

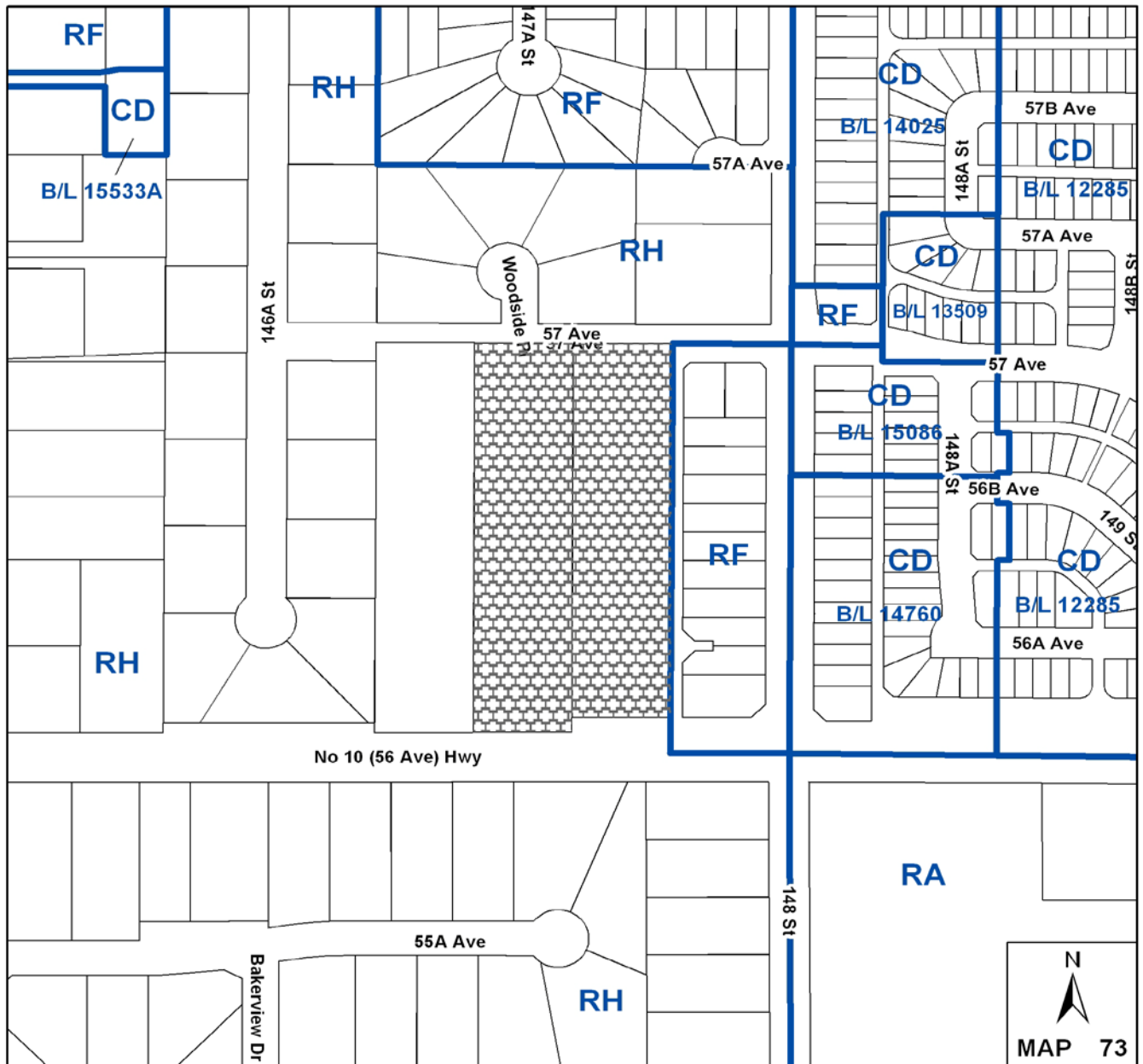
Proposal: NCP amendment and rezoning from RH to CD in order to create 12 single family large lots.

Recommendation: Approval to Proceed

Location: 14765 & 14731 - 56 Avenue (Hwy No. 10) **Zoning:** RH

OCP Designation: Urban

NCP Designation: Suburban **Owner:** A. Walia Enterprises Inc. et al
 Res. 1/2 Ac.



