

Proposal: NCP amendment from Single Family to Single Family Small Lots and rezoning from RA to RF-12. DVP to vary the minimum lot width requirement of the RF-12 Zone for proposed Lots 1 and 2, in order to allow subdivision into 4 single family small lots.

Recommendation: Approval to Proceed

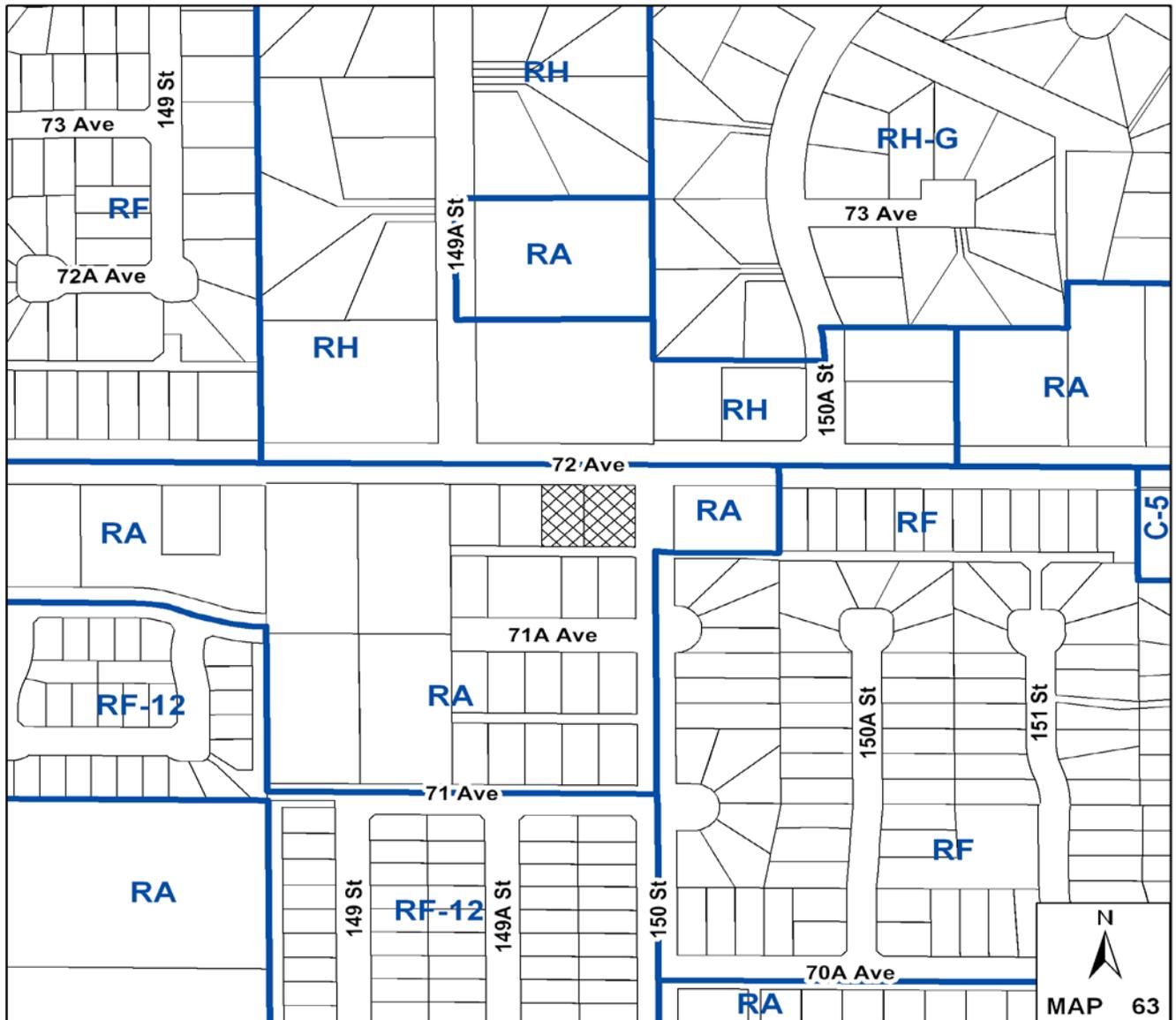
Location: 7187 - 150 Street and 14982 - 72 Avenue

Zoning: RA

OCP Designation: Urban

NCP Designation: Urban Single Fam. Res.

