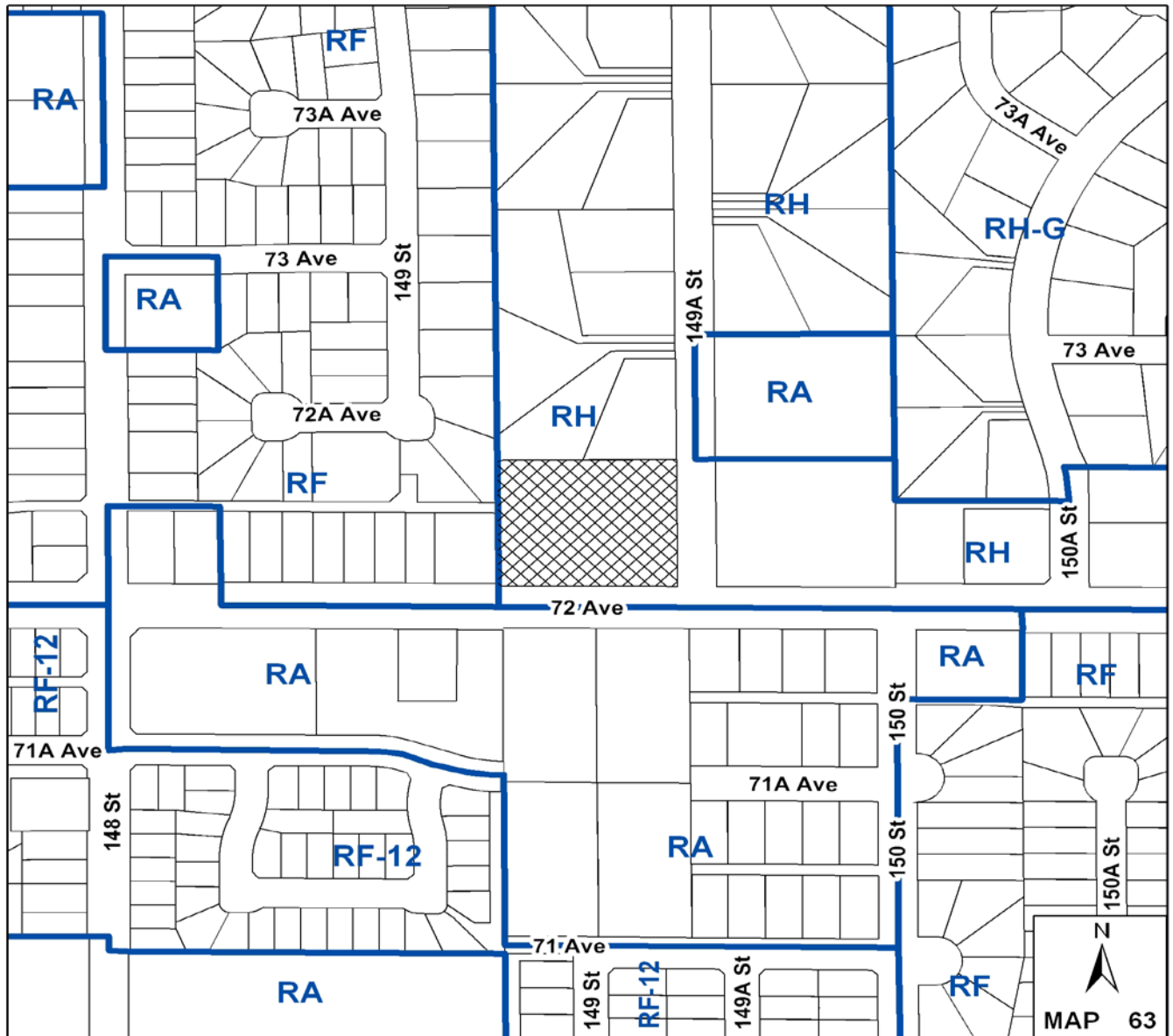


**Proposal:** Partial OCP Amendment from Suburban to Urban. Rezone from RH to CD to permit the development of 2 half-acre lots and 2 suburban transitional residential lots.

