

**Proposal:** Partial NCP amendment from Townhouses 15 upa max to Single Family Small Lots and Row Housing. Rezone from RA to RM-23, RF-SD, and RF-12, and DP to allow development of 6 row housing units, 18 semi-detached units, and 7 single family small lots.

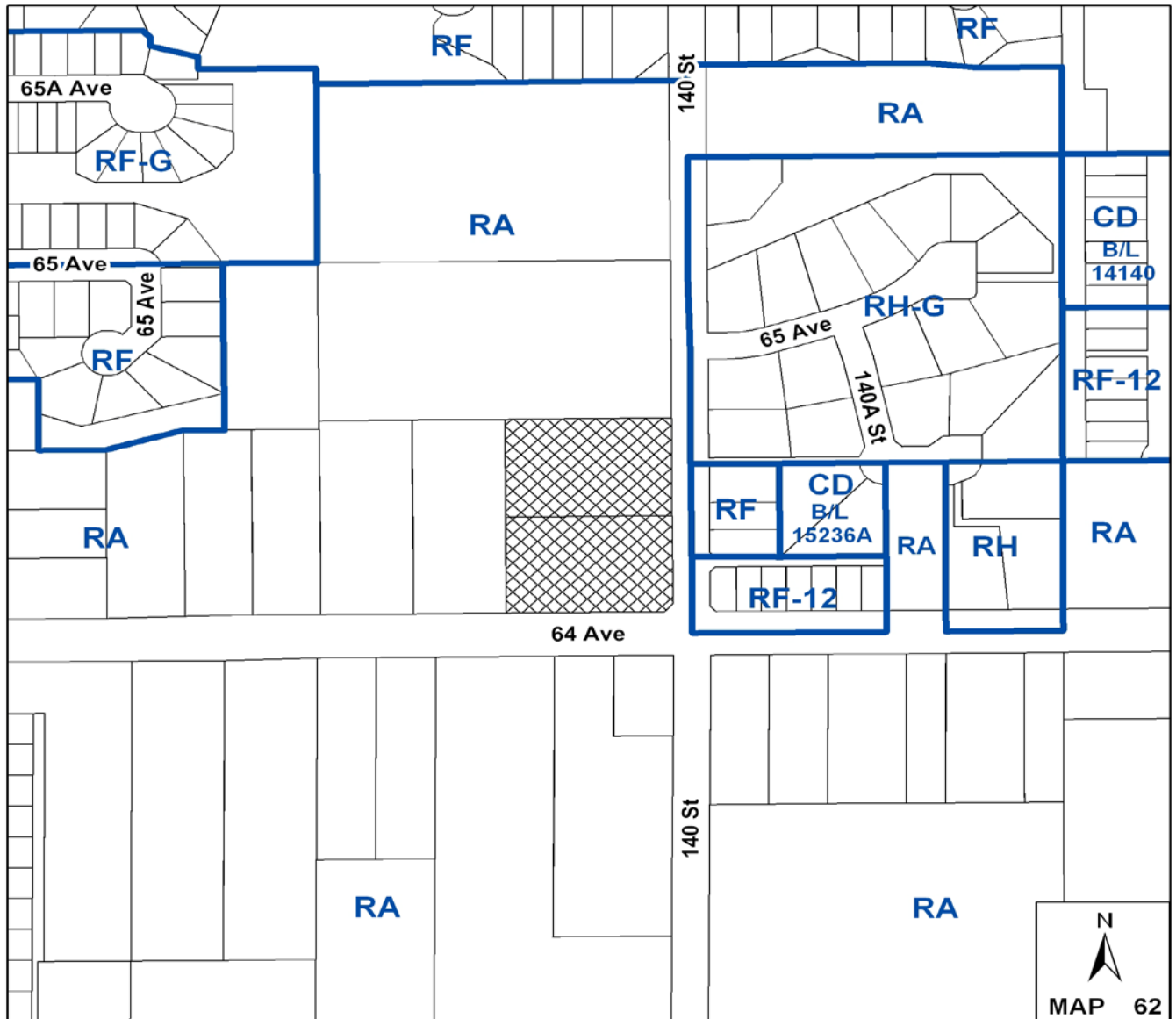
**Recommendation:** Approval to Proceed

**Location:** 13965 – 64 Avenue and 6451 – 140 Street

**OCP Designation:** Urban

**NCP Designation:** Townhouse 15 upa & SF Small Lots

**Owners:** Parmjeet Garcha et al.



## PROJECT TIMELINE

Completed Application Submission Date: January 31, 2006  
Application Revision & Re-submission Date: February 23, 2007  
Planning Report Date: March 12, 2007

