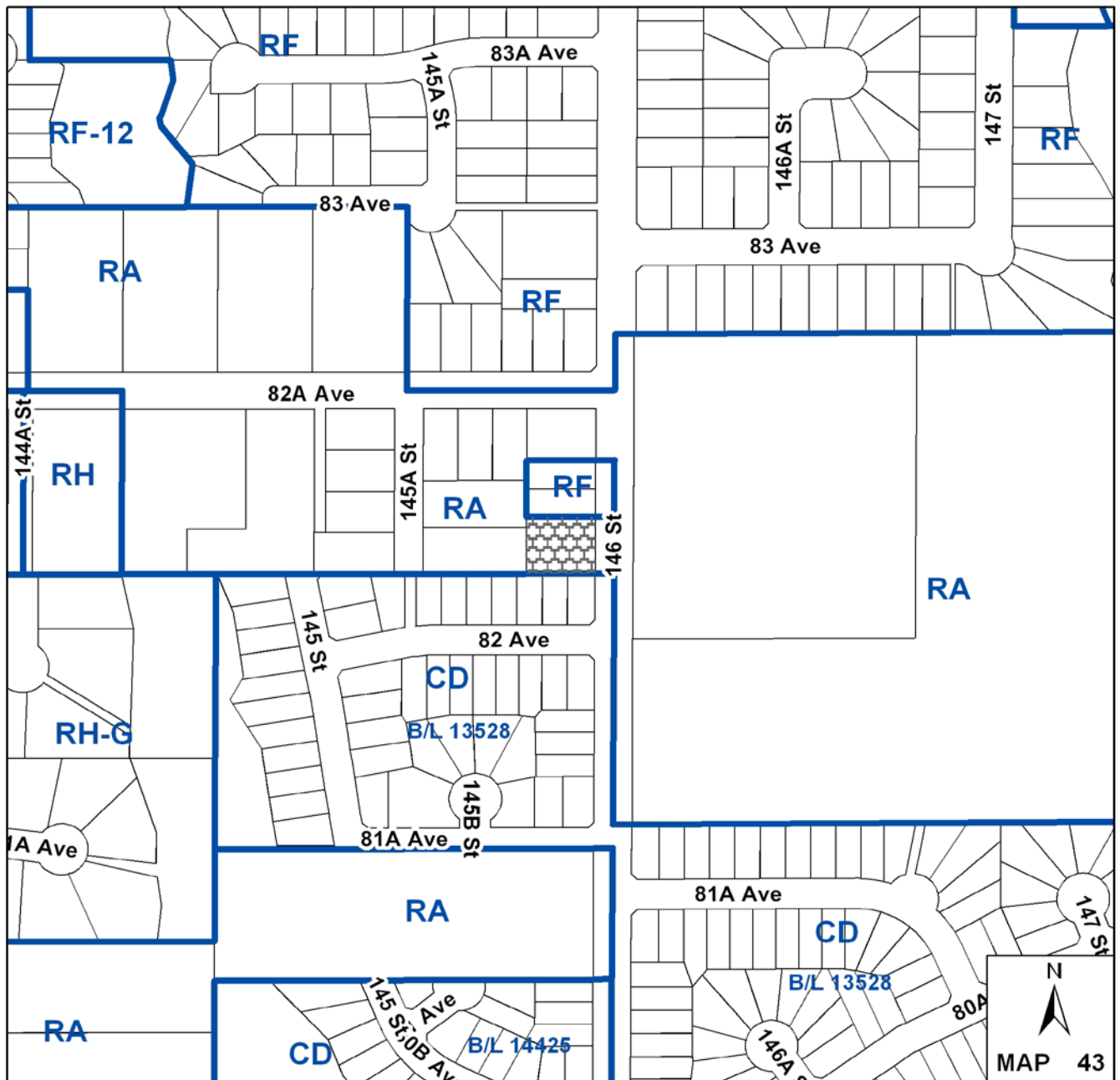


Proposal: Amend OCP from Suburban to Urban and rezone from RA to RF to allow subdivision into two single family lots.

Recommendation: Approval to Proceed

Location: 8219 - 146 Street **Zoning:** RA

OCP Designation: Suburban **Owners:** Kulvinder Atwal et al



PROJECT TIMELINE

Completed Application Submission Date: June 22, 2005
Planning Report Date: December 12, 2005

PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to RF

in order to allow subdivision into two single family lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate the property 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 "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.
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 an acceptable tree survey and a statement regarding tree preservation; and
 - (d) provision of community benefit to satisfy OCP Amendment Policy for Type 2 applications.

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).

School District:

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

Elementary students = 1 student
 Secondary students = 0 students
 Total new students = 1 student

School Catchment Area/Current Enrollment/School Capacity:

Janice Churchill Elementary School = 434 enrolled/455 capacity
 Enver Creek Secondary School = 1,339 enrolled/1,400 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 = 0 students
 Secondary students = 0 students
 Total new students = 0 students

Approved Capacity Projects and Future Space Considerations

There are no new capital projects proposed at the elementary school and no new projects identified for the secondary school.

(Appendix V).

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling to be removed.
- **East:** Across 146 Street, Janice Churchill Elementary School, zoned RA, designated Suburban.
- **South:** Single family lots, zoned CD, designated Urban.
- **West:** Over-sized single family lots, zoned RA, designated Suburban.
- **North:** Single family lots, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Needs amendment to Urban.

JUSTIFICATION FOR PLAN AMENDMENT

- The immediate area in which the subject property is located has had a number of recently approved applications that have involved re-designations from Suburban to Urban. Applications in the immediate area have been approved for a total of approximately 250 single family lots with Urban designation (Appendix VIII).
- Most recently, on May 7, 2001, Council approved the redesignation of the lands to the immediate north of the subject property (under Application No. 7999-0253-00) from Suburban to Urban. The proposed redesignation of the subject property is consistent with the previously approved proposal on the neighbouring lot.
- The applicant is proposing a Type 2 Official Community Plan (OCP) Amendment from Suburban to Urban. A Type 2 amendment requires the applicant to demonstrate a significant community benefit to mitigate any additional pressures being placed on the area and can be considered concurrently with the rezoning application instead of being dealt with as part of the Annual OCP Review.
- The applicant has confirmed in writing his offer to provide a voluntary community benefit contribution for the two single family lots in the amount of \$1,000 per lot, for a total contribution of \$2,000, to be collected prior to the project being considered for Final Adoption. The contribution will be directed toward trail and landscape improvements in Enver Creek Park. This proposed contribution exceeds that received for the OCP amendment and rezoning application on the site immediately to the north of the subject property (Application No. 7999-0253-00) which received final adoption on May 7, 2001. At that time \$750 per lot was contributed.
- While by definition the proposal involves a Type 2 OCP amendment, for practical purposes it is an infill project. As such, staff feel that the proposed voluntary amenity contribution of \$1,000 per lot is reasonable.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of 146 Street between 82 Avenue and 82A Avenue in the Fleetwood area. The site is designated Suburban in the Official Community Plan (OCP) and zoned One-Acre Residential (RA).
- The applicant is proposing to redesignate the property from Suburban to Urban and rezone the site to "Single Family Residential" (RF) to allow subdivision into two single family lots.
- The two proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. Both lots are 568 square metres (6,114 sq.ft.) in area and 15.53 metres (51 ft.) wide. These dimensions are consistent with that approved to the immediate north.

- The applicant for the subject site has retained Gustavo Da Roza 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 VI).
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.
- Glen Murray of Froggers Creek Tree Consultants Ltd. prepared the Arborist Report and Tree Preservation and Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are two (2) protected trees on the subject site. The report proposes the removal of the two trees because they are located within the building envelope. The Report proposes six (6) replacement trees to provide three (3) trees per lot.

PRE-NOTIFICATION

Pre-notification letters were sent out on July 25, 2005 and staff received the following response:

- A phone call was received by staff from a neighbouring resident concerned about secondary suites and associated parking problems.

(Secondary suites are not a permitted use under the proposed RF zoning of the site. In addition, the applicant will be required to register a building scheme on title indicating that secondary suites are not permitted.)

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.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation Plan

Appendix VIII. Map of Recently Approved Applications

Appendix IX. Proposed OCP Amendment

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 13, 2005.
- Building Scheme prepared by Gustavo Da Roza and dated November 20, 2005.
- Neighbourhood Character Study prepared by Gustavo Da Roza and dated November 16, 2005.
- Arborist Report prepared by Glenn Murray and dated November 17, 2005.
- Soil Contamination Review Questionnaire prepared by Ranbir Saini dated November 10, 2005.

Murray Dinwoodie
General Manager
Planning and Development

SR/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: Ranbir Saini
 Address: 13430 - 91 Avenue
 Surrey, B.C. V3V 1E5
 Tel: 604-590-1754

2. Properties involved in the Application
 - (a) Civic Address: 8219 - 146 Street

 - (b) Civic Address: 8219 - 146 Street
 Owners: Kulvinder Atwal, Rashpal Kang, Harbans Kang
 PID: 002-359-171
 Lot 3 Section 27 Township 2 New Westminster District Plan 16619

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.28
Hectares	0.11
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	15.53 m
Range of lot areas (square metres)	568 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	n/a
Area (square metres)	
% 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
Others	NO

CONTOUR MAP FOR SUBJECT SITE

