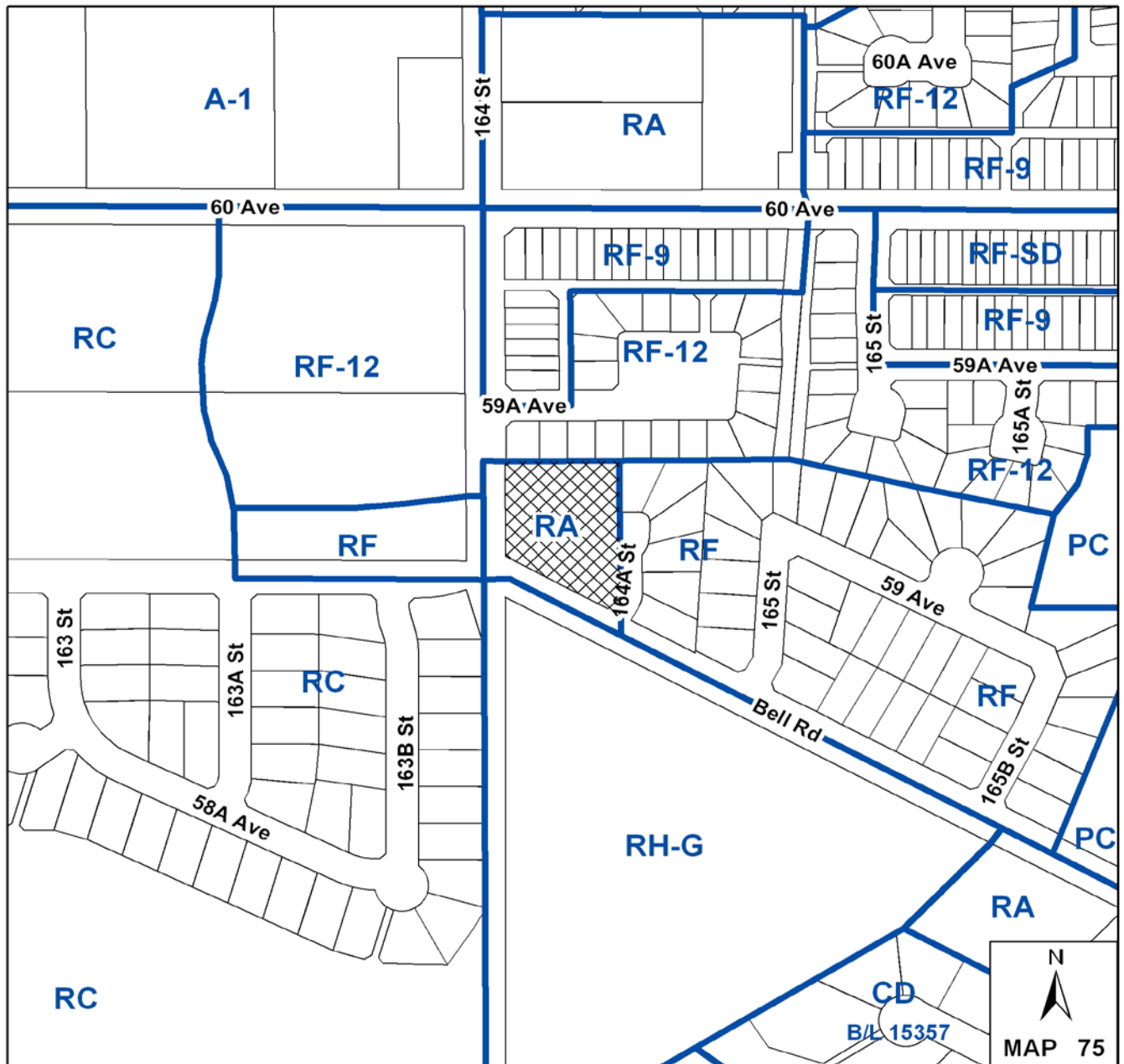


Proposal: Amend portion of the NCP from Urban Single Family to Small Lots. Rezone from RA to RF and RF-12 to permit approximately five (5) standard single family lots and two (2) small single family lots.