## PROPOSAL

The applicant is proposing:

- A partial NCP amendment from "Townhouses 15 upa max" to "Row Housing " and "Single Family Small Lots";
- a rezoning from RA to RM-23, RF-SD and RF-12; and
- a Development Permit

in order to permit the development of 6 row-housing units, 18 semi-detached units, and 7 single-family small lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of property defined as "Block A" on the plan attached as Appendix XII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 23 Zone (RM-23)" (By-law No. 12000), the portion of property defined as "Block B" on the plan attached as Appendix XII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000), and the portion of property defined as "Block C" on the plan attached as Appendix XII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single-Family Residential (12) Zone (RF-12)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0042-00 in accordance with the attached drawings (Appendix III).
3. 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 finalized landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant limiting access to proposed corner lots 25, 30 and 31 from 64A Avenue only, and restricting the maximum house size on these lots;
  - (g) the applicant is to adequately address the deficiency in tree replacement on the site;
  - (h) registration of access easements and Section 219 Restrictive Covenants to secure building maintenance and party wall agreements;
  - (h) registration of a Section 219 Restrictive Covenant requiring all semi-detached (RF-SD) units to be designed by an architect in accordance with the Building Design Guidelines;
  - (i) the applicant complete geotechnical and groundwater assessments for the site and if necessary, the City will conduct an independent assessment of this information to the satisfaction of the Engineering Department.
  - (j) registration of a Section 219 Restrictive Covenant for "no-build" on a portion of Lot 31 until future consolidation with the neighbouring property to the north (6501 – 140 Street).
4. Council pass a resolution to amend the South Newton NCP to redesignate portions of the land from "Townhouses 15 upa max" to " Row Housing" and "Single-Family Small Lots" in accordance with the plan attached as Appendix XI, 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 IV).

Parks: Support (Appendix V).

School District: **School Impacts:**

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

Elementary students = 9 students  
 Secondary students = 4 students  
 Total new students = 13 students

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

Hyland Elementary School = 385 enrolled/ 480 capacity  
 Sullivan Heights Secondary School = 1,064 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 = 45 students  
 Total new students = 68 students

**Approved Capacity Projects and Future Space Considerations**

*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.*

*An enrollment move from Sullivan Heights Secondary to the new Panorama Heights Secondary School has been implemented. French Immersion program is being phased out of Sullivan Heights and added to Panorama Ridge Secondary School.*

(Appendix VI)

**SITE CHARACTERISTICS**

- **Existing Land Use** Single family dwellings to be demolished. The site is well treed.
- **East:** Across 140 Street, single family dwellings, zoned RF & RF-12, designated Urban in the OCP and "Single Family Residential" and "Single Family Small Lots" in the South Newton NCP. Also single family dwellings on Gross Density Half Acre (RH-G) lots, designated Urban in the OCP and Suburban Residential ½ Acre in the South Newton NCP.
- **South:** Across 64 Avenue, under Development Application No. 7905-0117-00 (Third Reading), proposed partial NCP Amendment, Rezoning, and Development Permit to permit development of Single Family Small Lots, Semi-Detached Units and Row-Housing Units, zoned RA, designated Urban in the OCP and Townhouses 15 upa max in the South Newton NCP.
- **West:** Single family dwellings, zoned RA, designated Urban in the OCP and "Townhouses 15 upa max" and in the South Newton NCP.
- **North:** Single family dwellings, zoned RA, designated Urban in the OCP and "Townhouse 15 upa max" and "Single Family Small Lots" in the South Newton NCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

NCP Designation: "Townhouses 15 upa max" and "Single Family Small Lots". Partially Complies. Needs amendment to "Row Housing" (RM-23 portion) and "Single Family Small Lots" (RF-SD and RF-12 Portion) (Appendix XI).

## JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located within the South Newton Neighbourhood Concept Plan (NCP), which was approved by Council on June 14, 1999, and later amended to increase the opportunity for small lot development on December 6, 2004. The South Newton NCP designates the subject site for a combination of "Townhouses 15 upa max" and "Single Family Small Lots".
- The applicant proposes an NCP amendment to redesignate a portion of the site from "Townhouses 15 upa max" to "Row Housing" and "Single Family Small Lots". The purpose of the proposed NCP amendment is to permit development of a combination of row housing units, semi-detached units, and single-family small lots.
- The proposed NCP amendment maintains a multi-family component fronting a portion of 64 Avenue with proposed row-housing units, but introduces lower density semi-detached units and single-family small lots further to the north and east. The proposed amendments to the NCP can be considered at this location because they offer a density transition that is sensitive to both the 64 Avenue interface and the existing suburban half-acre subdivision to the northeast. The proposed overall density of approximately 12 units per acre (30 units per hectare) is also consistent with the density proposed in the NCP (approx. 15 u.p.a.). On the basis of these amendments, it is anticipated that the future land use pattern in this area will also be amended.
- The proposed NCP amendment affects the neighbouring properties to the north and west of the site by introducing a different land use and road pattern than anticipated under the NCP. The applicant has prepared a conceptual layout showing the extension of the proposed development pattern (RM-23 fronting 64 Avenue, RF-SD immediately north; RF-12 further north adjacent to the creek), and has discussed the future layout with the immediately affected neighbouring property owners. Five (5) of the 6 neighbouring property owners have indicated that they support the proposed land use and road pattern. The other property owner has indicated that she is not interested in redevelopment at this time and does not wish to comment one way or the other on the proposal.

## DEVELOPMENT CONSIDERATIONS

- The subject site, which consists of 2 properties on the northwest corner of 64 Avenue and 140 Street, is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone

the site from "One-Acre Residential Zone (RA)" to "Multiple Residential 23 Zone (RM-23)", "Semi-Detached Residential Zone (RF-SD)" and "Single Family Residential (12) Zone (RF-12)" to permit development of 6 row housing units, 18 semi-detached units, and 9 single family small lots.

#### Row Housing (RM-23) and Semi-Detached (RF-SD) Units

- Six (6) row house units are proposed along 64 Avenue. This land use is consistent with the NCP designation (multi family), and is considered an appropriate land-use along a major arterial road, which allows for a unique form of affordable home ownership, in a fee-simple tenure. The row housing units consist of 2 blocks of 3 attached units. The row house units will all have driveway access from a rear lane.
- Six (6) of the 18 semi-detached (RF-SD) units will front the other portion of 64 Avenue closer to 140 Street. The same architect who is designing the RM-23 multi-family component will design the RF-SD units, but these units will create smaller building blocks (2 units rather than 3). The RF-SD are supported at this corner to provide a desirable interface with the existing single-family dwellings immediately to the east across 140 Street.
- The row housing and semi-detached units along 64 Avenue will also interface well with the row housing units and semi-detached units to the south across 64 Avenue, which are proposed under development application No. 7905-0117-00, which is currently at Third Reading.
- The other 12 proposed semi-detached (RF-SD) units will front a new east-west municipal road (64A Avenue), which will ultimately terminate in a cul-de-sac further to the west. The RF-SD units will also all have driveway access from the rear lane.
- The RM-23 and RF-SD units require party wall agreements between owners, as units share common walls along their common property line. A party wall agreement for shared maintenance, along with a Section 219 Restrictive Covenant, will be required to be registered in this regard.

#### RF-12 Lots

- Seven (7) single-family RF-12 lots are proposed along the northerly portion of the site. Two (2) of the 7 proposed small (RF-12) lots will front 140 Street and the other 5 will front a new north-south municipal road (139A Street), which will ultimately terminate in a cul-de-sac on the adjacent property to the north.
- Proposed Lot 31 will have a "no-build" restrictive covenant registered on the northern portion for future consolidation with the neighbouring property to the north (6501 – 140 Street).
- The proposed revised road pattern through the subject site and neighbouring sites to the north and west has been reviewed by the City's Transportation Engineer and found acceptable. The applicant's agent, McElhanney Consulting Services Ltd., also conducted their own traffic study that concluded that peak hour traffic volume projected for the area could be accommodated by the proposed road network.