**Recommendation:** Approval to Proceed

**Location:** 7227 - 149A Street      **Zoning:** RH

**OCP Designation:** Suburban      **Owner:** Gurdarshan and Cheryl Bal



## PROJECT TIMELINE

Completed Application Submission Date: June 14, 2005  
Layout Revised & Re-submission Date: April 13, 2006  
Planning Report Date: October 16, 2006

## PROPOSAL

The applicant is proposing:

- a partial OCP amendment from Suburban to Urban; and
- a rezoning from RH to CD;

in order to allow subdivision into two (2) half-acre lots and two (2) suburban transitional lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by redesignating the portion of the property (shown as Block B on Appendix IV) from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. 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 landscaping cost estimate and securities to the specifications and satisfaction of the City Landscape Architect;

- (e) the applicant address the shortfall of community services as per the Parks, Recreation & Culture comments;
  - (f) the applicant adequately address the deficiency in replacement trees; and
  - (g) submission of a Section 219 Restrictive Covenant to identify the trees to be retained within the lots.
5. Council pass a resolution to amend the Newton Local Area Plan to redesignate a portion of the subject property from "Suburban Residential Half-Acre" to "Urban Residential" 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 VII).

Parks: Support. The applicant is required to provide an NCP amenity contribution for the suburban transitional lots created within Block B in order to resolve the need for a community benefit associated with proposed OCP amendment from Suburban to Urban for this portion of the site (Appendix VIII).

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:**

Chimney Hill Elementary School = 669 enrolled/525 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 = 23 students  
 Secondary students = 72 students  
 Total new students = 95 students

### Approved Capacity Projects and Future Space Considerations

*An addition to Chimney Hill Elementary was completed and opened in September 2006, and increased the school's capacity from 380 to 525 students. The School District is also looking at future enrollment moves in the area to help fill surrounding schools which have space for increased enrollment.*

(Appendix IX)

### SITE CHARACTERISTICS

- **Existing Land Use** One single family to be removed prior to subdivision approval.
- **Significant Site Attributes** The site slopes moderately from west to east and is heavily treed with a variety of mature coniferous and deciduous trees.
- **East:** Across 149A Street, single family dwelling, zoned RH, designated Suburban in the OCP.
- **South:** Across 72 Avenue (arterial road), proposed developments (Nos. 7904-0253-00 and 7906-0290-00), by the same developer, to amend the East Newton South NCP to create single family residential small lots. These sites are currently zoned RA but are designated Urban in the OCP.
- **West:** Single family dwellings, zoned RF, designated Transitional Suburban in the East Newton North NCP and Urban in the OCP.
- **North:** Half-acre single family dwellings, zoned RH, designated Suburban in the OCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Partially complies. The Official Community Plan (OCP) needs an amendment from Suburban to Urban for a portion of the site identified as block B in Appendix IV.

### JUSTIFICATION FOR PLAN AMENDMENT

- The applicant proposes to rezone and subdivide the subject property from Half-Acre Residential Zone (RH) to "Comprehensive Development Zone (CD)" to permit subdivision into two (2) half-acre lots and two (2) suburban transitional lots (Appendix III). The applicant proposes to amend the OCP designation from Suburban to Urban for a portion of the site (Block B) to accommodate the two (2) half-acre lots and two (2) suburban transitional lots (Appendix IV).

