

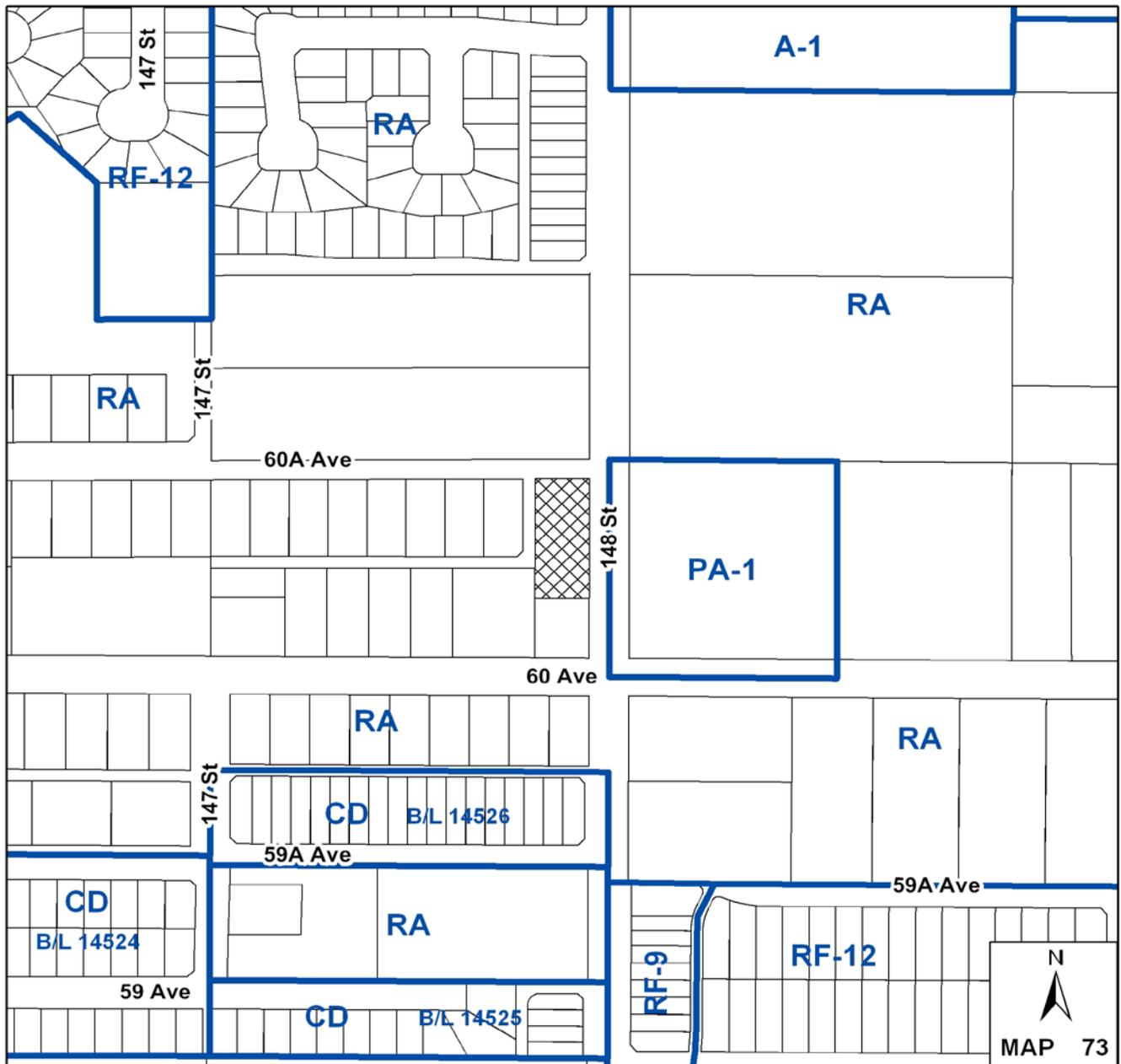
Proposal: Rezone from RA to RF-12 in order to permit subdivision into four (4) single family lots.

Recommendation: Approval to Proceed

Location: 6035 - 148 Street **Zoning:** RA

OCP Designation: Urban

NCP Designation: SF Res. **Owner:** Sureluck Homes Ltd.
 Small Lots



PROJECT TIMELINE

Application Submission Date: June 12, 2006
Revised Application Submission Date: December 19, 2006
Planning Report Date: February 12, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into four (4) single family lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property 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.
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;

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 proposed development as shown. The applicant should provide 5% cash-in-lieu of parkland, and provide park amenity contributions as per the South Newton NCP (Appendix V).

School District:

School Impacts:**Projected number of students from this development:**

Elementary students = 1 student
 Secondary students = 1 student
 Total new students = 2 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 = 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 as shown below. When a new school opens there will be catchment boundary changes implemented that will reduce the projected overcrowding at Sullivan Elementary.