Recommendation: Approval to Proceed

| | |
|---|---|
| Location: 16417 Bell Road | Zoning: RA |
| OCP Designation: Urban | |
| NCP Designation: Urban Single Family | Owner: IKA Investments Ltd., Inc. No. 594172 |



PROJECT TIMELINE

Completed Application Submission Date: February 28, 2006
Revised Application Submission Date: July 6, 2006
Planning Report Date: October 16, 2006

PROPOSAL

The applicant is proposing:

- an NCP amendment on a portion of the site from Urban Single Family to Small Lots; and
- a rezoning from RA to RF-12 and RF

in order to allow subdivision into two (2) small single family lots and five (5) standard single family lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block A) and "Single Family Residential Zone (RF)" (By-law No. 12000) (Block B) as shown on the attached Survey Plan (Appendix I) 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, 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) approval from the Ministry of Transportation; and
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.
3. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan to redesignate a portion of the site (Block A) from "Urban Single Family" to "Small Lots" 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. The applicant should provide park amenity contributions on a per unit basis in keeping with the Stage II NCP adopted by Council (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 3 students
 Secondary students = 1 student
 Total new students = 4 students

School Catchment Area/Current Enrollment/School Capacity:

Surrey Centre Elementary School = 259 enrolled/405 capacity
 Lord Tweedsmuir Secondary School = 1,235 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 = 13 students
 Secondary students = 124 students
 Total new students = 137 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 VI)

Ministry of Transportation: Preliminary approval has been granted for one year (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** There is an existing single family dwelling on the property which will be demolished.
- **East:** Six (6) single family lots recently approved under Application No. 7904-0152-00, zoned RF, designated Urban Single Family in the West Cloverdale South NCP.
- **South:** Across Bell Road, 22 half-acre gross density lots recently approved under Application No. 7904-0075-00, zoned RH-G, designated Half-Acre Cluster in the West Cloverdale South NCP.
- **West:** Across 164 Street, 55 single family lots recently approved under Application No. 7904-0241-00, zoned RF, RF-12 and RC, designated Urban Single Family, Small Lots and Cluster Residential in the West Cloverdale South NCP.
- **North:** Single family small lots, zoned RF-12, designated Small Lots in the West Cloverdale South NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Partially Complies. Northeastern portion needs amendment to Small Lots.

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an NCP amendment to redesignate a portion of the site to Small Lots (Appendix X).
- The applicant feels that the proposed Small Lot designation provides a suitable interface with the recently approved (under File No. 7904-0241-00) NCP Amendment to Small Lots across 164 Street to the west.
- The lot widths of the proposed RF-12 lots match the RF-12 lots recently approved under File No. 7904-0241-00.
- Council's Procedural Guidelines for "Site Specific" Amendments to Approved Neighbourhood Concept Plans (NCPs) provide direction for applicants to hold a Public Information Meeting (PIM) to discuss any proposed changes to an approved NCP. A PIM was not held for this application because the overall density is generally consistent with the NCP and no comments or concerns were raised as a result of the pre-notification letter, which was mailed to all property owners within 100 metres (330 ft.) of the subject site.

- The proposed amendment will result in an increase in the number of lots and the projected population for the subject site. As a result, the applicant will be required to satisfy the NCP amenity contributions on a per lot basis based on the proposed number of lots.

DEVELOPMENT CONSIDERATIONS

- The 4,047-square metre (1-acre) subject site is located on the east side of 164 Street north of Bell Road in West Cloverdale. It is designated Urban in the Official Community Plan (OCP) and Urban Single Family in the West Cloverdale South Neighbourhood Concept Plan (NCP).
- The applicant proposes to rezone the site from One-Acre Residential Zone (RA) to Single Family Residential Zone (RF) and Single Family (12) Residential Zone (RF-12) to allow subdivision into five (5) standard single family lots and two (2) small single family lots.
- The subject site is the last remaining undeveloped parcel on the north side of Bell Road.

