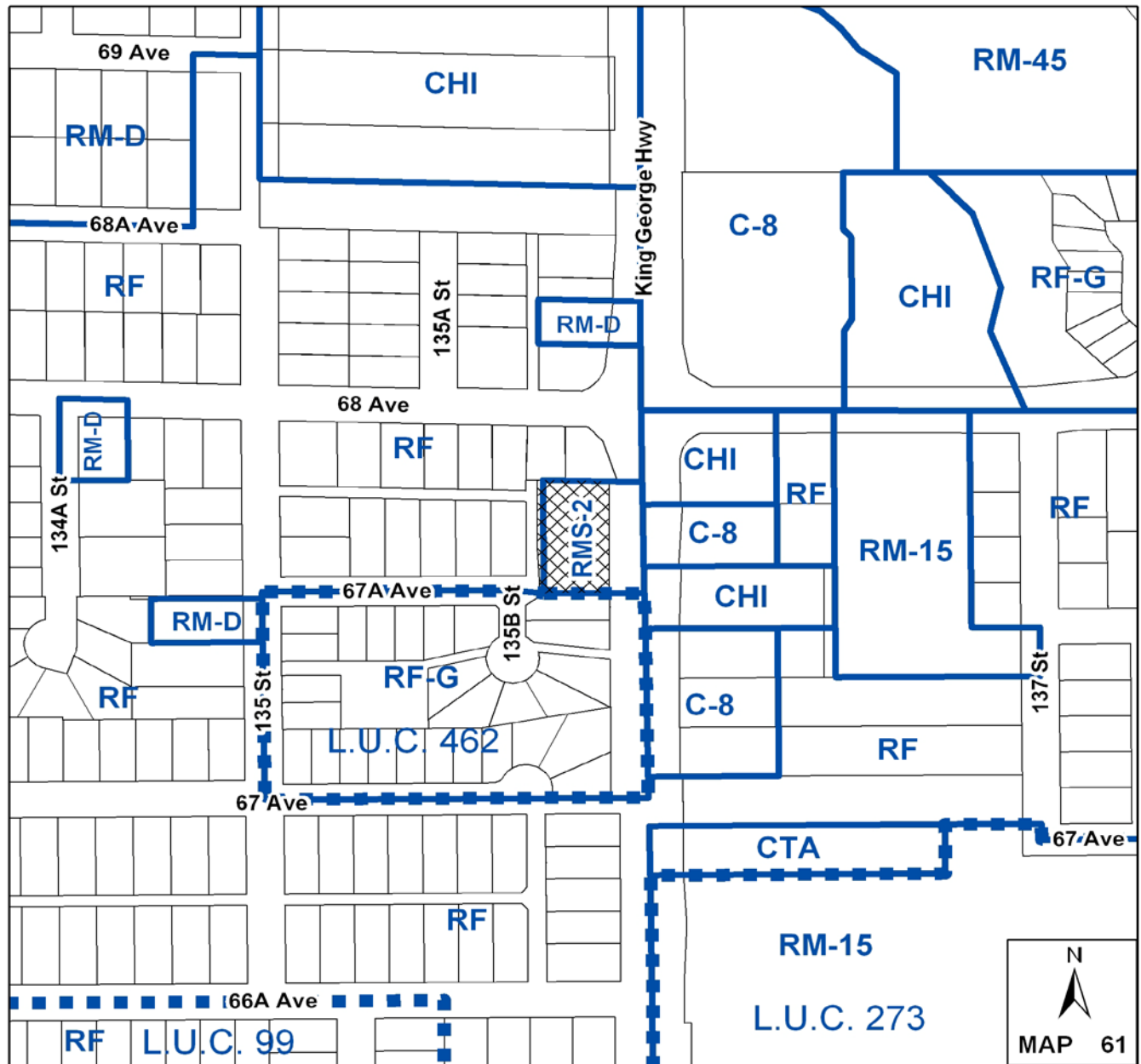


<b>Proposal:</b>	Rezone from RMS-2 to RF-12 in order to permit the development of five (5) single family small lots.		
<b>Recommendation:</b>	Approval to Proceed		
<b>Location:</b>	6789 King George Hwy	<b>Zoning:</b>	RMS-2
<b>OCP Designation:</b>	Urban		
<b>LAP Designation:</b>	Urban Res.	<b>Owner:</b>	Roby Agencies Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: June 2, 2004  
Application Revision & Re-submission Date: September 19, 2006  
Planning Report Date: October 16, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RMS-2 to RF-12

in order to allow subdivision into five (5) single small family lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Special Care Housing 2 Zone (RMS-2)" to "Single Family Residential (12) Zone (RF-12)" 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; and
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

## 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: Support (Appendix V).

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:**

Henry Bose Elementary School = 431 enrolled/505 capacity  
 Tamanawis Secondary School = 1,523 enrolled/1,125 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 = 0 students  
 Secondary students = 9 students  
 Total new students = 9 students

**Approved Capacity Projects and Future Space Considerations**

*The Henry Bose Elementary catchment is being moved from Tamanawis Secondary to Panorama Ridge. A major enrollment move to Panorama Ridge Secondary is expected to eliminate overcrowding at Tamanawis Secondary.*

(Appendix VI)

**SITE CHARACTERISTICS**

- **Existing Land Use** Vacant land.
- **East:** Across King George Highway, community commercial uses and highway commercial industrial uses, zoned CHI and C-8, designated Commercial in the OCP.
- **South:** Single detached residential, zoned Land Use Contract (LUC) No. 462 (based on RF-G), designated Urban in the OCP.
- **West:** Single detached residential units, zoned RF, designated Urban in the OCP.
- **North:** Single detached residential units, zoned RF, designated Urban in the OCP.

