

**Proposal:** OCP amendment from Multiple Residential to Urban. NCP amendment from Single Family Residential to Single Family Residential Flex 6 to 14.5 upa max. Rezone from RA to RF-12 to allow subdivision into approximately 30 single family small lots.

**Recommendation:** Approval to Proceed

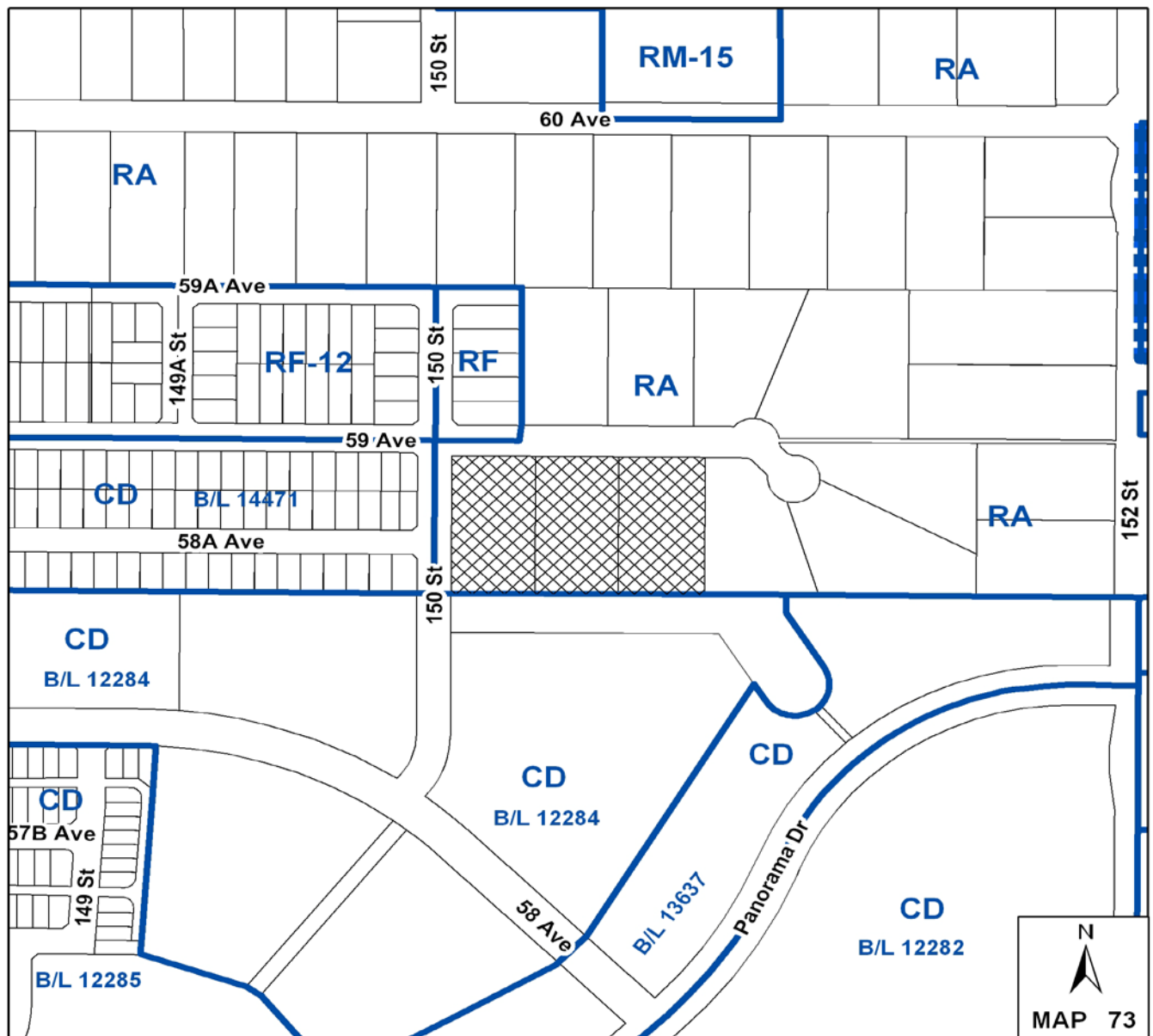
**Location:** 5858 - 150 Street/  
15040/62 - 59 Avenue

**Zoning:** RA

**OCP Designation:** Multiple Residential

**NCP Designation:** Single Family Residential

**Owner:** Jagessar Das et al



## PROJECT TIMELINE

Completed Application Submission Date: April 26, 2006  
Application Revision & Re-submission Date: May 29, 2006  
Planning Report Date: September 11, 2006

