



Proposal: Rezone from RA to RF in order to allow subdivision into 6 single family lots.

Recommendation: Approval to Proceed

Location: 7562 - 144 Street

Zoning: RA

OCP Designation: Urban

NCP Designation: Urban
Residential

Owner: Harry Friesen

PROJECT TIMELINE

Completed Application 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 six (6) single family residential 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 =	3 students
Secondary students =	2 students
Total new students =	5 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 to create urban single family lots.
- **South:** Newly developed single family dwellings, zoned RF, created under Application No. 7998-0199-00, 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:** Single family dwelling, currently under Application No. 7904 0070-00 to create RF lots, designated Urban Residential.

DEVELOPMENT CONSIDERATIONS:

- This proposal seeks to rezone from One-Acre Residential (RA) to Single Family Residential (RF) in order to create 6 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 current development application is seeking 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 designated 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 14432 – 76 Avenue (Application No. 7904-0070-00), which seeks to rezone to RF in order to create 4 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 to the 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 both basement entry homes as well as the development of secondary suites 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 proposed 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 16 protected trees on the property. Trees to be removed include 12 protected trees with 11 of the trees being located within the 144 Street right-of-way. Eleven of these trees tagged for removal have been assessed as hazardous and 1 is within the proposed building envelope. A cluster of 4 protected trees are being retained. 18 replacement trees are being proposed; with 3 replacement trees for each of the RF lots (Appendix VIII).

PRE-NOTIFICATION

Pre-notification letters were sent on July 7, 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 18, 2004.
- Tree Survey and Tree Preservation and Planting Plan prepared by Jeremy Gye and dated July 23, 2004.
- Residential Character Study 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: Unit 4 - 15243 - 91 Avenue, Surrey, B.C.
 Tel: 604-583-1616

2. Properties involved in the Application
 - (a) Civic Addresses: 7562 - 144 Street

 - (b) Civic Address: 7562 - 144 Street
 Owner: Harry Henry Friesen
 PID: 005-034-205
 Lot 64 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

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.39 acres
Hectares	0.562 ha
NUMBER OF LOTS	

Existing	2
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	15 - 1,789
Range of lot areas (square metres)	560 - 870
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.04 lots/acres & 12.46 lots ha.
Lots/Hectare & Lots/Acre (Net)	5.72 lots/acre & 14.14 lots ha.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38.14% (RF @ 40%)
Estimated Road, Lane & Driveway Coverage	17.80%
Total Site Coverage	55.94%
PARKLAND	
Area (square metres)	NA
% of Gross Site	5%
	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