- The property is currently designated Suburban in the Official Community Plan (OCP), and the proposed half-acre lots (Block A) will comply with the maximum unit density, 5 upHa (2 upa), of the Suburban designation.
- The proposed OCP amendment provides an acceptable transition to the densities of surrounding properties. These include existing Urban designated lots to the west, zoned RF, which are designated "Transitional Suburban" in the East Newton North NCP, with a maximum density of 6 upa. These lots are larger than standard urban lots, with a minimum lot area of 1,068m<sup>2</sup> (11,500 ft<sup>2</sup>), and are intended to function as a suitable transition from the urban lots (minimum 560 m<sup>2</sup> / 6,000 ft<sup>2</sup>) to the suburban lots (0.5 acre). The subject property also abuts existing suburban lots to the north and east, zoned RH with a maximum density of 2 upa. The proposal, therefore, achieves an acceptable transition to suburban uses by establishing two (2) full half-acre lots adjacent to suburban lands to the north and across 149A Street. In addition, the proposed densities are suitable considering that the subject property fronts an arterial road (72 Avenue), and is located north of proposed single family small lot developments within the East Newton South Neighborhood Concept Plan (NCP).
- In order to provide adequate community benefit with the increased density resulting from this partial OCP amendment, the applicant has agreed to provide NCP amenity fees and a 15% cash-in-lieu of open space dedication contribution for the amendment area (Block B).

### PUBLIC CONSULTATION

- As part of the OCP Amendment process, a Public Consultation Meeting was held July 6, 2006, between 6 pm and 8 pm at the Newton Fellowship Church to present multiple development proposals, by the same developer, along 72 Avenue (7905-0180-00, 7906-0184-00, 7904-0253-00 and 7906-0290-00). A total of 17 residents recorded their attendance, and 5 of the 10 comments sheets returned were within the mail-out radius of the proposed development. No objections to the proposed development were raised at the meeting. It was also noted that the resident to the north of the subject site attended the meeting and seemed satisfied with the proposed partial OCP amendment because of the proposed half-acre lot that will border their property.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject property is located near two, predominantly residential, neighborhoods, East Newton North to the west, and East Newton South, across 72 Avenue. The neighborhood concept plans (NCPs) for these areas were adopted by Council, in 1996 and 1997 respectively, and their build-outs are nearly complete. Urban transitional lots were established, immediately west of the subject property (Application No. 7996-0356-00) through the Chimney Hill subdivision. To the south, there are several applications along 72 Avenue proposing to amend the NCP to permit single family Small Lots. Thus, the development character becomes more urban to the west and south of the subject site.

- The subject property is located in the southwest corner of a permanent suburban neighborhood bounded by 149A Street (both sides) to 152 Street, and 72 Avenue to 76 Avenue. This area contains a mix of lots zoned Half-Acre Residential (RH), Half-Acre Gross Density (RH-G), One-Acre Residential (RA) and One-Acre Gross Density, all of which were created in the late 1980's and early 1990's. These larger lots preserve the suburban character of intended by the Suburban designation in the OCP, and provide an appropriate transition to the Agricultural Land Reserve to the east of 152 Street. Thus, the development pattern of this suburban neighborhood is well established with limited subdivision potential.

### Road Concept Amendment

- The East Newton South NCP originally showed the re-alignment of 150 Street to meet 149A Street at a four-way intersection (Appendix VI a) . This re-alignment required 149A Street to be shifted slightly to the west to meet the new road from the south, and would have encumbered a portion of the subject property. The re-alignment was intended to minimize the number of intersections between 144 Street and 152 Street along 72 Avenue, and particularly to address less than ideal vehicle sight lines given the downhill grades from west to east.
- On November 7, 2005 Council approved 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 150 Street would remain open in its current location, and a future review would be undertaken to determine whether the 149A Street realignment was needed through the subject site (Appendix VI b).
- Upon the submission of a development application for the property at 14932 – 72 Avenue (project No. 7906-0290-00) encumbered by the re-alignment of 150 Street, 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, eliminating the need for a connection through #14932 at 72 Avenue, and the need to re-align a portion of 149A Street. As a result, the proposed subdivision layout (Appendix III) is based on the current NCP road concept (Appendix VI c), which assumes 149A Street will remain in its existing alignment, and the proposed lane and road dedications meet Engineering requirements. The Engineering Department supports the plan amendment.