**PLAN AND POLICY COMPLIANCE**

OCP Designation: Complies.  
 LAP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

- The 0.24 hectare (0.59 acre) subject property is located on the west side of King George Highway south of 68 Avenue. It is designated 'Urban' in the OCP and 'Urban Residential' in the Newton Town Centre Local Area Plan (LAP). Immediately across King George Highway is commercial designation, while all other surrounding lands are designated 'Urban' and contain single family uses.
- The property is currently zoned 'Special Care Housing 2 Zone (RMS-2)'. It was rezoned to RMS-2 in 1987 (Project No. 5687-0468) in order to accommodate a senior's residence, but this development never transpired.
- The current application to rezone this property into RF-12 lots was originally submitted in 2004. Upon review of the application at that time, engineering constraints prevented the application from proceeding to Council. With the constraints now resolved, the application has resumed its progress.
- The proposal to rezone to RF-12 is supportable, given the site context and compliance with City Policy respecting the location of small lots. The site is located on an arterial road and is adjacent to properties zoned Land Use Contract (LUC) No. 462, which is similar to the "Single Family Residential Gross Density Zone (RF-G)", immediately to the south. The LUC 462 properties have a minimum lot area of 467 square metres (5,030 sq.ft.), which is similar to the range of lot sizes proposed at this site (465 sq.m./5,005 sq.ft. to 481 sq.ft./5,177 sq.ft.). The proposal is also in close proximity to a wide range of commercial services along King George Highway.
- All the proposed lots exceed the minimum size requirements of the RF-12 zone – Type I lots. The approximate size of the five proposed lots range between 465 and 481 sq.m. (5,000 – 5,178 sq.ft.), with average frontages of approximately 12.6m (41 ft) and average depths of approximately 37m (120 ft) (Appendix III).
- Given that the subject property fronts onto an arterial road (King George Highway), lane access is required for the proposed lots. There currently exist a 6.0m wide lane to the west of the property from 67A Avenue that abuts the subject property, and will provide the necessary rear access for these lots.

## Building Design Guidelines, Lot Grading, and Tree Preservation

- The applicant has retained Tynan Consulting Limited as the Design Consultant for this project. The Design Consultant conducted a character study of the surrounding area and found that most of the homes were older and did not meet the modern development standards. Based on these findings, the proposed a set of building design guidelines for the five proposed lots will meet current design standards rather than continue with the existing home designs (Appendix VII).
- In-ground basements are proposed for the five lots, however, basement entry homes and secondary suites are not permitted within this development.
- Clark Kavolinas prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VIII). The plans have been reviewed by the City's Landscape Architect and deemed acceptable.

- There are no mature trees on the subject property. For replacement tree, a total of 15 trees (3 per lot) will be planted. They consist of 2 Japanese Maples, 3 Saucer Magnolia, 2 Western Red Cedar, 3 Western Hemlock, and 5 Scarlet Oak. As this site fronts on King George Highway, five Scarlet Oak trees have been included in the tree replacement plan, and will be planted in the front yards.

### PRE-NOTIFICATION

Pre-notification letters were sent on May 11, 2006 and staff received the following comments:

- The owner of a property that backs onto the gravel lane parallel to 68 Avenue and further to the west was supportive of the proposed development. However, she expressed concern that extra traffic on the gravel lane would create larger and more potholes, and therefore, would like to see the lane paved.

*(This neighbour fronts on a different lane (parallel to 68 Avenue). This subject development is not expected to pave a lane located off-site from the development. This neighbour may seek a local improvement with other neighbours to pave the neighbouring lane.)*

### 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, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
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

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated May 23, 2006.
- Arborist Report dated September 14, 2006.
- Tree Preservation and Replacement Plan dated September 14, 2006.
- Soil Contamination Review Questionnaire prepared by Dale Toor dated June 2, 2004.

How Yin Leung  
Acting General Manager  
Planning and Development

RD/kms

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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:                  Dale Toor, Roby Agencies Ltd.  
                         Address:                8529 - 134 Street  
   Surrey, B.C. V3W 6Y6  
                         Tel:                      604-502-7629

2.      Properties involved in the Application

- (a)      Civic Address:            6789 King George Highway
- (b)      Civic Address:            6789 King George Highway  
                 Owner:                      Roby Agencies Ltd. (Incorporation No. 365474)  
                 PID:                            016-692-047  
                 Lot 1 Section 17 Township 2 New Westminster District Plan 86871

3.      Summary

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

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.59
Hectares	0.24
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12.57
Range of lot areas (square metres)	465 - 496
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<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



CONTOUR MAP FOR SUBJECT SITE