PROJECT TIMELINE

Completed Application Submission Date: April 19, 2004
Application Revision & Re-submission Date: October 13, 2005
Planning Report Date: January 9, 2006

PROPOSAL

The applicant is proposing:

- an NCP amendment from Suburban Residential Half Acre to Single Family Residential Large Lots; and
- a rezoning from RH to CD

in order to permit the development of 12 single family large lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (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) 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 Section 219 Restrictive Covenant to ensure lots fronting on Highway No. 10 are developed with noise and visual attenuation measures, including a 10 metre (33 ft.) landscape buffer and double glazing;
 - (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and

- (g) registration of a Restrictive Covenant for the future sale of hooked portion of Lot 2 to the owner of the adjacent lot at 14705 - 56 Avenue to facilitate future development subdivision.
3. Council pass a resolution to amend the South Newton NCP to redesignate the land from Suburban Residential Half Acre to Single Family Residential Large Lots when the project is considered for final adoption.

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 = 4 students
 Secondary students = 2 students
 Total new students = 6 students

School Catchment Area/Current Enrollment/School Capacity:

Sullivan Elementary School = 359 enrolled/360 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 = 134 students
 Secondary students = 92 students
 Total new students = 226 students

Approved Capacity Projects and Future Space Considerations

This application is within the catchment for the new Cambridge Area Elementary which will open by 2006/2007 and reduce overcrowding.

(Appendix VI).

Ministry of Transportation: No concerns (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** Single family homes.
- **East:** Single family homes on urban lots fronting on 148 Street, zoned RF, designated Single Family Residential in the South Newton NCP.
- **South:** Across Highway No. 10, single family homes on suburban lots, zoned RH, designated Suburban in the OCP.
- **West:** Single family homes on suburban lots, zoned RH, designated Suburban ½ acre in the South Newton NCP.
- **North:** Single family homes on suburban lots, zoned RH, designated suburban ½ half and single family residential in the South Newton NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: South Newton NCP needs amendment from Suburban Residential Half Acre to Single Family Residential Large Lots.

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant proposes to amend the South Newton Neighbourhood Concept Plan (NCP) designation for the subject site from "Suburban Residential Half Acre" to "Single Family Residential Large Lots".
- The eastern parcel, 14765 Highway No. 10, is situated directly adjacent to newly created Single Family Residential (RF) lots that are designated Single Family Residential in the South Newton NCP. The western parcel, 14731 Highway No. 10, is situated directly adjacent to existing large suburban lots, zoned "Half-Acre Residential Zone (RH)" and designated "Suburban Residential Half Acre" in the South Newton NCP.
- In light of the surrounding land use context, the creation of transitional lot sizes in order to establish an appropriate interface between urban and suburban sized lots has merit.
- The 12 lots proposed are large urban lots, with an average area of 1,190 m² (12,089 sq.ft.), which are similar in size and dimension to the smaller Half Acre Residential Gross Density (RH-G) type lots (1,120 m²/12,000 sq.ft.).
- The proposed CD Zone has been prescribed to ensure a smaller house size and lot coverage to ensure the houses are compatible with the RF houses and addresses the concerns of the "mega" houses.

DEVELOPMENT CONSIDERATIONS

- The applicant proposes to rezone to CD and subdivide in order to create 12 large residential lots.
- The original application put forward to the City was to rezone to RF in order to create 19 single family lots. This proposal was not in compliance with the NCP designation of "Suburban Residential Half Acre" and significant neighbourhood opposition was expressed. The City expressed serious concerns regarding this original proposal, and as a result, the proposal was modified to address neighbourhood and City concerns.

Proposed Subdivision Pattern & " Transition" Lots

- The applicant is proposing to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" in order to create 12 suburban "transition" lots.
- The proposed lots have an average size of 1190 m² (12,810 sq.ft.) and range in area from 1,120 m²(12,056 sq.ft.) to 1,400 m²(15,070 sq.ft.).
- The larger lots are located to the south and west of the site to provide an appropriate interface with the RH lots to the west and Highway No. 10 to the south.
- The applicant is proposing a maximum house size cap of 3,300 sq.ft. (307 m²), as the residents were concerned with some of the larger homes in the surrounding suburban lots in the area.
- The southern portions of Lots 10, 11 and 12 have a 10 metre (33 ft.), privately owned landscaping buffer along Highway No. 10. This buffer will be secured by a Restrictive Covenant.
- The remnant portion of land located along the northwest portion of the subject site will be hooked to proposed Lot 2 with a Restrictive Covenant for the future sale of the lands in the amount of \$1.00 to the adjacent property owner to the west.

CD Zone:

- The proposed CD Zone is modeled on a combination of the "Half-Acre Residential Gross Density Zone (RH-G)" and the "Single Family Residential Zone (RF)" (Appendix X).
- The density, including a floor area ratio of 0.32 and lot coverage of 30%, is similar to the parameters of the RH-G Zone.
- There is a maximum allowable floor area of 307m² (3,300 sq.ft.) including the garage.