### CD By-law

- The proposed CD Bylaw (Appendix XIV) is based on the Half-Acre Residential Zone (RH) for Block A, and Single Family Residential Zone (RF) for Block B (Appendix IV). The restrictions of the proposed bylaw are generally consistent with these zones as summarized in the following table:

	<b>Block A Proposed Suburban Lots</b>	<b>RH</b>	<b>Block B Proposed Urban Lots</b>	<b>RF</b>
<i>Unit Density</i>	2 upa (5 units per hectare)	2 upa (5 units per hectare)	4 upa (10 units per hectare)	6 upa
<i>FAR</i>	0.25	0.25	0.35 (max. floor area 3,550 ft <sup>2</sup> )	0.48 (max. floor area 3,550 ft <sup>2</sup> )
<i>Lot Size</i>	0.5 acre	0.5 acre	950 m <sup>2</sup> (10,226 ft <sup>2</sup> )	560 m <sup>2</sup> (6,000 ft <sup>2</sup> )
<i>Lot Dimensions</i>	Width: 24 m (79 ft) for Lot 1*; 30 m (100 ft) for Lot 2	Width: 30 m (100 ft)	Width: 23 m (75 ft)	Width: 15 m (50 ft)
	Depth: 92 m (302 ft) for Lot 1**, 44 m (144 ft.) for Lot 2	Depth: 30 m (100 ft)	Depth: 40 m (131 ft)	Depth: 28 m (90 ft)
		30 m (98 ft)		
<i>Lot Coverage</i>	25%	25%	33%	40%
<i>Setbacks</i>	Front: 7.5 m (25 ft)	Front: 7.5 m (25 ft)	Front: 7.5 m (25 ft)	Front: 7.5 m (25 ft)
	Rear: 7.5 m (25 ft) for	Rear: 7.5 m (25 ft)	Rear: 7.5 m (25 ft)	Rear: 7.5 m (25 ft)
	Side: 3.0 m (10 ft) for Lot 1; 4.5 m (15 ft) for Lot 2	Side: 4.5 m (15 ft)	Side: 3.0 m (10 ft)	Side: 1.8 m (6 ft)
	Flanking: 7.5 m (25 ft.)	Flanking: 7.5 m (25 ft.)	Flanking: n/a	Flanking: n/a

\* The narrower lot width for proposed Lot 1 can be supported because it will facilitate the required lane extension to 149A Street and still ensure a sufficient building envelope on this lot.

\*\* The deeper lot configuration for proposed Lot 1 can be supported because it will compensate for the narrower building envelope that results from the required lane dedication. The creation of a single deep lot will also minimize the impact of development on existing suburban lots to the north, and maximize opportunities for tree retention in the rear yard.

### Building Design

- The applicant has retained Carolyn Stewart (Sandbox Designworks) as the Design Consultant. This Consultant conducted a character study of the neighbourhood and based on the findings of this study proposed a set of building design guidelines (Appendix X).
- 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 Suburban 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 and black 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.

- In addition, the applicant will provide a 4 metre (13 ft) wide landscape buffer along 72 Avenue (arterial) (Appendix XIII). This buffer will be uninterrupted as these lots will have rear lane access, and the design of the buffer will include a low berm with coniferous and deciduous species of shrubs and trees planted. Individual walkways will extend through this berm from the front of each dwelling along 72 Avenue, through a low permeable fence/gate.

### 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 provide natural drainage on the lots.
- 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 60 mature sized trees on the subject property (Appendix XI) of which 51 are coniferous (e.g. Cedar, Redwood, Douglas Fir) and 9 are deciduous (e.g. Maple, Cottonwood, Red Alder).
- The Report proposes to remove 48 trees because they are either in fair or poor condition (4 trees) or are located either within the proposed building envelopes, lane or driveways locations or will be impacted by required underground services (44 trees). Several of the Redwood trees are growing within the proposed lane and are not feasible to be retained. Staff explored the possibility of eliminating or relocating the lane, but this could not be achieved. The lane dedication or construction is necessary to facilitate rear access to 72 Avenue and to complete the lane connection to the west at 148 Street.
- The Arborist also noted an additional 15 Cedar trees scattered throughout the site that have no retentive value and will be removed. A total of 12 trees will be retained within the proposed lots, and the arborist recommends 9 replacement trees to preserve the suburban character within these suburban transitional and suburban lots (Appendix XII).
- Given the 2:1 tree replacement ratio, there is a substantial deficiency in the number of replacement trees proposed, which will need to be addressed through measures such as upsized replacement trees, additional planting, and/or a financial contribution to the City's Green Fund prior to final approval of the rezoning.
- Boulevard trees will also be planted by the City, approximately one tree per lot, for a total of four (4) trees.