### Lot Grading, Arborist Report and Tree Preservation

- The applicant submitted a lot-grading plan and stated that they intend to have in ground basements on all of the lots. Due to the topography of the site, the applicant is proposing up to approximately up to 0.7 m (2.5 ft) of fill on the front of some of the lots to create a ridge line for those lots. The surrounding area will follow a similar lot-grading plan as development occurs. There are no interfacing issues.
- The Building Division has reviewed the lot grading information provided by the applicant and found it to be acceptable to proceed.
- The applicants retained Mike Fadum & Associates to conduct a tree survey and prepare an Arborist report. The report identifies 184 mature trees, comprised of 20 alders and cottonwoods, and 164 other coniferous and deciduous trees. The 20 alders and cottonwoods are not considered retainable, and will have to be removed. Six (6) trees (western red cedars) are proposed to be retained within the lots. 158 trees are proposed for removal; however, approximately a third of these are within the 140 Street right of way. The remaining trees are either within the internal road right of way or fall within a building envelope or proposed driveways.
- The 6 trees to be retained are located within the RF-12 lots. The applicant proposes 70 upsized replacement trees on the RF-12 and RF-SD portions of the site, as outlined in the tree preservation summary sheet (Appendix VIII), resulting in an average of 2.3 trees per lot. This does not include additional boulevard trees in the amount of approximately one tree per lot which will be required as part of the servicing agreement, or 11 trees proposed on the RM-23 portion. The City landscape architect has reviewed the tree survey and arborist report and found the information acceptable.
- To address the deficit in tree replacement on the site, the applicant has volunteered a cash-in-lieu contribution of up to \$40,350 to the City Green Fund.

### Building Scheme (RF-12 and RF-SD Portions)

- A Building Scheme was prepared by Michael E. Tynan for the proposed RF-12 lots and RF-SD lots. This Building Scheme was based on a Neighborhood Character Study of the area. This neighborhood character study identified the surrounding area as consisting predominantly of homes that are approximately 30-50 years old that do not meet modern development standards. However, context can be drawn from the homes currently under construction in the 1400 block on the north side of 64 Avenue. These homes are all moderately sized "Neo-Traditional" and "Neo-Heritage" style two-storey type homes with a readily recognizable, consistent, and desirable character.
- According to the Building Scheme, the new homes will be "Neo-Traditional", "Neo-Heritage", "Rural Heritage", or "Craftsman-Heritage" in style with balanced massing, consistent scale and proportion of elements, and clean lines. Design elements will be used to lower the apparent massing at the front. The homes will have well identified entries and moderate pitched roofs.
- According to the Building Scheme, the exterior building material will consist of cedar, stucco, vinyl, hardiplank, brick, and stone in natural or bold colours. Warm tones are not permitted on

the main cladding. Roofing materials will consist of shake profile asphalt shingles with a raised ridge cap.

- Basement-entry homes and secondary suites will not be permitted (Appendix VII).
- To ensure consistency between the design of the RF-SD and RM-23 buildings, the applicant has agreed to register a Restrictive Covenant on the proposed RF-SD units to ensure that these are designed by an architect, in accordance with the Building Design Guidelines. The applicant has already retained an architect to begin the necessary design work.

### Geotechnical and Drainage Issues

- It has been noted that the development is located in an area of difficult soil conditions. Geotechnical and groundwater assessments will be required to be completed by the applicant, and may require that alternative construction methods be utilized to mitigate development and construction servicing concerns in the area. The City may conduct an independent review of these reports, as necessary. Any requirements and issues raised from this independent review will have to be addressed by the applicant to the satisfaction of the Engineering Department. In addition, Drainage Engineering staff will undertake a review of the City drainage system that serves the neighbourhood.

### PRE-NOTIFICATION

Pre-Notification letters were sent on August 22, 2006 and on February 13, 2007 and staff received the following responses:

- Staff received 1 phone call from a neighbouring resident who was concerned about ground water impacts and potential basement flooding as well as vibration damage to neighbouring homes from on-site construction.

*(The applicant will be required to conduct an independent geotechnical and groundwater assessment to the satisfaction of the Engineering Department prior to final adoption.)*

- The applicant held a Public Information Meeting on November 30, 2006 to review and discuss the proposed development with neighbouring property owners. Invitations were sent to approximately 70 neighbouring residences. 8 residents attended the meeting. Seven (7) of the 8 meeting attendees stated that they did not support the proposal for reasons that included concerns regarding availability of on-street parking, increased traffic, tree preservation and site landscaping.

