

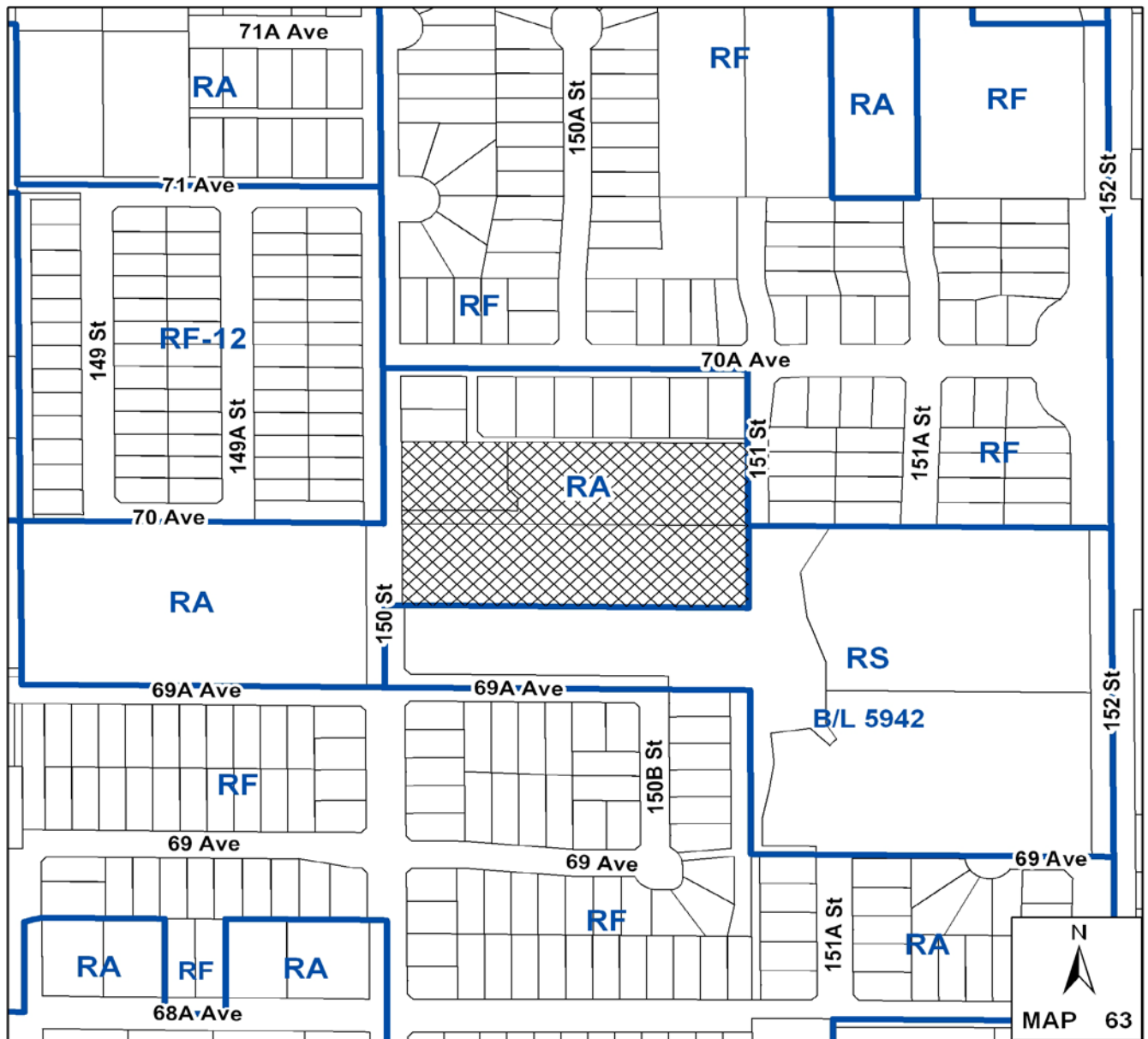
**Proposal:** Rezone from RA to RF in order to permit subdivision into 24 single family residential lots and a park lot.

**Recommendation:** Approval to Proceed

**Location:** 6988, 7016, 7026 – 150 Street      **Zoning:** RA

**OCP Designation:** Urban

**NCP Designation:** Urban Single Family Residential      **Owner:** 753942 BC Ltd. and 703160 BC Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: March 23, 2005  
Application Revision & Re-submission Date: April 10, 2006  
Planning Report Date: January 22, 2007

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF.

in order to allow subdivision into 24 single family residential lots and a park lot.

## 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 Zone (RF)" (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, dedications, 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) the applicant address the shortfall in tree replacement.

