

Proposal: Amend OCP on one of the properties from Suburban to Urban. Rezone from RA and a portion from CD (By-law No. 14425) to RF-12 in order to subdivide into 23 lots with dedicated parkland.

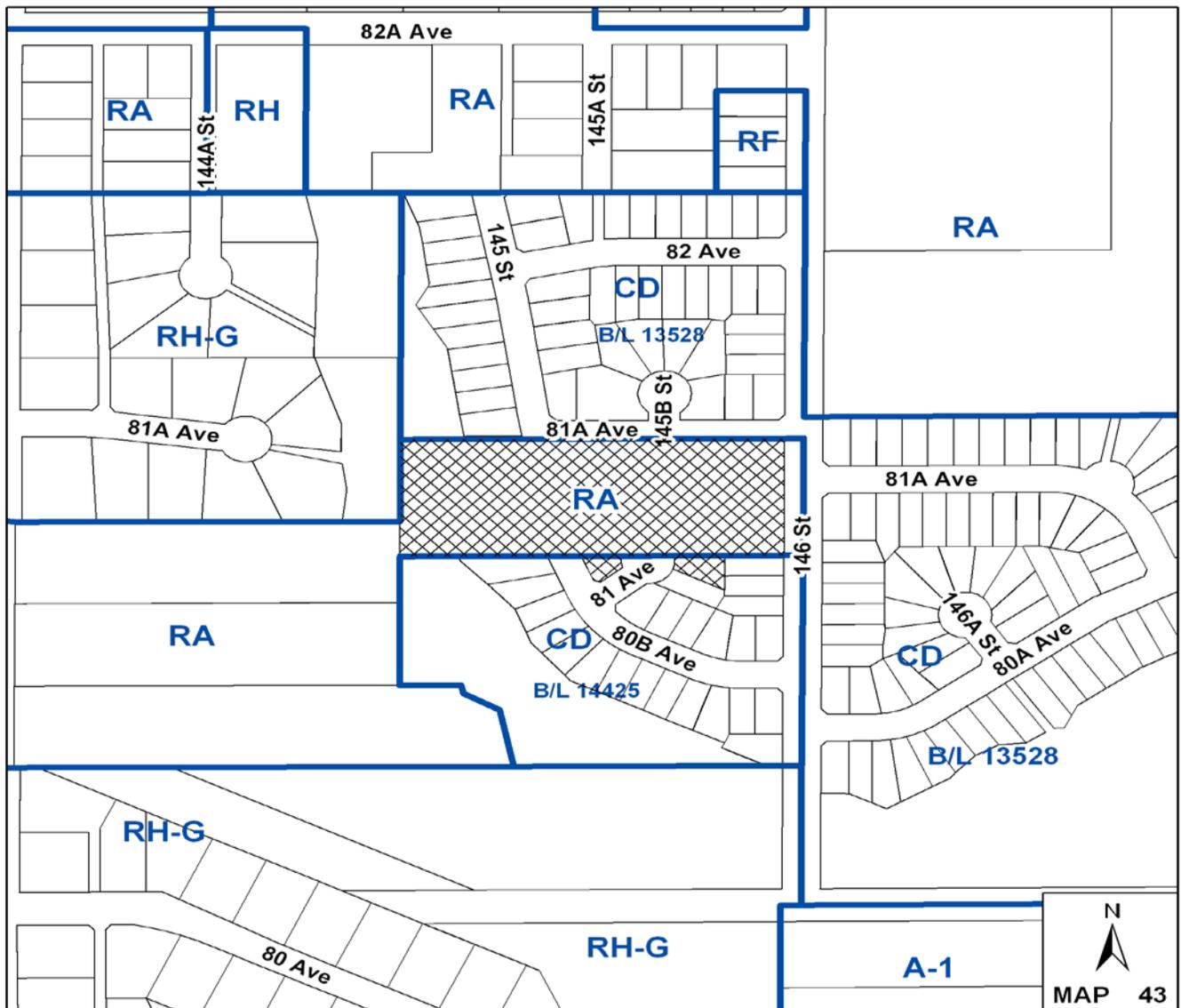
Recommendation: Approval to Proceed

Location: 8119 - 146 Street & 14522 - 81 Avenue

Zoning: RA and CD (By-law No. 14425)

OCP Designation: Suburban and Urban

Owners: BBC Development Ltd. et al



PROJECT TIMELINE

Completed Application Submission Date: December 19, 2005
Addition of Second Property Date: August 16, 2006
Planning Report Date: July 23, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment for one of the properties from Suburban to Urban; and
- a rezoning from RA and a portion from CD (By-law No. 14425) to RF-12

in order to allow subdivision into approximately 23 small single family lots with dedicated open space.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate the property at 8119 - 146 Street from Suburban to Urban and a date for Public Hearing be set (Appendix III).
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 Block A, as shown on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (By-law No. 14425) to "Single Family Residential (12) Zone (RF-12)" (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) discharge existing Design Guideline Restrictive Covenant registered on current Lot 25 (14522 - 81 Avenue);

- (e) discharge "No Build" Restrictive Covenant registered on current Lot 25 (14522 - 81 Avenue);
- (f) provision of significant community benefit to satisfy the OCP Amendment policy for Type 2 applications; and
- (g) removal of all buildings on the northern subject lot, to the satisfaction of the Building Division.

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 V).

Parks: No concerns with proposed development and open space. Consultation required at land clearing stage to coordinate protection of trees in proposed parkland (Appendix VI).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 7 students
 Secondary students = 3 students
 Total new students = 10 students

School Catchment Area/Current Enrollment/School Capacity:

Janice Churchill Elementary School = 411 enrolled/455 capacity
 Enver Creek Secondary School = 1,395 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 capital projects identified for the secondary school.

(Appendix VII)

SITE CHARACTERISTICS

- **Existing Land Use** On the northern lot, one single family home, accessory buildings and greenhouse buildings, all to be removed. On the eastern portion of the "hooked" lot, one single family dwelling to be retained.
- **Significant Site Attributes** Enver Creek traverses through the southwest corner of the subject site. Significantly treed portion of the site at the west.
- **East:** Across 146 Street, existing small-lot single family residential subdivision, zoned CD (By-law No. 13528), designated Urban.
- **South:** Existing small-lot single family residential subdivision, zoned CD (By-law No. 14425), designated Urban.
- **West:** Across Enver Creek greenbelt, existing half-acre gross density subdivision, with open space dedication, zoned RH-G, designated Suburban.
- **North:** Existing small-lot single family residential subdivision, zoned CD (By-law No. 13528), designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Partially complies. The largest subject property needs amendment from Suburban to Urban.

JUSTIFICATION FOR OCP AMENDMENT

- The proposed redesignation of the property at 8119 – 146 Street from Suburban to Urban is consistent with redevelopment in the area. The second property involved in the application (14522 – 81 Avenue), which is a "hooked" lot, was previously redesignated from Suburban to Urban as part of Application No. 7901-0011-00.
- The properties to the north, south and east of the site are all designated Urban in the Official Community Plan (OCP). The properties to the north and east were redesignated from Suburban to Urban under Application No. 7996-0094-00 and rezoned to a Comprehensive Development Zone (By-law No. 13528) based on the RF-G Zone, on June 14, 1999 to permit subdivision into 103 small single family lots.
- The properties to the south were redesignated from Suburban to Urban and rezoned to CD (By-law No. 14425) under Application No. 7901-0011-00 on April 8, 2002, to create 25 small single family lots and park space. This application created 14522 – 81 Avenue, a "hooked" lot, which is one of the two properties involved in the subject application.
- The properties to the west of the subject site are designated Suburban. The Enver Creek green belt provides a physical separation and transition between the Suburban and Urban designated lands on either side of the watercourse.

- The applicant is proposing a Type 2 Official Community Plan (OCP) Amendment from Suburban to Urban (Appendix III) for the northern subject property at 8119 – 146 Street. A Type 2 Amendment requires the applicant demonstrate a significant community benefit to mitigate any additional pressures placed in the area. The applicant has confirmed in writing their offer to provide a voluntary community benefit contribution for the proposed urban single-family lots in the amount of \$4,000 per lot for a total of \$92,000.00. This contribution will be collected prior to the application being considered for Final Adoption.

DEVELOPMENT CONSIDERATIONS

Site Context and Background

- The two properties under application are 8119 – 146 Street, which is currently zoned One-Acre Residential (RA) and 14522 – 81 Avenue, which is currently zoned Comprehensive Development (CD By-law No. 14425). The two properties encompass 1.5 hectares (3.7 ac.).
- There are greenhouse buildings and a single family home located on the property at 8119 – 146 Street. All the greenhouse structures and the single family dwelling will be demolished and removed as part of this application.
- The second property in the application, 14522 – 81 Avenue is a hooked lot (Lot 25). This hooked lot was created as part of the development application (no. 7901-0011-00) completed to the south of the subject site. The developed portion of the lot is on the east side of the cul-de-sac on 81 Avenue. This portion of the lot has a recently constructed home on it, which will be retained as part of this application. The second portion of the hooked lot is located on the west side of the cul-de-sac and is undeveloped. The west portion of the hooked-lot was undersized and a no-build Restrictive Covenant was registered on title to prohibit development until such time that this lot is consolidated and developed with the property to the north.

Proposed Subdivision Layout

- The applicant proposes to rezone Block A as shown on the Survey Plan (Appendix 1) from RA and CD (By-law No. 14425) to Single Family Residential (12) Zone (RF-12) to permit subdivision into approximately 22 small single family lots. The proposed small lots are in keeping with the surrounding urban developments in the area. The lots created to the north, south and east are similar in size and character to the proposed RF-12 Zoned lots. The RF-12 Zone was created in May 2002, after the surrounding small lots were approved.
- There are 22 RF-12 lots being proposed. Proposed Lots 1 to 17 and 19 to 23 conform to the minimum requirements of the RF-12 Zone Type I Lot in terms of lot area, width and depth. The lots range in size from 351 square metres (3,778 sq. ft.) to 535 square metres (5,759 sq. ft.). The lots range in width from 12.10 metres (40 ft.) to 18.35 metres (60 ft.).
- The last lot, proposed Lot 18, will remain zoned CD (By-law No. 14425). This lot conforms to the minimum requirements for the existing CD Zone in terms of lot area, width and depth requirements. The existing house complies with the Floor Area Ratio (FAR), site coverage and setbacks of the CD Zone based on the new lot size.

- The proposed subdivision layout completes the anticipated road network for this area. The proposed development will connect 80B Avenue to 145 Street, complete the south side of 81A Avenue and complete the cul-de-sac bulb terminating 81 Avenue.
- The applicant is proposing to dedicate 2,511 square metres (0.62 ac.) of land for park. This land is located along the Enver Creek watercourse and will constitute the development's 5% parkland dedication. The proposed parkland dedication will extend the greenbelt located along Enver Creek. This dedication includes a two-metre (6.5 ft) wide strip connecting the green belt to the residential subdivision via 145 Street. This two-metre (6.5 ft) strip will be combined with the existing two-metre (6.5 ft.) strip that already exists directly to the north.
- The proposed layout complies with the 15-metre (50 ft.) setback from top-of-bank requirement of red coded creeks established by the Ministry of Environment.

Lot Grading

- A preliminary lot-grading plan submitted by the applicant's consultant was reviewed by staff and found to be generally acceptable. The applicant proposes to have in-ground basements on all of the residential lots.

Residential Design

- The applicant has retained Carolyn Stewart of Sandbox Design Works to conduct a Character Study and generate Design Guidelines based on this study.
- The Character Study illustrated that the subject site is primarily influenced by the two recent urban residential developments to the north, south and east of the subject site. The homes in these two developments were constructed in the past ten years and range in style from Neo-Traditional to Neo-Heritage.
- Secondary suites and basement-entry homes are not permitted.

Arborist Report and Tree Retention/Replacement Plan

- Randy Greenizan of C. Kavolinas & Associates was retained by the applicant to conduct a tree survey and prepare an Arborist Report. The Arborist Report indicates that there are 18 mature trees on the portion of the site being developed (excludes the portion of the site being dedicated as park). The arborist report recommends that sixteen of these trees be removed because they are hazardous, of no significant value or encroach on the future building envelopes.
- Two trees in good condition are being retained. One of these trees is located between proposed Lots 2 and 3 and the other is located on proposed Lot 4. The arborist has indicated that the roots of both of these trees may encroach into the building envelope and proposed road works. The applicant is providing 65 replacement trees, which results in approximately 3 trees per lot.

PRE-NOTIFICATION

Pre-notification letters were sent on September 26, 2006 and staff received one response with respect to the proposed development.

- The caller requested general information regarding the proposal.

(Staff discussed the proposed development with the caller; the caller had no concerns.)

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, Project Data Sheets and Survey Plan
Appendix II.	Contour Map
Appendix III.	Proposed OCP Amendment Map
Appendix IV.	Proposed Subdivision Layout
Appendix V.	Engineering Summary
Appendix VI.	Parks Comments
Appendix VII.	School District Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 9, 2007.
- Building Scheme dated July 17, 2007.
- Neighbourhood Character Study dated October 11, 2006.

- Arborist Report dated July 10, 2007.
- Lot Grading Plan dated December 2006.
- Soil Contamination Review Questionnaire prepared by Sukhjinder Sanghera dated July 19, 2005.

How Yin Leung
Acting General Manager
Planning and Development

AP/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 Addresses: 8119 - 146 Street and 14522 - 81 Avenue

(b) Civic Address: 8119 - 146 Street
 Owners: BBC Development Ltd., Inc. No. BC0694548
 PID: 006-534-414
 Lot 30 Section 27 Township 2 New Westminster District Plan 42730

(c) Civic Address: 14522 - 81 Avenue
 Owners Sukhdev Singh Gill and Balvinder Kaur Shergill
 PID: 025-410-032
 Lot 25 Section 27 Township 2 New Westminster District Plan LMP53759

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate one of the properties.
- (b) Introduce a By-law to rezone a portion of the site.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Existing Zoning: CD

Requires Project Data	Overall	RF-12	CD
GROSS SITE AREA			
Acres	3.72 ac	3.62 ac	0.09 ac
Hectares	1.50 ha	1.46 ha	0.04
NUMBER OF LOTS			
Existing	2		
Proposed	23	22	1
SIZE OF LOTS			
Range of lot widths (metres)		12.13 m - 18.45 m	13.4 m
Range of lot areas (square metres)		375 m ² - 625 m ²	393 m ²
DENSITY			
Lots/Hectare & Lots/Acre (Gross)		6.1 upa/15.1 upha	-
Lots/Hectare & Lots/Acre (Net)		7.6 upa/18.2 upha	10 upa/25 upha
SITE COVERAGE (in % of gross site area)			
Maximum Coverage of Principal & Accessory Building			
Estimated Road, Lane & Driveway Coverage			
Total Site Coverage		50%	50%
PARKLAND			
Area (square metres)		2,524 m ²	
% of Gross Site		16.8%	
		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