*(In terms of density and resulting traffic, the majority of the site is designated for townhousing; the proposed amendments will reduce the amount of density and traffic in the area. The proposed row housing units and semi-detached units will all have rear lane access garages and additional on-street parking will be available on 64A Avenue. The developer has conducted a traffic study to confirm that there is no significant impact on the road system from this development. The City's Transportation Engineer and the applicant's consultant have both reviewed the proposed road network and have*



*confirmed that additional traffic generated by the development can be accommodated.*

*An arborist assessment was prepared for the site and concluded that the majority of the mature trees on the site need to be removed to accommodate the proposal. Many of these trees are within the road right of way or are not retainable species. It is likely that the majority of these trees would be removed were the site to be developed as per the NCP designation, due to regrading and land clearing required for multi-family development. Upsized replacement trees will be planted on the site and the applicant has volunteered a cash-in-lieu contribution to the City's Green Fund.*

*Building Design Guidelines will be registered on title for all the single- family small lots and semi-detached units. These guidelines will require additional on-site landscaping. A landscaping plan has been prepared for the row-housing units and securities will be collected to ensure this landscaping is installed and maintained.)*

### DESIGN PROPOSAL AND REVIEW

- The proposed row housing units require an architectural design review through a Development Permit process. The applicant has therefore employed Barnett Dembek Architects Inc. to prepare and coordinate the preparation of architectural design and landscaping plans.
- The proposed row house units have been specifically designed to interface well with 64 Avenue, as well as coordinate with the proposed semi-detached units and single family dwellings to the north, and other developments currently being constructed in the surrounding area.
- Proposed cladding materials consist of horizontal and vertical vinyl siding, and vinyl shake siding, complimented by wood trim board and decorative wood columns. Asphalt shingles are proposed as the roofing material. The proposed colour scheme will be finalized as part of the completion of the Development Permit.
- Landscaping around the row houses consists of a generous combination of trees and shrubs in both coniferous and deciduous varieties. Landscaping along the front yards is proposed to provide buffering from 64 Avenue.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory. Some of the staff suggestions have been satisfactorily addressed except the following which will be addressed before final approval;

- minor architectural and landscaping recommendations.

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, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
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
Appendix IX.	Tree Location Plan
Appendix X.	Tree Replacement Plan
Appendix XI.	NCP Amendment Plan
Appendix XII.	Block Plan Accompanying a Rezoning By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 21, 2007.
- Building Scheme dated February 20, 2007.
- Neighbourhood Character Study dated February 18, 2007.
- Tree Survey Plan dated January 2007.
- Arborist Report dated February 21, 2007.
- Tree Preservation and Replacement Plan dated January 2007.
- Lot Grading Plan dated February 22, 2007.
- Soil Contamination Review Questionnaire prepared by Parm Garcha dated January 29, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

RG/kms

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                     Dwight Heintz, 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:             13965 – 64 Avenue and 6451 – 140 Street
  
  - (b)    Civic Address:             13965 – 64 Avenue  
        Owner:                     Parmjeet Garcha  
        PID:                        002-732-971  
        Lot 35 Except Part in Plan BCP18658 Section 16 Township 2 Range New  
        Westminster District Plan 34345
  
  - (c)    Civic Address:             6451 – 140 Street  
        Owner:                     Avtar Singh Binning and Kulvinder Kaur Binning  
        PID:                        000-496-499  
        Lot 36 Section 16 Township 2 Range New Westminster District Plan 34345
  
3.     Summary of Actions for City Clerks Office
  - (a)    Introduce a By-law to rezone the property.
  
  - (b)    Proceed with Public Notification for Development Variance Permit No. 7906-0042-00.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RM-23, RF-SD, RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.69 acres
Hectares	1.09 hectares
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	33
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	6.41 m – 14.52 m
Range of lot areas (square metres)	179 m <sup>2</sup> – 369 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	30.27 lots/ha and 12.3 lots/acre
Lots/Hectare & Lots/Acre (Net)	40.99 lots/ha and 16.5 lots/acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	39%
Estimated Road, Lane & Driveway Coverage	21%
Total Site Coverage	60%
<b>PARKLAND DEDICATION</b>	
Area (square metres)	N/A
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
Cash-in-lieu of tree replacement required	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

### CONTOUR MAP FOR SUBJECT SITE