- The proposed setbacks are also consistent with the RH-G Zone.
- The following is a comparison of the proposed CD Zone with the RH-G and RF Zones:

Zone	CD	RH-G	RF
Minimum Lot Area	1,120 m ² (12,056 sq.ft.)	1,120 m ² /1,300 m ² (12,000 sq.ft.)/(14,000 sq.ft.)	560 m ² (6,000 sq.ft.)
Minimum Lot Width	22 m (72 ft.)	24 m/30 m (80 ft.)/(100 ft.)	15 m (50 ft.)
Minimum Lot Depth	34 m (112 ft.)	30 m (100 ft.)	28 m (90 ft.)
Minimum Setbacks	Front: 7.5 m (25 ft.) Rear: 7.5 m (25 ft.) Side: 3.0 m (10 ft.)	Front: 7.5 m (25 ft.) Rear: 7.5 m (25 ft.) Side: 3.0 m (10 ft.)	Front: 7.5 m (25 ft.) Rear: 7.5 m (25 ft.) Side: 1.8 m (6 ft.)
Maximum Unit Density	2.5 upa (6 uph)	2.0 upa (5 uph)	6.0 upa (15 uph)
Maximum Lot Coverage	30%	25%	40%
Maximum FAR and Floor Area	0.32/ 307 m ² (3,300 sq.ft.)	0.32	0.52/330 m ² (3,550 sq.ft.)

Lot Grading, Arborist Report and Tree Preservation

- The applicant submitted a lot-grading plan and proposes to have in-ground basements on all lots. Minimal fill of less than 0.5 metres (1.6 ft.) is being proposed except at the front of the lots in order to achieve appropriate entry elevations. There are no interface issues with surrounding development.
- The Building Division has reviewed the lot grading information provided by the applicant and found it to be acceptable to proceed.
- The applicants retained MGF Horticultural Inc. to conduct a tree survey and prepare an Arborist report. The report identifies 211 mature trees and concludes that 195 trees will have to be removed. Thirty-one (31) of the trees are declared hazardous due to natural causes and the remainder are within a building envelope or proposed driveway. A total of sixteen (16) trees are proposed to be retained. Three (3) of the trees proposed for retention are within the buffer and eight (8) are within the future widening of Highway No. 10 (Appendix IX).
- The applicant proposes 36 replacement trees as outlined in the trees preservation summary sheet (Appendix VII), resulting in an average of 4.3 trees per lot. This does not include additional boulevard trees in the amount of approximately one tree per lot which will be required as part of the servicing agreement. The City landscape architect has reviewed the tree survey and arborist report and found the information generally acceptable but requires some revisions.
- A 10 metre (33 ft.) landscaping buffer is required along Highway No. 10, as part of the South Newton NCP. This buffer is to be a privately owned and maintained buffer and secured by a Restrictive Covenant on title to each of proposed Lots 10, 11 and 12.
- A landscaping plan, submitted by PD Landscape Architecture Ltd., was reviewed by the City and is generally acceptable. The planting materials proposed will provide adequate screening and variety with minimal maintenance. The 1.8 metre (6 ft.) cedar fence will be located closest to the single family homes on the northern portion of the buffer.

Building Scheme and Noise Attenuation

- A maximum house size of 307 m² (3,330 sq.ft.), including the garage, is established in the design guidelines.
- Additional trees are being planted along the northern boundary of proposed Lots 1 and 2. These lots interface with existing suburban homes north of 57 Avenue.
- The Building Scheme restricts outside access to the basement by a sliding glass door at the back of the building only.
- According to the Zoning By-law, proposed Lots 10, 11 and 12 are double fronting lots on both 56A Avenue and Highway No. 10. In order to ensure that the dwelling and front yard conditions will front 56A Avenue, provisions for yards and entry treatments have been included in the Building Scheme.
- The requirement for the 10 metre (33 ft.) landscaping buffer on proposed Lots 10, 11 and 12 has been identified in the design guidelines.
- The style of homes that are proposed for this development are "Neo-Heritage".
- Dwelling types will include one and two-storey and split level homes.
- Exterior materials will consist of stucco, cedar, vinyl, Hardi-plank, brick and stone.
- Natural and neutral colours are the primary colour scheme with complimentary trim colours.
- Roofing materials will be cedar shingles, shake or slate profile concrete roof tiles and high profile duroid shingles in natural earth and grey tones.
- No basement entry homes or secondary suites are permitted (Appendix VIII).
- Noise mitigation measures have been included in the Building Scheme. These measures include double or triple glazing windows, exterior wall construction to allow an insulation factor of not less than R20.

PRE-NOTIFICATION

Pre-notification was initially sent out on May 18, 2004. The City received individual responses from twenty-two area residents as a result of the notification. A petition opposing the NCP amendment was submitted to the City and was signed by twenty-two (42) people. However, approximately half of these signatures were from households on urban lots. The primary concerns expressed from the neighbourhood related to the desire for the character of the neighbourhood to remain suburban, increased density, illegal secondary suites, styles of homes and increased traffic.