Proposed RF-12 Component (Block A)

- Two RF-12 lots are proposed along the 164 Street frontage of the subject property.
- Proposed Lots 1 and 2 conform to the minimum requirements of RF-12 Type I interior lots with areas of 342 square metres (3,681 sq. ft.) and 320 square metres (3,444 sq. ft.) respectively with an average lot width of 13.6 metres (45 ft.) and average lot depth of 24 metres (79 ft.).
- Driveway access to these proposed lots will be from 164 Street.

Proposed RF Component (Block B)

- Of the five RF lots proposed, four (proposed Lots 4 to 7) are located on 164A Street and one (proposed Lot 3) is at the intersection of Bell Road and 164 Street.
- Proposed Lots 3, 4, 6 and 7 all conform to the minimum requirements of the RF Zone. The proposed lots range from approximately 560 square metres (6,027 sq. ft.) to 571 square metres (6,146 sq. ft.) in area. The lot widths range from 15 metres (50 ft.) to 20 metres (66 ft.) and an average lot depth of 30 metres (98 ft.).
- Proposed Lot 5 conforms to the minimum lot width and depth requirements of the RF Zone. However, an 8% lot area reduction is required from the Approving Officer to allow a minimum area of 513 square metres (5,522 sq.ft.). This lot area reduction is within the Approving Officer's 10% discretion described in Sub-section E.21(h) of Part 4 of the Zoning By-law.
- Proposed Lot 3 will gain driveway access from Bell Road and proposed Lots 4 to 8 will gain driveway access from the new 164A Street cul-de-sac.

Building Design Guidelines, Lot Grading and Tree Preservation

- The applicant for the subject site has retained Tynan Consulting Ltd. 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 for all lots (Appendix VIII).
- Basement-entry homes and secondary suites are not permitted.
- The applicant proposes to have in-ground basements on all lots. Proposed Lots 1, 4 and 5 will have approximately 0.6 metre (2 ft.) of fill in the centre of each lot. The southeast portion of proposed Lots 6 and 7 will have approximately 0.5 metre (1.6 ft.) to 0.8 metre (2.6 ft.) of fill to achieve the ultimate road grade. A preliminary lot grading plan was submitted and reviewed by staff and found to be generally acceptable.
- C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable. (Appendix IX).
- A total of 36 mature trees have been identified on the subject site. These trees consist mainly of Douglas Fir, Pine, Cedar, Willow, and Maple. Of this total, 4 will be retained in the side yard of proposed Lots 1, 3 and 7, as well as in the rear yard of proposed Lot 2.
- There will be 32 trees removed, as they are located in the proposed building envelopes or road right-of-way.
- To comply with the regulations in the recently adopted Tree Protection By-law, a total of 21 replacement trees for a minimum of 3 trees per lot will be provided. In addition, although not obligated due to the application being instream when the Tree Protection By-law was adopted, the applicant has agreed to provide a voluntary contribution of \$12,900, \$300 per tree, towards the Green City Fund to make up for the 43-tree deficit ((32 x 2) - 21 = 43) in replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent on April 24, 2006 and staff received no comments.

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 Subdivision Layout |
| Appendix IV. | Engineering Summary |
| Appendix V. | Parks Comments |
| Appendix VI. | School District Comments |
| Appendix VII. | Ministry of Transportation |
| Appendix VIII. | Building Design Guidelines Summary |

Appendix IX. Summary of Tree Survey and Tree Preservation
Appendix X. Proposed NCP Amendment

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 30, 2006.
- Building Scheme dated March 29, 2006.
- Tree Preservation and Replacement Plan dated March 19, 2006.

How Yin Leung
Acting General Manager
Planning and Development

JJ/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-12

| Requires Project Data | Proposed |
|--|---|
| GROSS SITE AREA | |
| Acres | 0.98 |
| Hectares | 0.40 |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 7 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 13.4 – 18.0 |
| Range of lot areas (square metres) | 320 m ² – 590 m ² |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 7.14 lots/ac 17.5 lots/hectare |
| Lots/Hectare & Lots/Acre (Net) | 8.05 lots/ac 20 lots/ha |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | |
| Estimated Road, Lane & Driveway Coverage | |
| Total Site Coverage | |
| PARKLAND | |
| Area (square metres) | N/A |
| % of Gross Site | |
| | Required |
| PARKLAND | |
| 5% money in lieu | YES |
| 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