Owners: Kanwaljit & Surinder Kang



PROJECT TIMELINE

Completed Application Submission Date: July 7, 2004
Layout Revised & Re-submitted Date: August 4, 2006
Planning Report Date: October 30, 2006

PROPOSAL

The applicant is proposing:

- an NCP amendment from "Urban Single Family Residential" to "Single Family Small Lots";
- a rezoning from RA to RF-12; and
- a Development Variance Permit to vary the following by-law regulation:
 - minimum lot width requirements of the RF-12 Zone (Type I Interior Lots) from 12.0 metres (40 ft.) to 11.2 metres (36.7 ft.) for proposed Lots 1 and 2

in order to allow subdivision into four (4) single family small lots.

RECOMMENDATION

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 (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0268-00, (Appendix XI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-12 Zone from 12.0 metres (40 ft.) to 11.2 metres (36.7 ft.) for proposed Lots 1 and 2 only.
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) submission of a landscaping cost estimate and securities to the specifications and satisfaction of the City Landscape Architect.
4. Council pass a resolution to amend East Newton South NCP to redesignate the land from "Urban Single Family Residential" to "Single Family Small 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 VI).

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:

T.E. Scott Elementary School = 294 enrolled/215 capacity
 Frank Hurt Secondary School = 1,151 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 = 118 students
 Secondary students = 69 students
 Total new students = 187 students

Approved Capacity Projects and Future Space Considerations

When Chimney Hill Elementary School opened in 2001 there was a major enrollment move, leaving surplus capacity available at T.E. Scott for future growth. Enrollment has slowly increased with new housing over the last few years, and this trend is expected to continue until the ultimate residential build out for the NCP is achieved. An addition to T.E. Scott is identified in the 2006 - 2010 Five Year Capital Plan for funding approval in 2009/2010. There are no capital projects identified for Frank Hurt Secondary. The proposed development will not have an impact on these projections.

(Appendix VII)

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling, at 7187 - 150 Street, to be removed prior to final subdivision approval.
- **Significant Site Attributes** There are a few mature trees on the vacant portion of the site.
- **East:** Single family residential dwellings, zoned RF and RA, designated Urban Residential in the NCP.
- **South:** Single family dwellings, zoned RA, designated Urban Residential in the NCP.
- **West:** Vacant lot, zoned RA, designated Urban Residential in the NCP.
- **North:** Across 72 Avenue are single family dwellings, zoned RH, designated Suburban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Designated Urban Residential in the East Newton South NCP.
Needs amendment to Single Family Small Lots.

JUSTIFICATION FOR PLAN AMENDMENT

Land Use Amendment

- The subject properties at 7187 – 150 Street and 14982 – 72 Avenue are located within East Newton South Neighborhood Concept Plan (NCP). The applicant proposes to re-designate these properties from Urban Single Family Residential to Single Family Small Lots, and to rezone them from One-Acre Residential Zone (RA) to Single Family Residential (12) Zone (RF-12) in order to permit the development of eight (4) single family residential small lots (Appendices III and IV). In addition, the applicant proposes to vary the Lot Width requirements of the RF-12 Zone to permit reduced lot widths on proposed Lots 1 and 2.
- From a land use perspective, the proposed single family, RF-12, lots is acceptable given that:
 - all lots will be accessed via the proposed rear lane;
 - the proposal complies with the City’s location policy for the creation of small lots due to its proximity to park and school facilities;
 - other single family small lots have recently been approved by Council in this NCP, south of 71 Avenue and east of 148 Street;
 - the addition of RF-12 lots will increase the variety of housing accommodation in this neighborhood which has been developed predominantly as RF lots;

- the subject site fronts an arterial road and is located near public transit access to the Newton Town Centre;
- the proposed lots are oversize RF-12 lots (average 428 sq.m / 4,608 sq.ft) which approximate the RF Zone lot size (560 sq.m. / 6,000 sq.ft) and provide a sizeable small lot product that offers a variety for the community; and
- the proposed lot size will enable existing lots to be redeveloped in an economic way, including the construction of a rear lane.