Public Information Meetings

As a result of concerns expressed during the pre-notification period, a series of three (3) Public Information Meetings were held by the applicant in order to obtain input from the area residents and address their concerns.

- November 3, 2004 (Public Information Meeting No. 1): The original application proposed a rezoning from RH to RF in order to create 16 single family lots. This proposal was presented to the neighbourhood at the above noted information meeting. The proposed density was 3.2 upa (8.0 uph). There were twenty-eight (28) people in attendance. Significant concerns were expressed from the area residents. Those that attended the meeting wanted the designation to remain Suburban Half Acre. The main issues outlined by the neighbourhood related to the increased density, house sizes and the potential for secondary suites.
- July 12, 2005 (Public Information Meeting No. 2): Subsequent to the first meeting, the application was amended to propose 13 lots under a CD zone. The proposed CD zone was based on RH-G and RF. This revised proposal was presented to the area residents. The reduced number of lots resulted in a density of 2.65 upa (6.5 uph). Twelve (12) residents attended this meeting. The residents continued to express some opposition in regards to the number of lots, house sizes, and basements. The applicant proposed a maximum house size cap of 3,300 sq.ft. (307m²) that would be included in the CD Zone and attempt to restrict secondary suites by eliminating outside access to the basement. These proposals were received somewhat favourably, although the neighbourhood continued to express a preference for suburban half acre lots.
- October 4, 2005 (Public Information Meeting No. 3): The applicant further revised the proposal to 12 CD zoned lots. As a result, the proposed density was reduced to 2.44 upa (6 uph). The applicant confirmed that a house size cap of 3,300 sq.ft. (307m²) would continue to be incorporated in the CD By-law and that the Building Scheme would restrict outside access to the basement to one sliding glass door, in an effort to mitigate the potential for secondary suites. Only four (4) people attended this meeting and two (2) people expressed opposition to this proposal.

In general, the applicant has addressed the majority of the concerns expressed by the neighbourhood throughout the application process. Specifically, the following measures are proposed:

- The number of lots proposed has been reduced from 19 to 12.
- There will be a maximum house size restriction of 307m² (3,300 sq.ft.) included in the CD Zone for the site. This will ensure that large homes that are not in keeping with the character of the neighbourhood will not be permitted.
- Design guidelines will be registered on all future lots to ensure that the quality and character of the homes are of a high standard.
- Additional and upsized trees are being planted along 57 Avenue to create a suburban feel and interface with the existing suburban homes to the north.

- The proposed lots are very large and suburban in character, reflecting the area and dimensions of the smaller RH-G Zone lots. The number of proposed lots has decreased from 19 to 12 over the course of the proposal.
- The potential for illegal secondary suites has been diminished by the restriction of outside basement access limited to a sliding glass door. This restriction is incorporated in the design guidelines to be registered on all of the future lots.

CONCLUSION

- There are merits in the modified proposal to establish "transitional" lots between the existing RH and RF lots in the area.
- The applicant has proposed measures to address neighbourhood concerns. A series of 3 public information meetings were coordinated and based on the outcome of the third Public Information meeting, it appears that there is a certain degree of acceptance by the neighbourhood.
- In light of these considerations, it is recommended that the application proceed to Public Hearing.

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.	Ministry of Transportation
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 2005.
- Building Scheme dated December 2005.
- Neighbourhood Character Study dated October 14, 2004.
- Tree Survey Plan dated November 2005.
- Arborist Report dated November 2005.

- Tree Preservation and Replacement Plan dated November 2005.
- Lot Grading Plan dated November 2005.
- Soil Contamination Review Questionnaire prepared by Richard Brooks dated April 1, 2004.

Murray Dinwoodie
General Manager
Planning and Development

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Information for City Clerk

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

1. (a) Agent: Name: H.Y. Engineering
 Address: #200 - 9128 - 152 Street
 Surrey, B.C.
 V3R 4E7
 Tel: 604-583-1616

2. Properties involved in the Application
 - (a) Civic Address: 14765 and 14731 - 56 Avenue (Highway No. 10)

 - (b) Civic Address: 14765 - 56 Avenue (Highway No. 10)
 Owner: A. Walia Enterprises Inc., Inc. No. 485432
 PID: 011-116-226
 Lot 6 Section 10 Township 2 New Westminster District Plan 7092

 - (c) Civic Address: 14731 - 56 Avenue (Highway No. 10)
 Owner: Manjit Kaur Sahota
 PID: 011-116-251
 Lot 7, Except: Part Road on Plan NWP 87634 Section 10 Township 2 New
 Westminster District Plan 7092

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.91 ac
Hectares	1.99 ha
NUMBER OF LOTS	
Existing	2
Proposed	12
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	6 uph/2.44 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)	
% 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

