

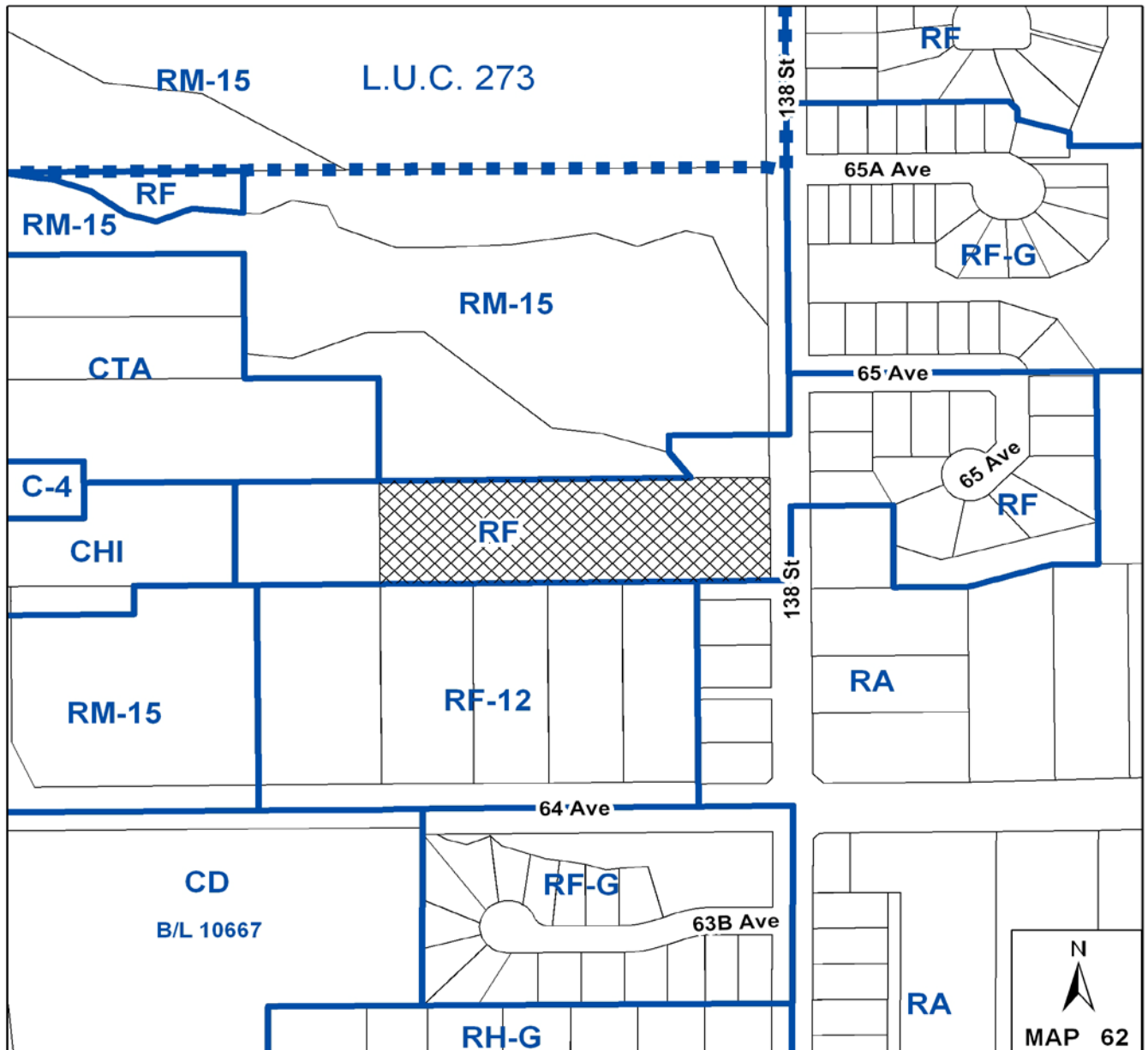
Proposal: Rezone from RF to RF-12 in order to permit subdivision into 10 single family residential small lots.

