5m (1.6 ft.) on any of the lots. The proposed lot grading plan and drainage patterns have been reviewed by Building Division and are deemed adequate for the proposed development to proceed.

Tree Preservation

- The arborist report identified 25 protected trees on the property. Protected trees to be removed include 11 that have been deemed hazardous and 10 that are either within building envelopes, driveways or underground services. 4 protected trees are proposed to be retained. 12 replacement trees are proposed; with an approximate 4 replacement trees for each of the RF lots. The arborist report will be adjusted pending Parks, Recreation and Culture regarding the removal of trees located on City property (Appendix VIII).

PRE-NOTIFICATION

Pre-notification letters were sent on March 19, 2004 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.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Parks, Recreation & Culture Comments
Appendix V.	School District Comments
Appendix VI.	Land Sharing Area
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 19, 2004.
- Tree Survey and Tree Preservation and Planting Plan prepared by Jeremy Gye and dated July 23, 2004.
- Residential Character Study and Proposed Building Scheme prepared by Douglas R. Johnson Architects Ltd. and dated August 24, 2004. (One copy is filed with the City Clerk's Office).

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:                    H.Y. Engineering Ltd.  
                         Address:                #200 - 9128 - 152 Street, Surrey, B.C. V3R 4E7  
                         Tel:                     604-583-1616
2.      Properties involved in the Application
  - (a)      Civic Addresses:            14432 - 76 Avenue
  - (b)      Civic Address:                14432 - 76 Avenue  
                 Owner:                        Joginder and Kashmir Cheema  
                 PID:                            005-034-230  
                 Lot 65 Section 22 Township 2 Range New Westminster District, Plan 40235
3.
  - (a)      Introduce a By-law to rezone the property.

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**SUBDIVISION DATA SHEET**

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	1.0 acres
Hectares	4.069.17 m <sup>2</sup> /1.4069 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15 to 30
Range of lot areas (square metres)	506 to 1,548
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5 lots/acre or 12.29 lots/ha
Lots/Hectare & Lots/Acre (Net)	4.34 lots/ac or 13.39 lots/ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	36.71%
Estimated Road, Lane & Driveway Coverage	14.63%
Total Site Coverage	51.34%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	5%
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO