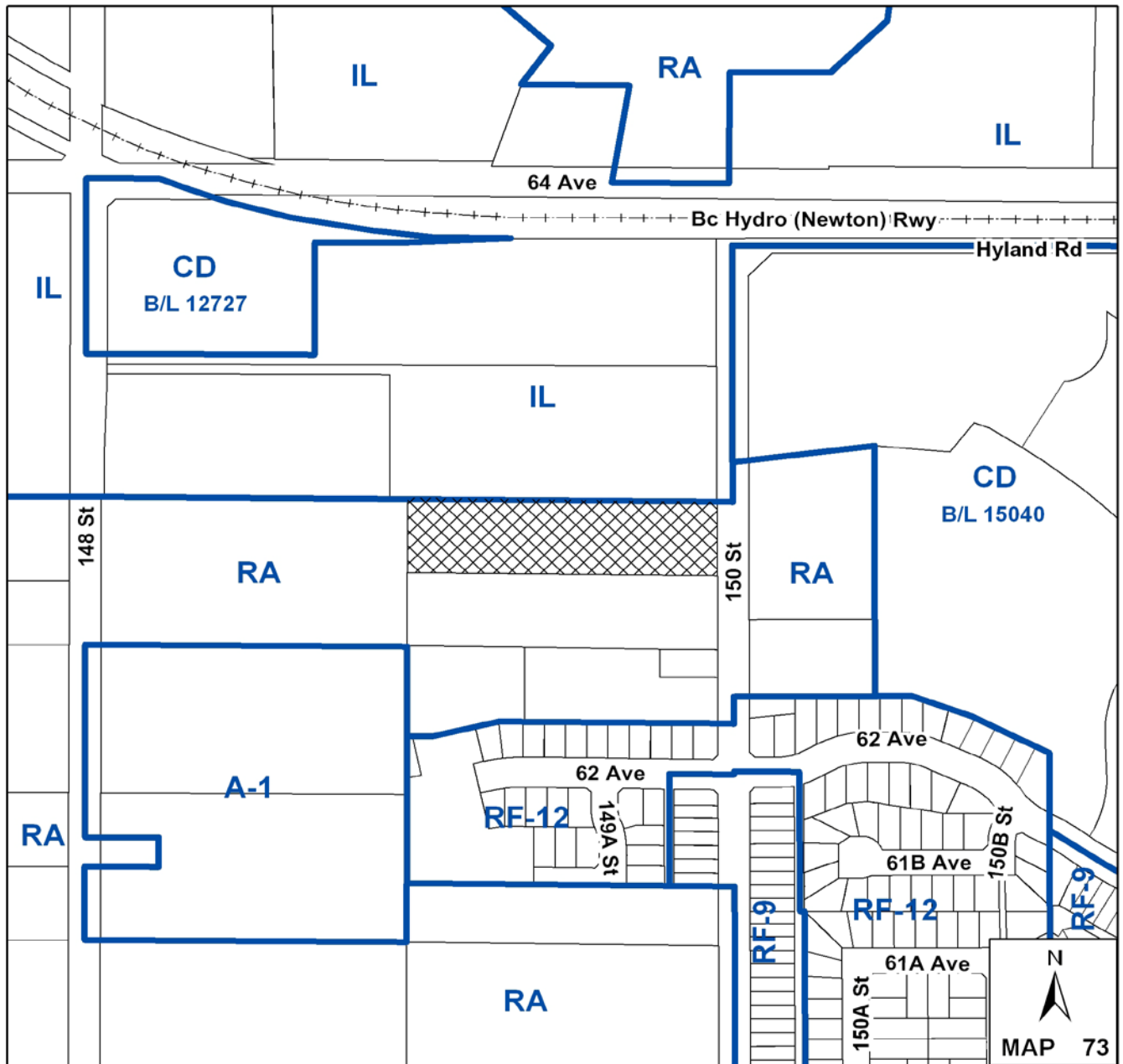


| | | | |
|-------------------------|--|------------------------|--|
| Proposal: | Rezone from RA to RF-12 to allow subdivision into 15 single-family small lots. | | |
| Recommendation: | Approval to Proceed | | |
| Location: | 6281 – 150 Street | Zoning: | RA |
| OCP Designation: | Urban | NCP Designation | Single-Family Residential Flex 6 to 14.5 |
| Owner: | 0751680 B.C. Ltd., Inc. No. 0751680 | | |



PROJECT TIMELINE

Completed Application Submission Date: August 25, 2004
Application Revision & Re-submission Date: October 19, 2006
Planning Report Date: February 26, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into 15 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 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;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate for the 10.0 metre (33 ft.) buffer abutting the industrial properties to the north, to the specifications and satisfaction of the City Landscape Architect;
 - (e) Registration of a Section 219 "no-build" Restrictive Covenant to ensure that no future buildings, structures, or improvements will be erected within the 10 metre (33 ft.) buffer abutting the industrial properties to the north, to ensure adequate installation and maintenance of landscaping in this buffer area, to advise future owners of the lots of neighbouring industrial uses, and to restrict rear year setbacks to be measured from the edge of the no-build covenant area; and
 - (f) The applicant adequately address deficiencies in tree retention on the site.

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 = 5 students
 Secondary students = 2 students
 Total new students = 7 students

School Catchment Area/Current Enrollment/School Capacity:

Cambridge Elementary School = 343 enrolled/480 capacity
 Sullivan Heights Secondary School = 1063 enrolled/ 1000 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 = 35 students
 Secondary students = 45 students
 Total new students = 80 students

Approved Capacity Projects and Future Space Considerations

Cambridge Elementary opened in September 2006 and reduced the enrollment for Sullivan Elementary. An enrollment move (French Immersion) to the new Panorama Ridge Secondary School occurred September 2006. The proposed development will not have an impact on these projections.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Single-Family dwelling to be demolished.
- **East:** Across 150 Street, single-family dwellings zoned RA, designated Urban in the OCP and Single-Family Residential Flex 6 to 14.5 in the South Newton NCP.

- **South:** Single-Family dwellings zoned RA, designated Urban in the OCP and Single-Family Residential Flex 6 to 14.5 in the South Newton NCP.
- **West:** Under Development Application No. 7904-0038-00 (pre-Council) proposed rezoning from RA to RF-12 to permit subdivision into 28 single-family small lots designated Urban in the OCP and Single-Family Residential Flex 6 to 14.5 in the South Newton NCP.
- **North:** Existing Light Impact Industrial operations zoned IL, designated Industrial in the OCP and South Newton NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- Council approved the South Newton NCP, on June 14, 1999. The NCP established four future residential neighborhoods, around existing community nodes namely, the Surrey Public Market site (King George Highway and 64 Avenue), Michael's Market (152 Street and 64 Avenue), Panorama Village area (Highway #10 and 152 Street), and the City Hall area.
- The residential neighborhoods are categorized according to various densities ranging from suburban half-acre lots to medium density apartments. The purpose of having a variety of residential designations is to promote sustainability and to fulfill the goal of providing a mix of housing densities and types to accommodate a range of needs.
- The South Newton NCP was amended on December 6, 2004, to increase the opportunity for small lot residential development by redesignating a majority of the "Single Family Residential" designated lands to "Single Family Residential Flex 6-14.5" (Appendix XI). Development within this NCP Land Use designation is subject to a set of development guidelines.
- The subject site is located on the 6200 block of 150 Street. It is designated Urban in the OCP and "Single Family Residential Flex 6-14.5" in the South Newton NCP.
- The neighboring properties to the south, east, and west are designated "Single Family Flex 6 to 14.5" in the NCP. The properties to the north are designated "Industrial" in the NCP.
- The proposed rezoning from RA to RF-12 is in keeping with the OCP, and the NCP. The proposal also complies with the NCP "Single Family Residential Flex" development guidelines as follows:

Location Guidelines

- The application proposes RF-12 lots along the north boundary adjacent to existing industrial uses. The RF-12 lots are over 37 metres (121 ft.) in depth which is significantly larger than the minimum 22 metre (72 ft.) lot depth permitted under the RF-12 Zone. The RF-12 lots are also over 450 square metres (4,844 sq.ft.) in lot area which is significantly larger than the minimum 320 square metre (3,445 sq.ft) minimum lot area which is permitted under the RF-12 Zone. The larger/deeper lots provide a better transition to the Industrial properties to the north.

Interfacing Guidelines

- The proposed lots that abut the existing industrial lands to the north incorporate a 10 meter landscaped buffer. This buffer will include a 2-metre (6.5 ft.) high berm with a 1.8-metre (6 ft.) high fence along the centre of the berm. The buffer will be properly landscaped with trees, small shrubs, and bark mulch. A restrictive covenant will ensure adequate installation and maintenance of the landscaping and provide notice to prospective purchasers of industrial uses to the immediate north. The developer/owner will be responsible for ensuring that the trees within the buffer are properly watered for a period of two years. This buffer complies with the guideline that "Residential developments abutting existing or planned industrial or commercial land uses must include a minimum of a 10 metre (33 ft.) buffer at the interface with these other land uses and provide a compatible siting interface."

Approval Process

- During the application process for this application and others along this industrial interface, several meetings were held between City staff, the applicants, and the industrial property owners to the north, to discuss proper treatment of the buffer area. The resultant proposed treatment is an adequate interface that will benefit future residential property owners.

Proposed Layout and Lot Sizes

- The proposed subdivision would create 15 single-family oversized small lots (RF-12 lots). The proposed RF-12 lots range in size from approximately 455 square meters (4,898 sq.ft.) to 520 square meters (5,297 sq.ft.). (Appendix III).
- The proposed road layout is compatible with the established road configuration in the NCP (Appendix XI).