Recommendation: Approval to Proceed

Location: 6465 - 138 Street **Zoning:** RF

OCP Designation: Urban

LAP Designation: Urban Res. / Open Space **Owner:** Ekam Development Ltd.



PROJECT TIMELINE

Completed Application Submission Date: November
Application Revision & Re-submission Date: August 8, 2006
Planning Report Date: December 18, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RF to RF-12

in order to allow subdivision into ten (10) single family residential small lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (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; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the 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 IV).

Parks: No concerns (Appendix V).

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:

Hyland Elementary School = 384 enrolled/480 capacity
 Sullivan Heights Secondary School = 1,063 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 = 23 students
 Secondary students = 53 students
 Total new students = 75 students

Approved Capacity Projects and Future Space Considerations

A boundary change to Tamanawis from Sullivan Heights occurred when Panorama Ridge Secondary opened. An addition to Hyland Elementary may be considered beyond the five year time frame of the School District's capital plan to accommodate potential demographic changes with ultimate residential build out. The proposed development will not have an impact on these projections.

(Appendix VI)

Department of Fisheries and Oceans:

DFO has reviewed and agreed to the proposed 10-metre (33 ft.) top-of-bank setback for the northeast corner of proposed Lot 10, and some minor encroachments into the 15-metre top-of-bank setback for proposed Lots 3 and 4, provided the remaining riparian areas meet the minimum 15-metre (49 ft.) top-of-bank setback, and the additional areas of compensation are dedicated as open space, for creek preservation purposes as illustrated in Appendix III.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant. The single family dwelling has been demolished and removed from the subject site.
- **Significant Site Attributes** A tributary to Hyland Creek is located partially within the site, and there are several mature trees throughout the site.

- **East:** Across 138 Street, single family dwellings, zoned RF and RA and designated Urban in the OCP.
- **South and West:** Single family residential lots recently created through Development Permit Application No. 7903-0361-00, zoned RF and RF-12, designated Urban in the OCP and designated Urban Residential in the Newton LAP.
- **North:** Creek within a dedicated greenbelt and townhouses to the north, zoned RM-15, designated Urban in the OCP and Multiple Residential (Townhouse) in the Newton LAP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

Newton LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Proposed Land Use and Density

- The subject property (2.64 acre / 1.07 ha) is designated "Urban" in the Official Community Plan (OCP) and is designated "Urban Residential" in the Newton Local Area Plan (LAP). The applicant proposes to rezone the subject property from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" to permit subdivision into ten (10) single family small lots (Appendix III). The existing single family dwelling on the property is to be removed prior to subdivision approval.
- The proposed development will achieve a density of 9 uph (4 upa). The lot width, depth and area of the proposed lots meet or exceed all requirements of the RF-12 Zone for Type II Interior Lots. The proposed lots are approximately 370 m² (3,983 ft²) in area (RF-12 requires a minimum 320 m²).
- The development proposal complies with the Newton LAP in terms of land use, and it will complete the development pattern of RF-12 single family small lots, in this area, as established by the development to the immediate west and south (Application No. 7903-00361-00) of the subject site. The proposal for small lots is also in keeping with the density and uses established for the townhouse development immediately to the north.
- The northern portion of the site is impacted by a red-coded watercourse. As a result, the applicant will be required to dedicate riparian area, for creek preservation purposes, within the subdivision as per the DFO requirements.

House Design

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Consultant conducted a character study of the surrounding homes and based on the findings on this study, proposed a set of building design guidelines (Appendix VII).
- A Building Scheme shall be registered on the title of each of the lots in order to ensure that the homes are compatible in character with the existing neighborhood and that secondary suites will not be permitted.
- The new homes will be consistent in design with recently constructed homes (post year 2000) in the adjacent development to the west and south (Application No. 7903-0361-00). Design styles proposed include Neo-Traditional and Neo-Heritage, and the maximum principal building size of the new houses will be limited to the housing cap in the RF-12 Zone, 260m² (2,800 ft²) including garages.
- The design of the new homes will incorporate balanced massing, particularly on the front facades, with a high trim and detailing standard. The Design Consultant recommends using natural and neutral colours on the exterior and a combination of materials such as stucco, cedar, vinyl, hardiplank, brick and stone. The roofing will also reflect the style objectives with a minimum 8:12 pitch and either cedar, concrete or asphalt roof tiles in shake profile.
- Basement-Entry type homes and secondary suites are prohibited in this development.