Road Concept Amendment

- The NCP for this neighborhood, approved by Council on December 15, 1997, shows the closure of the portion of 150 Street at 72 Avenue immediately adjacent to the subject site (Appendix Va). This road was to be realigned to meet 149A Street through 14932 – 72 Avenue, in an effort to minimize the number of intersections between 144 Street and 152 Street along 72 Avenue, and to address less than ideal vehicle sight lines given the downhill grades from west to east.
- However, this alignment proved to be undesirable and difficult to coordinate through development. As a result, on November 7, 2005 Council endorsed an amendment to the road concept, through development application No. 7904-0136-00, located at 7025, 7041, 7061 and 7095 – 150 Street, in order to create single family residential small lots. According to the revised concept (Appendix Vb) 150 Street would remain open in its current location, and a future review would be undertaken to determine whether this road would continue to access 72 Avenue in its existing location or meet 149A Street through the property at 14932 – 72 Avenue. The applicant is aware of this road concept amendment, and is agreeable to the proposed amended lot pattern and road change to the NCP.
- Upon the submission of an application for development at 14932 – 72 Avenue (scheduled for Public Hearing on October 30, 2006), Application No. 7906-0290-00, the Transportation Division conducted a traffic study of the conditions at the existing intersection at 150 Street and 72 Avenue. It was determined through this study that it is desirable and safe to keep 150 Street open in its existing location. Therefore, the proposed subdivision pattern is consistent with the current NCP road concept (Appendix Vc), and the Engineering Department supports the plan amendment.

DEVELOPMENT CONSIDERATIONS

Proposed Land Use & Density

- The applicant proposes to rezone the subject property from One-Acre Residential Zone (RA) to Single Family Residential (12) Zone (RF-12) to permit subdivision into eight (4) single family small lots. The existing single family dwelling on the property is to be removed prior to subdivision approval.

- In addition, the creation of single family small lots in this location will blend well with adjacent RF lots to the east of 150 Street, and coincide with an emerging pattern of small lots to the west along 72 Avenue, including application no. 7904-0253-00 and 7906-0290-00, which are going to Public Hearing on October 30, 2006.
- The proposed development will provide community benefits and improvements, such as the lane construction and the improved pedestrian environment and streetscape along 72 Avenue, with a landscaped buffer (Appendix IX) as per the NCP.
- The development will achieve a density of 9 units per acre (22 units per hectare), and the lot sizes will range from 398 m² (4,287 ft²) to 491 m² (5,285 ft²). All of the lots exceed the minimum lot depth and area requirements of the RF-12 Zone for Type I Interior lots. Proposed Lots 1 and 2 require a Development Variance Permit to permit a reduced lot width from 12 m (40 ft) to 11.2 m (36.7 ft), which is discussed below. However, proposed Lots 3 and 4 meet the bylaw width requirement, and in fact the width of proposed Lot 4 (corner lot), 14m (46 ft), is an appropriate transition to the wider RF lots to the east, across 150 Street, which are a minimum of 15m (49 ft) wide. Proposed Lot 4 has been designed as an oversized lot to ensure an appropriate transition to the RF lots to the east.
- All lots will have vehicular access from the lane, including proposed Lot 4.