## REFERRALS

Engineering: The Engineering Department has no objection to the proposed development subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

Parks: The Parks, Recreation and Culture Department supports the proposed subdivision and open space dedication. The Parks Department has agreed to purchase additional lands to complete the

adjacent park as per the approved East Newton Neighbourhood concept Plan (NCP). In addition, Parks staff advise that the applicant should ensure that any fencing or landscaping, which will abut the proposed park or walkway, should consist of permeable materials, not exceeding 1.2 metres (6 ft.) in height, in order to maintain adequate sightlines for surveillance purposes. Windows, patios and decks should have views to the public open space (Appendix V).

School District:

**School Impacts:**

**Projected number of students from this development:**

Elementary students = 8 students  
 Secondary students = 4 students  
 Total new students = 12 students

**School Catchment Area/Current Enrollment/School Capacity:**

TE Scott Elementary School = 235 enrolled/215 capacity  
 Frank Hurt Secondary School = 1,174 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 = 117 students  
 Secondary students = 88 students  
 Total new students = 205 students

**Approved Capacity Projects and Future Space Considerations**

*It is noted that when Chimney Hill Elementary School opened in 2001 there was a major enrolment 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 built 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.*

(Appendix VI)

## SITE CHARACTERISTICS

- **Existing Land Use** Single family dwellings at 7016 and 7016 – 150 Street to be removed prior to subdivision approval. The dwelling at 6988 – 150 Street has been removed.
- **Significant Site Attributes** Several mature trees and significant slope on the eastern half of the site.
- **East:** Single family residential lots, across 151 Street, under construction, zoned RF and designated Urban in the OCP and Urban Single Family in the East Newton South NCP; park zoned RA and designated Urban in the OCP, and designated Park in the NCP.
- **South:** Existing passive Park zoned RA, designated Urban in the OCP, and Park in the NCP.
- **West:** Across 150 Street, single family residential small lots under construction, zoned RF-12 and designated Urban in the OCP and Single Family Small Lots in the NCP; one single family dwelling at 6979 – 150 Street, zoned RA and designated Urban in the OCP, and Elementary School, Urban Single Family and Park in the NCP.
- **North:** Existing single family dwellings, north of a narrow unopened road (lane) allowance, zoned RA, designated Urban in the OCP and Urban Single Family in the NCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

East Newton South NCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Proposed Land Use & Density

- The applicant proposes to rezone the subject properties, 6988, 7016 and 7026 – 150 Street (4.8 acres) from One-Acre Residential Zone (RA) to Single Family Residential Zone (RF) to permit subdivision into twenty-four (24) single family residential lots and one park lot (Appendix III). All existing buildings will be removed prior to subdivision approval.
- The proposed development is consistent with the "Urban" designation in the Official Community Plan (OCP), and the "Urban Single Family Residential" designation in the East Newton South Neighborhood Concept Plan (NCP).

- The development will achieve a density of 5 units per acre (13 units per hectare), with residential lot sizes ranging from 560 m<sup>2</sup> (6,028 ft<sup>2</sup>) to 952 m<sup>2</sup> (0.24 acre), and a park lot that will be approximately 1,537 m<sup>2</sup> (0.38 acre).

### Proposed Subdivision

- The proposed road alignment for 70 Avenue is generally consistent with NCP except that the road will not connect through to 150 Street as shown in the NCP. Instead, the applicant proposes to cul-de-sac 70 Avenue, east of 150 Street, and to install a walkway connecting the end of the cul-de-sac and 150 Street. Due to the significant change in grade across the site, this minor change to the road concept will minimize the amount of cutting required to achieve a reasonable road grade. The Engineering Department supports this change to the development concept for this area.
- The Engineering Department supports the applicant's proposal, which will increase the maximum desirable road grade design standard from 12% to 15% grade, for a portion of this road, for the following reasons:
  1. Minimize Cut into Slope; There is a significant difference in elevation from centre of the subject site to the existing 151 Street at the bottom of the slope; permitting the road grade to be increased from 12% to 15% will minimize the amount of cutting required to build the road on this sloping site. In addition, reduced cutting will minimize the grade differential between the proposed lots fronting 70 Avenue and those fronting 150 Street, and minimize the height of required retaining walls between these lots.
  2. Compatible Road Grades: The proposed road grade is compatible with the grade of the existing 70A Avenue to the north of the adjacent lots. The proposed 15% road grade is still practical to match 70 Avenue, and it will only affect a portion of this road, as the cul-de-sac will be designed at an 8% grade.

### Park

- The proposed development includes 1,537 m<sup>2</sup> (0.38 acre) of parkland, approximately 8% of the site area, in the southeast corner of the site. This parkland exceeds the 5% open space requirement for a subdivision, but it is required by the East Newton South Neighborhood Concept Plan (NCP) in order to complete the adjacent park to the south and east. The Parks, Recreation and Culture Department has confirmed that the City will purchase the excess parkland dedication, totaling 3% of the subject site, approximately 582.7 m<sup>2</sup> (6,273 ft<sup>2</sup>).