## PROPOSAL

The applicant is proposing:

- an OCP amendment from "Multiple Residential" to "Urban";
- an NCP amendment from "Single Family Residential" to "Single Family Residential Flex (6 to 14.5 upa max.)"; and
- a rezoning from RA to RF-12

in order to allow subdivision into approximately 30 single family small lots which range in size from 321 m<sup>2</sup> (3,455 sq.ft.) to 872 m<sup>2</sup> (9,386 sq.ft.).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate the site from "Multiple Residential" 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 site from "One-Acre Residential Zone (RA)" (By-law No. 12000) 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) input from the Ministry of Transportation;

- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (e) registration of a Section 219 no-build Restrictive Covenant over proposed Lots 11 and 30 for future consolidation and resubdivision with the adjoining lands to the east.
5. Council pass a resolution to amend South Newton NCP to redesignate the properties from "Single Family Residential" to "Single Family Residential Flex (6 to 14.5 upa max.)" 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).

A Servicing Agreement will be required.

### Parks:

No concerns (Appendix V).

### School District:

#### **School Impacts:**

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

Elementary students = 12 students

Secondary students = 7 students

Total new students = 19 students

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

Sullivan Elementary School = 419 enrolled/215 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 = 98 students

Total new students = 189 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 is opening in September 2006. When the new school opens, approved new catchment boundaries will be implemented that will reduce the*

*projected overcrowding at Sullivan Elementary. A secondary school enrolment move (French Immersion) to the new Panorama Ridge Secondary School is also projected for September 2006.*

(Appendix VI)

Ministry of Transportation: No concerns (Appendix VII).

### SITE CHARACTERISTICS

- **Existing Land Use** Single family dwellings, which will be removed.
- **East:** Single family dwelling on a lot, zoned RA, designated Multiple Residential in the OCP. A development application (7905-0378-00), similar to the subject application, is in process to redesignate the site from "Multiple Residential" to "Urban", and to rezone from RA to RF-12 and will be considered by Council concurrently with the subject project (Appendix XIII).
- **South:** City park site on a lot, zoned CD, designated Multiple Residential in the OCP.
- **West:** Across 150 Street are new single family dwellings on lots, zoned CD, designated Multiple Residential in the OCP.
- **North:** Across 59 Avenue are suburban type single family dwellings on lots, zoned RA, designated Urban in the OCP. The Planning & Development Department has received a development application (7905-0378-00), similar to the subject application, to redesignate the site from "Multiple Residential" to "Urban", and to rezone from RA to RF-12 and will be considered by Council concurrently with the subject project (Appendix XIII).

### PLAN AND POLICY COMPLIANCE

OCP Designation: Does not comply. OCP Amendment from "Multiple Residential" to "Urban" is required.

NCP Designation: Does not comply. The South Newton NCP requires amendment to "Single Family Residential Flex (6 to 14.4 upa max)".

## JUSTIFICATION FOR PLAN AMENDMENT

### OCP Amendment

#### *Background*

- The site is designated "Multiple Residential" in the OCP. Prior to the adoption of the original South Newton NCP, the properties east of 150 Street and south of 59 Avenue were already designated "Multiple Residential" in the OCP. The NCP process did not involve an OCP amendment, hence, the site remained designated "Multiple Residential", even though it was designated "Single Family Residential" in the NCP.
- The proposed NCP amendment from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5 upa max" presents an opportunity to amend the OCP to reflect the density proposed in the NCP, which represents a better transition to the west and north.
- The development to the west was achieved by a CD Zone, prior to the introduction of the small lots. It represents a mix of building forms: single family detached homes on fee simple lots and semi-detached homes on fee simple lots with design controlled by a development permit. Because of the unique mix, the OCP designation was left as "Multiple Residential".

### NCP Amendment

#### *Background*

- The site comprises of three (3) lots, located at 5858-150 Street, 15040-59 Avenue and 15062-59 Avenue, on the east side of 150 Street, south of 59 Avenue. It is designated "Multiple Residential" in the OCP and "Single Family Residential" in the South Newton NCP.
- The proposed NCP amendment is to redesignate the site from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5", as shown in Appendix XI.
- Council approved the South Newton NCP, on June 14, 1999. The South Newton NCP was amended on December 6, 2004, to increase the opportunity for small lot residential development by redesignating majority of the "Single Family Residential" designated lands to "Single Family Residential Flex 6-14.5". The amendment recognizes the desirability of Single Family Small Lots, and to ensure an adequate inventory of this housing type within the South Newton NCP area. The amendment was triggered by a number of NCP amendment applications to redesignate a number of "Single Family Residential" designated properties to "Single Family Residential Small Lots"
- During the above noted NCP preparation and amendment process, a majority of the properties in the area south of 60 Avenue and east of 150 Street were retained as "Single Family Residential" because each property in the area was relatively small and did not have subdivision potential on their own. The homes on those lots were in relatively good condition and the owners did not express any desire to redevelop into small lots.