PRE-NOTIFICATION

Pre-notification letters were sent on August 9, 2005, and staff received seven phone calls with the following comments:

- Two callers expressed their support for the proposed partial OCP amendment from Suburban to Urban, and inquired about their re-development potential to create urban lots.

*(The partial OCP amendment is intended to create two Suburban Transitional lots and two half-acre Suburban lots that will provide an appropriate transition between urban and suburban residential uses. The proposed lot sizes are also intended to preserve the existing suburban character of the adjacent lots, particularly to the north and east.)*

- Four callers sought further clarification of the proposed lot sizes, density, subdivision layout, and tree preservation. None of these callers opposed the development.
- One caller expressed his concern that the increased density, above 2 units per acre, will decrease the suburban character of the neighborhood.

*(The amendment area will include only a portion of the site that abuts existing Transitional Suburban and Urban lots to the west, and Urban lots to the south, across 72 Avenue. The remainder of the site will contain half-acre, Suburban lots, based on the RH Zone, to compliment the adjacent suburban lots, zoned RH to the north and RA to the east. In addition, the applicant's Design Consultant has conducted a Character Study of the neighborhood and recommended a set of design guidelines that will ensure that the new homes on all of the lots will blend well with the existing suburban character in this neighborhood.)*

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

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.	Survey Plan
Appendix V.	OCP Amendment
Appendix VIa.	Original NCP Road Concept
Appendix VIb.	Previous NCP Road Amendment Approval (Project No. 7904-0136-00)
Appendix VIc.	Current NCP Road Concept
Appendix VII.	Engineering Summary

Appendix VIII.	Parks Comments
Appendix IX.	School District Comments
Appendix X.	Building Design Guidelines Summary
Appendix XI.	Summary of Tree Survey and Tree Preservation
Appendix XII.	Tree Preservation & Replacement Plan
Appendix XIII.	Landscape Buffer Plan
Appendix XIV.	CD By-law

#### INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated June 20, 2006.
- Building Scheme dated September 13, 2006.
- Neighbourhood Character Study dated September 13, 2006.
- Tree Survey Plan dated September 14, 2006.
- Arborist Report dated September 14, 2006.
- Tree Preservation and Replacement Plan dated September 14, 2006.
- Lot Grading Plan dated September 2006.
- Soil Contamination Review Questionnaire prepared by Gurdarshan Bal dated June 13, 2005.

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, BC  
                                                            V3L 5P5  
                         Tel:                                    604-525-4651
  
2.      Properties involved in the Application
  - (a)      Civic Address:                    7227 - 149A Street
  
  - (b)      Civic Address:                    7227 - 149A Street  
                         Owners:                                    Gurdarshan and Cheryl Bal  
                         PID:                                        010-383-581  
                         Lot 1 Section 22 Township 2 New Westminster District Plan 18413
  
3.      Summary
  - (a)      Introduce a By-law to amend the Official Community Plan to redesignate a portion of the property.
  
  - (b)      Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

**Proposed Zoning: CD**

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	1.66 ac	
Hectares	0.67 ha	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	4	
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	23.5 m (77 ft.) - 37.9 m (124 ft.)	
Range of lot areas (square metres)	950 m <sup>2</sup> (10,226 sq.ft.) - 2,218 m <sup>2</sup> (0.55 ac)	
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	2.4 upa (6 upha)	
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>	Block A	Block B
Maximum Coverage of Principal & Accessory Building	25%	33%
Estimated Road, Lane & Driveway Coverage		
Total Site Coverage		
<b>PARKLAND</b>	n/a	
Area (square metres)		
% of Gross Site		
	<b>Required</b>	
<b>PARKLAND</b>		
5% money in lieu (Block A)	YES	
15% money in lieu (Block B)	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