### Building Design

- The applicant has retained Mike Tynan as the Design Consultant. The Design 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 VII).
- A Building Scheme shall be registered on the title of each lot in order to ensure that the homes are compatible with the character of the surrounding neighborhood.

- The new homes will be consistent in design with recently constructed homes (post year 2000) in the area, and reasonably compatible with the older urban homes, in the immediate area. Design styles proposed include Neo-Traditional, Neo-Heritage, Craftsman-Heritage and Rural Heritage.
- Basement-entry homes are characteristic of this area, however, new construction in the surrounding neighborhood is characterized by two-storey homes and is absent of basement-entry homes. Therefore, basement-entry homes are not allowed or proposed in this development.
- Secondary suites are prohibited in this development.
- The design of the new homes will incorporate balanced massing, particularly on the front facades, with a moderate to high trim and detailing standard. The Design Consultant recommends using natural and neutral colors on the exterior, with a combination of materials such as stucco, cedar, vinyl, hardiplank, brick or stone. The roofing will compliment these design elements with a minimum 7:12 pitch and either cedar, concrete or asphalt roof tiles in shake profile.
- The design of the homes abutting the walkway and park will be required to incorporate the following criteria as per Parks, Recreation and Culture Department comments:
  - Low permeable fencing (maximum 1.2 metres high);
  - Windows, patios, and decks should have views to the public open spaces; and
  - Landscaping should be low enough when mature to maintain sight lines.

These requirements are intended to encourage surveillance of the public spaces in keeping with the City's OCP Crime Prevention through Environmental Design (CPTED) guidelines, and will form part of the Building Scheme to be registered on all of the lots.

- The Building Scheme will also include "grade-sensitive" designs for the dwellings, to address construction on this sloping site.

### 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, less than 0.5 m (1 ft 8 in), is required, for most of the lots, to meet the proposed road, and to achieve proper drainage.
- On proposed Lots 1 to 6, approximately 0.5 m (1 ft 8 in) to 3.2 m (10 ft 6 in) of fill is required, with the deepest fill being at the centre of these lots, in order to achieve natural drainage and meet the road grades along 150 Street. As a result of this fill, Allan Block retaining walls (approximately 1.5 m / 5 ft high) are proposed along north side of Lot 1 and the south side of Lot 6, abutting City Park. Due to the difficulties in ensuring the integrity of these walls during construction if built by the developer from the outset the developer proposes the retaining walls along Lots 1 and 6 to be constructed "by builder." A Section 219 Restrictive Covenant will be required to ensure the design and materials of these walls will be acceptable to the Building Division. The retaining wall along the rear of Lots 1 to 6 must be built by the developer. The design of the retaining wall abutting the park to the south of Lot 6 will require approval by the Parks, Recreation and Culture Department.

- The fill proposed on Lot 1 tapers from approximately 1.2 m / 4 ft high in the front yard to meet the existing grade of the adjacent property to the north (7036 – 150 Street) in the rear yard. Staff has worked with the applicant to minimize the grade differential to the adjacent property by:
  - lowering the Minimum Base Elevations (MBE's) as much as feasible; and
  - relocating the servicing on proposed Lot 1 to run to the back of this lot, thereby reducing the amount of fill needed to otherwise service this lot to 150 Street. Consequently, this reduces the height of the retaining wall that will interface with the existing dwelling to the north (7036 – 150 Street).
- Additionally, the developer proposes to construct Allan Block retaining walls along the sides yards of Lots 3, 4 16 and 17, which abut the walkway, and provide a chain link fence within the walkway, as per City standards.
- The developer will be required to construct another Allan Block retaining wall (approximately 2.4 m / 7 ft 10 in) along the rear property lines of proposed Lots 1 to 6, to address the difference in grades to the rear yards of proposed Lots 15 to 18.
- In-ground basements are feasible and proposed on all of the lots. The inclusion of in-ground basements will also enable the design of the new homes to better address the slope of the development site.

### Geotechnical

- The applicant's consultant has conducted a geotechnical assessment of the subject properties, which has been reviewed by staff and found acceptable.

### Tree Preservation

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Replacements Plans for this development. This information has been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist identified 87 protected trees on the subject property, which includes a mixture of 56 Alder and Cottonwood trees throughout the site (Appendix VIII). A total of seven (7) trees were declared hazardous due to natural causes and are to be removed. In addition, the Alders and Cottonwoods have no retentive value for this development and will be removed. The remaining trees are located either within building envelopes, within the footprint of the proposed driveways, or will be impacted by lot grading or required underground services, and must be removed. Due to the topography on the site, tree retention is not feasible in this case.
- The trees identified above do not include a mixed stand of conifers and deciduous trees that are located within the portion of the site (0.38 acre) to be dedicated to the City as parkland. The applicant will be required to removed any hazardous trees within the parkland as designated by Park staff.
- The Arborist recommends 72 replacement trees to be planted throughout the development site. The developer proposes a total ratio of approximately 3.0 trees per lot. However, the number of replacement trees required, based on a 1:1 replacement ratio for the Cottonwoods and Alders,

and a 2:1 tree replacement ratio, for other trees is 118. Therefore, there is a deficiency (46 trees) in the number of replacement trees proposed. In order to address this deficiency, the applicant will be required to contribute \$13,800 cash-in-lieu of tree replacement to the City's Green Fund.

