

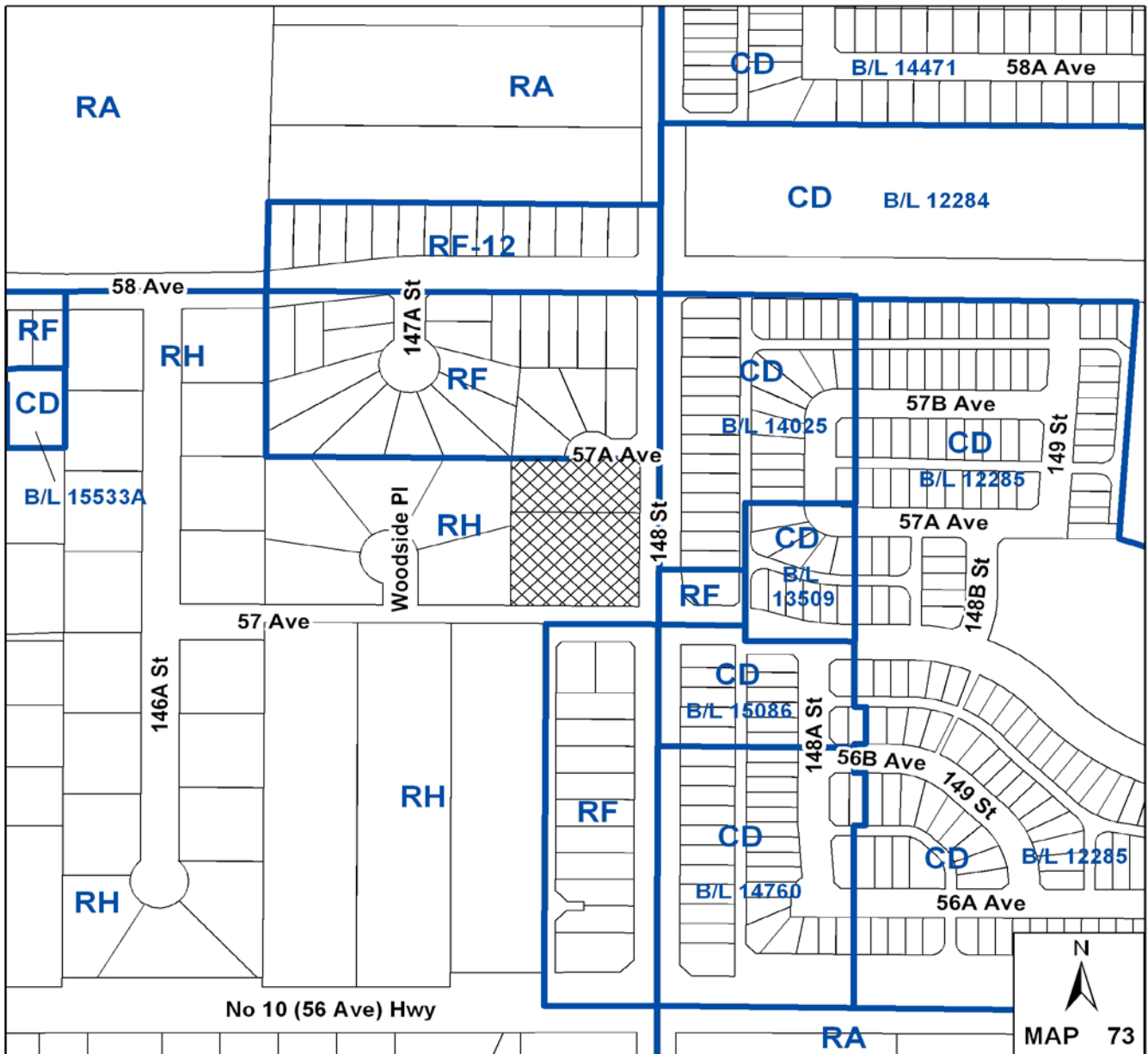
**Proposal:** Rezone from RH to RF to allow subdivision into 8 single family residential lots.

**Recommendation:** Approval to Proceed

**Location:** 5745/21 - 148 Street      **Zoning:** RH

**OCP Designation:** Urban

**NCP Designation:** Single Family Residential      **Owners:** Devinder Singh et al



## PROJECT TIMELINE

Completed Application Submission Date: June 26, 2006  
Planning Report Date: December 18, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RH to RF

in order to allow subdivision into eight (8) single family residential lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant adequately address the deficiency in tree replacement; and
  - (e) registration of a Section 219 Restrictive Covenant to require increased rear yard setbacks of 11 metres (36.1 ft.) for Lots 5, 6 and 7 and 9 metres (29.5 ft.) for Lots 1 to 4 to ensure tree retention.

## 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 = 3 students  
 Secondary students = 2 students  
 Total new students = 5 students

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

Sullivan Elementary School = 419 enrolled/350 capacity  
 Sullivan Heights Secondary School = 1,091 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 = 91 students  
 Secondary students = 92 students  
 Total new students = 183 students

**Approved Capacity Projects and Future Space Considerations**

*The location of this development is within the catchment for the new Cambridge Area Elementary School, which will open in September 2006. When a new school opens there will be catchment boundary changes implemented that will reduce the projected overcrowding at Sullivan Elementary.*

(Appendix VI)

**SITE CHARACTERISTICS**

- **Existing Land Use** One single family dwelling to be demolished. The site contains a number of mature trees in good condition.
- **East:** Across 148 Street, single family small lots, zoned RF and CD, designated "Single Family Small Lots" in the South Newton NCP and "Urban" in the OCP.
- **South:** Across 57 Avenue, a new single family residential lot, zoned RF, designated "Single Family Residential" in the South Newton NCP and "Urban" in the OCP. Also to the southwest, a portion of a site designated "Suburban Residential Half Acre" in the South Newton NCP and "Urban" in the OCP. This site is the subject of a development application to rezone to CD to allow development of transition suburban lots, which is at Third Reading (Development Application No. 7904-0151-00).