Lot Grading, Arborist Report and Tree Preservation

- The applicant submitted a lot-grading plan and stated that they intend to have in ground basements on all of the lots. Due to the topography of the site, the applicant is proposing up to approximately 1.0 metres (3.3 ft.) of fill on the front of all the lots. The surrounding area will follow a similar lot grading plan as development occurs. There are no interfacing issues.
- The Building Division has reviewed the lot grading information provided by the applicant and found it to be acceptable to proceed.

- The applicants retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an Arborist report. The report identifies 143 mature trees and concludes that 124 trees will have to be removed. Six (6) of the trees identified for removal are deemed hazardous due to natural causes, 81 are deciduous trees (predominantly Alder) which have no retentive value, and 37 are either within a road right of way or fall within a building envelope or proposed driveway.
- The 19 trees to be retained are located predominantly in the rear yards of the lots and the buffer area. The applicant proposes 45 replacement trees as outlined in the trees preservation summary sheet (Appendix VIII), resulting in an average of 4.27 trees per lot. This does not include the 111 trees proposed to be planted in the buffer strip as well as 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 acceptable.
- The applicant also proposes to upsize replacement trees and provide a cash-in-lieu contribution of up to \$36,000 to offset deficiencies in tree retention on the site.

Building Design

- A proposed Building Scheme was prepared by Michael E. Tynan, and was based on a Neighborhood Character Study of the area. This neighborhood character study identified the surrounding context as consisting of new, moderately sized "Neo-classical" style two-storey homes with consistent desirable character. All homes are generously detailed and landscaped to modern standards.
- According to the Building Scheme, the new homes will be "Neo-Traditional", "Craftsman Heritage" or Neo-Heritage in style with balanced massing, consistent scale and proportion of elements, and clean lines. Design elements will be used to lower the apparent massing at the front. The homes will have well identified entries and moderate roof lines.
- According to the Building Scheme, the exterior cladding materials will consist of cedar, hardiplank, vinyl, stucco, brick and stone in natural and neutral colours. Roofing materials will consist of cedar shingles, shake profile asphalt shingles or shake profile concrete roof tiles in grey or brown only.
- Basement-entry homes and secondary suites will not be permitted (Appendix VII).

PRE-NOTIFICATION

Pre-notification letters were sent on September 17, 2004 and staff received the following comments:

- The City received 1 phone call, 1 letter, and 2 e-mails from the industrial property owners to the north and their representatives regard concerns about potential noise complaints from future owners of the proposed residential lots.

(A 10 metre (33 ft.) landscaped buffer with 2.0 metre (7 ft.) high berm and 1.8 metre (6 ft.) high fence is proposed along the north property line to screen the proposed

residential lots from the existing industrial operations. A Section 219 Restrictive Covenant will be required to be registered prior to final adoption of the rezoning by-law to ensure no buildings or structures will be erected in this buffer area, to ensure the landscaping is installed and maintained, and to advise future owners of the lots of neighbouring industrial uses).

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. | Building Design Guidelines Summary |
| Appendix VIII. | Summary of Tree Survey and Tree Preservation |
| Appendix IX. | Tree Location Plan |
| Appendix X. | Tree Replacement Plan / Buffer Planting Plan |
| Appendix XI. | South Newton NCP |

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 19, 2007.
- Building Scheme dated February 16, 2007.
- Neighbourhood Character Study dated February 16, 2007.
- Tree Survey Plan dated November 2006.
- Arborist Report dated November 14, 2006.
- Lot Grading Plan dated November 2006.
- Soil Contamination Review Questionnaire prepared by Raj Chahil dated August 27, 2004.

How Yin Leung
Acting General Manager
Planning and Development

RG/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.
Tel: 604-525-4651

2. Properties involved in the Application

(a) Civic Address: 6281 – 150 Street

(b) Civic Address: 6281 - 150 Street
Owner: 0751680 B.C. Ltd., Inc. No. 0751680
Director Information:
Sadhu Singh Dhaliwal
Jaswant S. Dhesi
Paramjit S. Johal
Mohan Singh Marwaha

No Officer Information Filed

PID: 005-111-951
Lot 53 Section 10 Township 2 Range New Westminster District Plan 43416

3. Summary of Actions for City Clerks Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

| Requires Project Data | Proposed |
|--|--------------------|
| GROSS SITE AREA | |
| Acres | 2.37 |
| Hectares | 0.96 |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 15 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 12.0 – 14.0 |
| Range of lot areas (square metres) | 454.0 – 520.5 |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 15.6 uph & 6.3 upa |
| Lots/Hectare & Lots/Acre (Net) | 20.5 uph & 8.3 upa |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 33 |
| Estimated Road, Lane & Driveway Coverage | 17 |
| Total Site Coverage | 50 |
| PARKLAND | |
| Area (square metres) | 0 |
| % of Gross Site | 0 |
| 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