### PRE-NOTIFICATION

Pre-notification letters are sent to July 17, 2006 and staff received the following comments:

- Two residents called to confirm if the existing park at 6958 – 150 Street would be retained as park or developed. One of the callers expressed concern about tree removal throughout the City, however, neither callers were opposed to the proposed development.

*(The existing park at 6958 – 150 Street is to be retained, as per the East Newton South NCP, and will be expanded with an additional 0.38 acre park to be dedicated through the proposed development.)*

*The applicant's arborist has conducted a tree survey and an assessment of the mature trees on the subject properties. Due to the severe slope on the eastern half of the site, and the grading changes required to construct 70 Avenue and provide servicing, it is not feasible to retain any of the mature trees within the proposed lots. Instead the applicant will provide 72 replacement trees (3 trees per lot). Approximately 24 boulevard trees will be planted.)*

- One resident called to confirm whether the unopened road (lane) allowance along the northern boundary of the subject site would become an opened road through this development.

*(Staff has confirmed that this road (lane) allowance does not need to be opened because the existing lots to the north of the development site have driveway access to 150 Street and 70A Avenue. The development will not gain any lots by incorporating this land into the site, thus this unopened road (lane) allowance is not part of the application, and will be available for future consolidation into the existing lots that abut this allowance. This consolidation would occur through a separate application process and at the initiative of the individual property owners.)*

### 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 October 10, 2006.
- Building Scheme dated August 9, 2006.
- Neighbourhood Character Study date February 3, 2006.
- Tree Survey Plan dated August 14, 2006.
- Arborist Report dated August 14, 2006.
- Tree Preservation and Replacement Plan dated August 14, 2006.
- Lot Grading Plan dated January 2007.
- Soil Contamination Review Questionnaire prepared by Sukdeep Chhina dated March 23, 2005, and by B.O. Bailey and Mr. And Mrs. Buckley, dated April 10, 2006.

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, BC  
                                                              V3W 3K3  
                         Tel:                                      604-596-0391

2.      Properties involved in the Application

(a)      Civic Address:                      6988, 7016 and 7026 – 150 Street

(b)      Civic Address:                      6988 – 150 Street  
                         Owner:                                      703160 BC Ltd.  
                                                              Director Information:  
                                                              Sukhdeep S. Chinna  
                                                              Rabinder S. Hara  
                                                              Jaspal Singh Johal  
                                                              Sunil Sharma

No Officer Information Filed as at August 31, 2006.

                         PID:                                      012-134-945  
North Half Lot 24, Section 15 Township 2 New Westminster District, Plan 1360

(c)      Civic Address:                      7016 – 150 Street  
                         Owner:                                      753942 BC Ltd.  
                                                              Director Information:  
                                                              Mahinder Kaur Sandhu (formerly Mohinder Kaur Sandhu)  
                                                              Anju Sharma

No Officer Information Filed

                         PID:                                      003-021-165  
Lot 2, Section 15 Township 2 New Westminster District, Plan 70896

- (d) Civic Address: 7016 – 150 Street  
Owner: 753942 BC Ltd.  
Director Information:  
Mahinder Kaur Sandhu (formerly Mohinder Kaur Sandhu)  
Anju Sharma

No Officer Information Filed

PID: 003-021-131  
Lot 1, Section 15 Township 2 New Westminster District, Plan 70896

3. Summary of Actions for City Clerks Office

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

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	4.8 ac
Hectares	1.9 ha
<b>NUMBER OF LOTS</b>	
Existing	3
Proposed	24 lots plus 1 park lot
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.5 m (44.3 ft) to 16 m (52 ft.)
Range of lot areas (square metres)	560 m <sup>2</sup> (6,028 ft <sup>2</sup> ) to 952 m <sup>2</sup> (10,247 ft <sup>2</sup> )
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5 upa / 13 upha
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	50%
<b>PARKLAND as per East Newton South NCP</b>	
Area (square metres)	1,537 m <sup>2</sup> (0.38 ac)
% of Gross Site	8%
<b>Required</b>	
<b>PARKLAND</b>	
Dedication	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	NO
Works and Services	NO
Building Retention	NO
Others	NO

### CONTOUR MAP FOR SUBJECT SITE