- **West:** Half-acre residential, zoned RH, designated "Urban" in the OCP, "Suburban Residential Half Acre" in the South Newton NCP.
- **North:** Single family residential, zoned RF, designated "Urban" in the OCP, "Single Family Residential" in the South Newton NCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

#### Land Use

- The subject development application includes two lots, 5,632.5 m<sup>2</sup> (1.4 acres) in area, located at 5745 and 5721 – 148 Street within the South Newton Neighbourhood Concept Plan (NCP).
- The applicant proposes to rezone the subject properties from Half-Acre Residential (RH) to Single-Family Residential (RF) and to subdivide into eight (8) lots. The subject properties are located between 57A and 57 Avenue. Proposed Lots 4-8 will complete the south half of the 57A Avenue cul-de-sac, generally matching the existing lots to the north in lot size and dimension. Proposed Lots 1-4 are 16.5 metres (54.1 ft.) to 16.7 metres (54.8 ft.) in frontage and all are over 630 m<sup>2</sup> (6,781.5 ft<sup>2</sup>) in area. The proposed lots exceed the minimum requirements of the RF Zone.
- The proposed development is consistent with the Urban OCP and Single Family Residential South Newton NCP designations. The proposed lots adjacent to the RH-zoned properties to the west (which are designated Suburban Residential ½ Acre in the NCP) have been designated as transition suburban lots and create an appropriate interface as the layout reasonably matches the existing lot lines of the adjacent neighbours.
- The lots fronting 148 Street directly to the north, across 57A Avenue, and to the south, across 57 Avenue, are larger RF lots (with an average lot size of approximately 680 m<sup>2</sup>), similar to the proposed lots on the subject site. The intention behind Development Application No. 7904-0151-00, an NCP amendment and rezoning from RH to CD on two lots south-east of the subject site, was to create transitional sized lots. The single family residential large lots provide an appropriate interface between the urban sized lots along 148 Street and the suburban sized lots to the east. The transition lots range from 750 m<sup>2</sup> to 1,287 m<sup>2</sup> in area.

#### Building Scheme

- The applicant has retained Lisa de Vooght 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 IV).

- The character of the new homes will be consistent with the emerging built form of the neighbourhood similar to other Building Schemes in the area, as discussed in the Building Design Guidelines Summary.
- The design of the new homes will be Neo-Traditional or Neo-Heritage housing styles with balanced massing, consistent scale and proportion of elements and clean lines, using design elements to lower the apparent massing at the front. The homes will have well identified entries and moderate pitched hip and gable roof lines/elements.
- Basement-entry homes and secondary suites will not be permitted in this development.
- A Building Scheme will be registered on the title of each new lot in order to ensure that the homes are compatible with the character of the existing neighbourhood.

### Lot Grading

- In-ground basements are proposed based on lot grading and tree preservation information provided by the applicant. Basements will be achieved with minimal cut or fill, and a number of protected trees will be preserved. The information has been reviewed by staff and found to be generally acceptable.
- The proposed subdivision completes the southern half of the 57A Avenue cul-de-sac. As half of the cul-de-sac has already been built, the grade and elevations for Lots 5-8 have been designed to meet the existing portion to the north.
- The subject site naturally slopes towards the south-east.

### Tree Preservation

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Tree Replacement Plans. The City's Landscape Architect has reviewed the report and plans and deemed acceptable.
- The Arborist Report indicates that there are 65 protected trees on the subject site, 36 of the protected trees have been declared hazardous due to natural causes and 20 of the protected trees are in areas where fill is being introduced (Appendix VII). 9 protected trees will be retained; 4 cedars, 3 spruces and 2 douglas firs.
- To ensure tree retention in the rear yards, the applicant will be registering a "no-build" Restrictive Covenant on the rear 11 m (36.1 ft) of proposed Lots 5, 6 and 7 (along the southern property lines) and the rear 9 m (29.5 ft) of proposed Lots 1 – 4 (along the northern property lines) in order to restrict building envelopes on the properties. The design consultant has confirmed that the "no-build" Restrictive Covenant will not restrict the building envelopes that result in not achieving the maximum FAR.
- 6 additional trees will be retained with the introduction of the "no-build" Restrictive Covenant.
- The applicant has volunteered to provide a monetary contribution to the Green City Fund in the amount of \$27,300.00 to address the short fall of replacement trees.

## PRE-NOTIFICATION

Pre-notification letters were sent on June 13, 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 and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Subdivision Layout
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

## INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 5, 2006.
- Building Scheme dated August 25, 2006.
- Arborist Report dated May 18, 2006.
- Lot Grading Plan dated June 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

JL/kms

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## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.38 ac
Hectares	0.56 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	8
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.0 - 16.5 m
Range of lot areas (square metres)	592 - 766 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.75 upa/14.2 uph
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</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>	
	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