- Now the entire enclave has been successfully assembled and is under application (some of the applications being presented to Council concurrently with this application, in separate reports), therefore, this NCP amendment proposal can be processed. The proposal represents a development that is in keeping with the emerging character of the nearby area and will compliment the existing multiple residential to the south and mixed character to the west.

#### *The NCP Amendment Public Consultation Process*

- A Public Information Meeting was held on May 23, 2006, together with the other applications, for NCP amendment, namely 7906-0157-00, 7906-0181-00, and 7905-0378-00. 358 letters were sent to all the property owners within 100 metres (300 ft.) of the outer edge of the all the subject sites.
- The meeting format was an open house, where the proposed subdivision concept (Appendix III), an artist expression of the single family homes expected to be built on the site, and a concept of how future subdivision would be achieved on all the lots within the enclave, were displayed. A comment sheet was also made available for those who would like to express their opinion in writing.
- Twelve (12) people signed the sign-in sheet, excluding the applicants, the consultant and the City staff member in attendance. Of the twelve (12), eight (8) provided written comments. Five of them indicated that they were supportive of the proposed amendment, and three (3) were opposed.
- Two main concerns were raised by the three who were opposed to the proposed development: tree retention and availability of parks and walking paths.
- To address the concern of the neighbours, the consultant for the project provided the following information:
  - The three comments against the project came from the residents of the new townhouse development on the north side of 60 Avenue (Natures' Walk). The proposed NCP amendment does not involve the properties fronting 60 Avenue. The road pattern in the area will be interconnected with sidewalks which lead to 150 Street.
  - Over all, the attendance by only twelve (12) people from 358 house holds represents a very small number. Further, there were only three (3) who are opposed to the development.
  - Regarding tree retention, the applicant has conducted a tree survey and retained an Arborist to prepare a report regarding the condition of the trees on the site. The details of the tree survey and Arborist report are discussed later in this report.

#### *Impact on Schools*

- The comments from the school district indicate that the location of this development is within the catchment for the new Cambridge Area Elementary School, which will open in September, 2006. There is a new catchment boundary changes which will be implemented that will reduce the projected overcrowding at Sullivan Elementary. An enrolment move (French Immersion) to the new Newton Area Secondary School is projected for 2006, to balance the increased enrolment in Sullivan Heights Secondary School.

*Impact on Services*

- In regard to services, the proposed NCP amendment will implement the water, storm and sanitary sewer servicing strategies outlined in the approved NCP. The increase in projected yield will not change the overall servicing standards.

*Location Guidelines*

- The proposed RF-12 will be located adjacent to other RF-12 and RF developments proposal in the nearby area (project No. 7905-0378-00).

*Interfacing Guidelines*

- The new road alignment (Appendix III), which includes future 58A Avenue will be extended to 150 Street. This concept is supported by the surrounding neighbours and the Engineering Department.

DEVELOPMENT CONSIDERATIONS

- The proposed rezoning to RF-12 is in keeping with the proposed OCP and NCP designations (Appendix XI), and meets the minimum requirements of the Zoning by-law. Two (2) lots (proposed Lot 11 and 30) are over sized. These were created purposely to facilitate creation of other lots on the adjacent development, to the east, to maximize the development potential for the nearby properties. This proposal can proceed independently for the three others, which are being presented to Council in different reports.

*Proposed Building Scheme*

- Michael Tynan (The Design Consultant for this project) completed a Character Study of the area, and proposed a Building Scheme for the development, which follow a similar pattern as the new development emerging in the Panorama Village area.
- The highlights of the proposed Building Scheme are as follows:
  - Two-storey, split-levels and bungalow dwellings only;
  - No basement entry dwellings;
  - Secondary suites shall not be permitted;
  - Homes with well defined grade level entries, with front entrances that retain a human scale (no more than one-storey entrance) and have porches and or verandas as the main housing style;
  - Minimum 7:12 roof pitch on the main roof structure;
  - Shake profile concrete tiles and asphalt shingles and cedar shingles, in grey or brown tones roofing material;

- High quality exterior finish and detailing with, vinyl, stucco, cedar, hardiplank siding brick/cultured brick and stone/cultured stone, in grey-brown tones. Warm colours not permitted on cladding. Trim colours shall be shade variation of the main colour, complementary, neutral or subdued contrast; and
- A minimum of 2 trees and 15 shrubs per lot on each lot.
- A summary of the proposed design guidelines is attached as Appendix VIII.