Building Design

- The applicant has retained Carolyn Stewart as the Design Consultant. The Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VIII). A Building Scheme shall be registered on the title of each lot in order to ensure that the homes are compatible with the emerging character of the surrounding neighborhood.
- The design of the new homes will include Neo-Heritage and Neo-Traditional styles in order to ensure the new homes blend within the existing neighborhood. In addition, the new homes will incorporate balanced massing, particularly on the front facades, with well-identified entries, and high detailing standards in roof skirts, porches and/or wood detail.
- The Design Consultant recommends using earth and grey tone colors, off-white, black and complimentary colors on the exterior with a combination of materials such as stucco, cedar, vinyl, cementitious (wood grain look), brick and stone/cultured stone. The roofing will also reflect the style objectives with a minimum 6:12 pitch and either cedar, concrete or duroid roof tiles in shake or slate profile.
- Basement-Entry style homes and secondary suites will not be permitted.
- All lots will access the rear lane. The proposed Building Scheme will ensure that proposed Lot 4 cannot have a driveway access to 150 Street.

Lot Grading

- A preliminary Lot Grading Plan submitted by the applicant's consultant has been reviewed by staff and is considered satisfactory. The Plan indicates minimal fill, up to 0.5 m (1 ft 8 in), is required to achieve natural drainage. The proposed grades will meet existing grades of adjoining roads and properties.
- In-ground basements are feasible and proposed on all of the lots.

Tree Preservation

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Replacement Plans for this development. This information has been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report identifies 7 mature sized trees on the subject property (Appendix IX). The Report proposes to remove 1 tree that has been assessed as hazardous, and an additional 4 trees because they are located either within building envelopes, within the footprint of the proposed driveways or impacted by required underground services.
- Staff reviewed the opportunity to retain one additional tree (#4879) within proposed Lot 1. It was determined that the Tree Protection Zone required to retain this tree would significantly impact the building envelope for proposed Lot 1, and result in less than desirable siting of the proposed dwelling considering the location of the adjacent building envelopes. As a result, this tree will be removed.
- The Arborist recommends 13 replacement trees to be planted throughout the development site. In addition, approximately one boulevard tree per lot will be planted for a total of four (4) trees.

PRE-NOTIFICATION

- Pre-notification letters were originally sent on January 4, 2005, and letters of the revised layout sent on September 27, 2006, and staff received phone calls from two individuals. Both were supportive of the proposed amendment. One of the callers also indicated his preference to retain the existing intersection of 150 Street and 72 Avenue.

PUBLIC INFORMATION MEETING (Road Pattern Change)

- As part of the NCP Amendment process, a Public Information Meeting was held October 12, 2006, between 6 pm and 8 pm at the Newton Fellowship Church. A total of 71 invitations were mailed; 9 residents recorded their attendance, but only 2 people were individuals other than the applicant, or persons accompanying the applicant. These individuals had attended a previous information meeting (July 6, 2006), for other developments proposing amendments to small lots along 72 Avenue. They continued their discussions about the impacts they are experiencing with the road pattern changes in this area, however, no comment sheets were submitted. The Public Consultation, therefore, did not result in any new land use issues being raised.

- In response to traffic concerns raised at the previous public information meeting for other development applications in this area, staff met with two residents to discuss the road concept, which was amended through development No. 7904-0136-00 before their residences were built on the east side of 150 Street, south of 72 Avenue. Through 7904-0136-00 it was determined that 150 Street would remain open, at least, up to 71A Avenue, if not entirely, and it was noted that these residents live on a cul-de-sac at 71A Avenue, thus they would continue to see traffic in 150 Street with or without the access to 72 Avenue being relocated.
- Staff explored options to address the concerns of residents. In this meeting staff discussed the results of traffic studies that demonstrate adequate capacity for increased volume in 150 Street and sufficient sight lines for safe turning movements, as permitted, at 72 Avenue. In addition, the following improvements are proposed in this neighborhood to further minimize the amount of traffic using the intersection at 150 Street and 72 Avenue:
 - movement at the intersection of 150 Street and 72 Avenue will be limited to right-in/right-out only;
 - a traffic signal will be installed at the intersection of 148 Street and 72 Avenue where full movement will be available to turn left onto 72 Avenue, so those traveling westbound will use this intersection not the 150 St intersection;
 - lane access to 72 Avenue, approximately mid-block between 148 Street and 150 Street, will provide an additional outlet for residents to turn right-in/right-out onto 72 Avenue; and
 - traffic calming measures such as speeds humps will be implemented through standard traffic calming procedures for 150 Street, particularly between 70 and 72 Avenues.
- The residents were satisfied with the proposed measures to minimize impact of the proposed developments, and were very supportive of traffic calming measures being implemented in 150 Street. The residents were advised that they need to organize a local improvement request to facilitate this process through the Engineering Department. This information was further communicated at the public consultation meeting for the proposed development.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the lot width for proposed Lots 1 and 2 from 12 metres (40 ft), for Type I Interior Lots in the RF-12 Zone, to 11.2 metres (36.7 ft) (Appendix X).