Lot Grading

- A preliminary Lot Grading Plan submitted by the applicant's consultant has been reviewed by staff and is considered satisfactory. The proposed grading will generally meet existing grades at the periphery of the developed portion of the site, and will match the existing grades within the creek preservation area.
- The fill shown within proposed Lots 1 to 5 ranges from 0.5 m (1 ft 8 in) to 1.2 m (4 ft). This fill is required to meet the future grades of 64A Avenue, and to achieve proper drainage and in-ground basements. In-ground basements are feasible and are proposed on all of the lots.

Creek Preservation

- A tributary to Hyland Creek is located along the north side of the property as shown on the proposed subdivision plan (Appendix III). On August 16, 2006 the Department of Fisheries and Oceans representatives (DFO) reviewed and accepted the applicant's proposal for a minimum 15-metre top-of-bank setback from the creek, with some minor encroachment (43 m² / 463 ft²) permitted for proposed Lots 3 and 4, and a reduced, 10-metre top-of-bank setback for proposed Lot 10 to complete the building envelope on this lot. To compensate for the encroachments, additional dedication is provided along the lots in excess of the minimum 15 m width required. The entire top-of-bank area is approximately 6,301 m² (1.56 acres) in area and is to be dedicated to the City for creek preservation purposes. This area is approximately 59% of the gross site area. DFO has accepted this proposal.

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 15 protected sized trees, located outside of the riparian areas, within the subject site, including 3 Cedars, 1 Hemlock, 1 Spruce and 10 Alders (Appendix VIII). The report indicates that the Alders will not survive the land clearing, and they have no retentive value for this development, thus the Arborist recommends their removal. In addition, the Arborist proposes to remove the other 5 trees, which are in good condition but are located either within the building envelopes, within the footprint of the proposed driveways or underground services, or will be negatively impacted by the completion of 64A Avenue. There is no ability to save these trees under the circumstances.
- Additionally, the report identifies several coniferous trees in good condition, with some deciduous trees in poor condition, growing within the riparian area to be dedicated to the City. The Arborist recommends these trees be retained and inspected for safety prior to the construction of any new homes on the site.
- The report proposes 30 replacement trees to be planted within the lots. The proposed number of replacement trees meets the tree replacement requirement to be removed; therefore, additional compensation for tree replacement is not required.

PRE-NOTIFICATION

- Pre-notification letters were originally sent on November 10, 2004 with revised letters sent on November 21, 2006. Staff received one letter of response, but the inquirer did not have any concerns with the proposed development.

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

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 13, 2006.
- Building Scheme dated November 18, 2006.
- Neighbourhood Character Study dated November 18, 2006.
- Tree Survey Plan dated November 3, 2006.
- Arborist Report dated November 3, 2006.
- Tree Preservation and Replacement Plan dated November 3, 2006.
- Lot Grading Plan dated November 6, 2006.
- Soil Contamination Review Questionnaire prepared by Saraj Khan dated November 16, 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: Genevieve Bucher, McElhanney Consulting Services Ltd.
 Address: 13160 - 88 Avenue
 Surrey, B.C.
 V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application

- (a) Civic Address: 6465 - 138 Street
- (b) Civic Address: 6465 - 138 Street
 Owner: Ekam Development Ltd., Inc. No. 723282
 PID: 011-361-816
 South Half Lot 32 South West Quarter Section 16 Township 2 New
 Westminster District Plan 2163

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	2.64 ac
Hectares	1.07 ha
NUMBER OF LOTS	
Existing	1
Proposed	10
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m (44 ft.) - 14.4 m (47 ft.)
Range of lot areas (square metres)	370 m ² (3,983 sq.ft.) and 372 m ² (4,004 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	9 upha/4 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	37%
Total Site Coverage	23%
	60%
PARKLAND	
Area (square metres)	6,301 m ² (1.56 ac)
% of Gross Site	59%
	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