#### *Tree Survey & Arborist Report and Lot grading*

- The applicants retained C. Kavolinas & Associates to conduct a tree survey and prepare an Arborist report. The report identified 58 mature trees (24 of which are deciduous) on the subject site, plus three (3) which are located on the 150 Street boulevard and concluded that 53 trees were to be removed. Three (3) of which are deemed hazardous and 50 are located on road right-of-ways and within building envelopes. Five (5) trees (including three on the boulevard) will be retained and protected. A minimum of 60 replacement tree (two trees per lot) are required to be planted. (Appendix IX). In addition to the replacement trees, there will be boulevard trees planted an interval of 7 metres (23 t.). This yields approximately 72 additional trees for this development.
- The applicant confirmed that in-ground basements are proposed in all proposed lots. To achieve the standard elevation for all the buildings, "fill" averaging 1.2 metres (4 ft.) will be required on approximately 30% of the site, to raise the elevations of some of the homes above street level, and to improve surface drainage on some.
- The lot grading information was reviewed by staff and found acceptable, to allow the project to proceed to the next stage.

#### PRE-NOTIFICATION

Pre-notification letters were sent on May 19, 2006, and staff received no comments.

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

- Pursuant to Section 879 of the *Local Government Act*, it was determined that it was necessary to consult specifically with the following with respect to the proposed OCP amendment, other than those circulated and contacted as part of the pre-notification process. No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.



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.	Ministry of Transportation Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Map Showing NCP Amendment
Appendix XI.	South Newton NCP
Appendix XII.	Map Showing OCP Amendment
Appendix XIII.	Map Showing Applications in the Nearby Area

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 2, 2006.
- Building Scheme dated July 31, 2006.
- Neighbourhood Character Study dated July 16, 2006.
- Tree Survey Plan dated July 2006.
- Arborist Report dated August 10, 2006.
- Tree Preservation and Replacement Plan dated July 2006.
- Lot Grading Plan dated July 2006.
- Soil Contamination Review Questionnaire prepared by Heather Higo dated April 25, 2006 and another prepared by Nirmal Kooner dated April 25, 2006.
- NCP Amendment Impact Assessment Report, including results of the May 23, 2006 Public Information Meeting, prepared by Clarence Arychuk and dated May 25, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

AGA/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:                    Hunter Laird Engineering Ltd.  
                         Address:                    #300 - 65 Richmond Street  
                                                            New Westminster, B.C.  
                                                            V3L 5P5  
                         Tel:                                    604-525-4651

2.      Properties involved in the Application

(a)      Civic Address:                    15040 and 15062 - 59 Avenue and 5858 - 150 Street

(b)      Civic Address:                    15040 - 59 Avenue  
            Owners:                                Nirmal and Kamaljit Kooner  
            PID:                                        006-432-701  
            Lot 40 Section 10 Township 2 New Westminster District Plan 49544

(c)      Civic Address:                    15062 - 59 Avenue  
            Owners:                                Garry and Heather Higo  
            PID:                                        008-170-100  
            Lot 41 Section 10 Township 2 New Westminster District Plan 49544

(d)      Civic Address:                    5858 - 150 Street  
            Owners:                                Jagessar and Soomwattie Das  
            PID:                                        006-432-646  
            Lot 39 Section 10 Township 2 New Westminster District Plan 49544

3.      Summary

(a)      Introduce a By-law to amend the Official Community Plan to redesignate the properties from "Multiple Residential" to "Urban".

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

(c)      Application is under the jurisdiction of MOT.

MOT File No. 01-006-23482.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12**

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	3.2 acres	
Hectares	1.3 ha	
<b>NUMBER OF LOTS</b>		
Existing	3	
Proposed	30	
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	13.4 m to 15.3 m	
Range of lot areas (square metres)	320 m <sup>2</sup> to 872 m <sup>2</sup>	
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	23.86 uph	9.68 upa
Lots/Hectare & Lots/Acre (Net)	23.86 uph	9.68 upa
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	50%	
Estimated Road, Lane & Driveway Coverage	16%	
Total Site Coverage	66%	
<b>PARKLAND</b>		
Area (square metres)		
% 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