Applicant's Reasons:

- To facilitate a four-lot subdivision that is economically viable, given the requirement to construct the lane and provide road widening dedications.

Staff Comments:

- A reduced lot width will apply only for proposed Lots 1 and 2, and will provide incentive for re-development of these existing urban lots, and result in the creation of a large urban interface lot (Lot 4) and construction of lane from 150 Street;
- The same development pattern of small lots (with consideration of some possible variance of lot width) may be employed on the adjacent urban lots to the west, that are not under application, in order to make it viable to extend the lane through, which is required because 72 Avenue is an arterial road. Therefore, the proposed subdivision will be well integrated with future developments along 72 Avenue;
- Despite the reduced lot width, for proposed Lots 1 and 2 only, the lot depths and areas exceed those required by the proposed RF-12 Zone and will be sufficient for suitable house siting;
- Some trees are being retained, wherever possible, and additional landscaping can be achieved in the front yard (72 Avenue) through installation of a landscaped frontage (Appendix X); and
- The reduced frontage for both lots 1 and 2 will not result in a noticeable difference in the proposed dwellings, given that the garage is from the rear 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
Appendix IV.	East Newton South NCP
Appendix Va.	Originally NCP Road Concept
Appendix Vb.	Previous NCP Road Amendment Approval (Project No. 7904-0136-00)
Appendix Vc.	Current NCP Road Concept
Appendix VI.	Engineering Summary
Appendix VII.	School District Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Landscape Buffer Plan
Appendix XI.	Development Variance Permit No. 7904-0268-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated October 23, 2006.
- Building Scheme dated October 23, 2006.

- Neighbourhood Character Study dated October 23, 2006.
- Tree Survey Plan dated October 10, 2006.
- Arborist Report dated October 10, 2006.
- Tree Preservation and Replacement Plan dated October 10, 2006.
- Lot Grading Plan dated September 2006.
- Soil Contamination Review Questionnaire prepared by Kanwaljit Kang dated June 18, 2004.

How Yin Leung
Acting General Manager
Planning and Development

LCR/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: Clarence Arychuk, Hunter Laird Engineering Ltd.
 Address: #300 - 65 Richmond Street
 New Westminster, B.C.
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

- (a) Civic Addresses: 7187 - 150 Street and 14982 - 72 Avenue
- (b) Civic Address: 7187 - 150 Street
 Owner: Kanwaljit Kang
 PID: 004-186-354
 Lot 16 Section 15 Township 2 New Westminster District Plan 20139
- (c) Civic Address: 14982 - 72 Avenue
 Owners: Kanwaljit and Surinder Kang
 PID: 008-663-319
 Lot 17 Section 15 Township 2 New Westminster District Plan 20139

3. Summary

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7904-0268-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.44 ac
Hectares	0.18 ha
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	11.2 m (36.7 ft.) to 14 m (46 ft.)
Range of lot areas (square metres)	398 m ² (4,287 sq.ft.) to 491 m ² (5,285 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	9 upa/22 upha
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	55%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
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
Lot Width	YES

CONTOUR MAP FOR SUBJECT SITE