SITE CHARACTERISTICS

- **Existing Land Use** Single family residential.
- **East:** Across 148 Street is a United church, which includes a pre-school, zoned PA-1, designated Urban in the OCP, and Institutional in the NCP.
- **South:** Single family residential lot, zoned RA, designated Urban in the OCP, and single family small lots in the South Newton NCP.
- **West:** A number of older single detached residential dwellings on undersized RA zoned lots, zoned RA, designated Urban in the OCP and Single Family small lots in the NCP.
- **North:** Single detached residential units, zoned RA, designated Urban in the OCP and Single Family small lots in the NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

NCP Designation: Single Family small lots. Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is 1,735 m² (0.43 acres) in size and is located at the southwestern corner of 60A Avenue and 148 Street. The property is designated 'Urban' in the OCP and is located within the South Newton NCP, which designates the property for 'Single Family Small Lots'.
- The South Newton NCP was approved by Council on June 14, 1999. This application maintains the community objective of the NCP, which is to create a mix of housing densities and types based on the planning and design principles established by the existing small lot subdivision in Panorama Village. The NCP designation of 'Single Family Small Lots' permits a density range of 3-4 upha (8-10 upa), which this application is adhering to with the proposed density of 3.7 upha (9.3 upa).
- The property north of the subject site, across 60A Avenue, is under a development proposal (7902-0359) that is at third reading and is proposing 11 single detached residential dwellings zoned RF and RF-12. The property immediately north of that site, is also under a development proposal (7904-0013) that is at third reading and has proposed 16 single detached residential dwellings zoned RF-9 and RF-12. Across 148 Street, north of the United Church site, is development proposal 7905-0182. This application is proposing eighty-eight (88) townhouse units at a density of 18 units per acre, which should be heard at Council in the near future. These three applications conform to the NCP.
- The properties to the south, along 60 Avenue, share the same designation of 'Single Family Small Lots', whereas the properties along 60A Avenue are designated 'Single Family Residential'. Given the surround designations and current applications in this area, RF-12 lots are considered to be an appropriate development at this location.

Proposed Development

- The proposed development pattern is in keeping with what the NCP delineates at this location, which is Single Family Small Lots that use the existing lane to access driveways on each property. Access to the properties from 148 Street is not permitted since 148 Street is an arterial road. This lane that exists to the west of the subject property, is currently gravelled. One of the Engineering requirements is to construct this lane to City standards.
- Proposed Lot 1 is wider than the three other proposed lots simply for the reason of accessing the lane without requiring an easement over a neighbouring property. Given this constraint, the configuration of the four proposed lots is considered to be the optimal layout at this location, and will not preclude the future subdivision of the lot to the south.

- The proposed RF-12, shallow wide lots are reasonable at this location due to the existing lot depth. The rear of the proposed lots abut an existing lane and face the side yards of existing lots, therefore, no impact is expected along this edge. Furthermore, the proposed RF-12 lots act as a desirable interface between the existing larger lots and 148 Street.
- All the proposed RF-12 lots meet the minimum size requirements of the RF-12 zone – Type II lots. The average size of the proposed lots is 400m². (1,312 ft²), with an average frontage of 15m (50ft) and an average depth of 25.5m (84ft).

Building Design Guidelines

- The applicant has retained Sandbox Designworks as the Design Consultant for this project. The Design Consultant conducted a character study of the surrounding homes and based on the findings proposed a set of building design guidelines for the proposed RF-12 lots (Appendix V).
- The design for the proposed RF-12 lots will include Neo-Traditional and Neo-Heritage styles, which would meet current design standards. Additionally, the proposed homes styles would concentrate on massing and landscaping to blend with the near-by properties.
- The exterior wall materials proposed include stucco, cedar siding, vinyl siding, cementitious siding, brick/cultured brick, stone/cultured stone, and cedar, vinyl, or cementitious wall shingles. A variety of colours are proposed that are earth tone in nature.
- The Design Consultant is proposing rooflines and features that compliment their respective style, while creating some interest on the front facades. The roofing will reflect the style objectives and have a minimum and maximum pitch of 8:12 and 12/12 respectively. The roof materials will consist of duroid shingles, cedar shakes/shingle or concrete tile (shake profile).
- Secondary suites are not permitted, nor are basement entry homes.

Lot Grading

- A preliminary Lot Grading Plan submitted by HY Engineering Limited has been reviewed by staff and is considered acceptable. The plan indicates minimal fill throughout the site where nothing greater than 0.5m (1.6 ft) is proposed. No retaining walls are required.
- The fill throughout the lot is required to meet the existing road grade along 60A Avenue, the lane, and 148 Street. The fill is also required to achieve proper drainage between the properties. The preliminary plan has been reviewed by the Building Division and found satisfactory to proceed.
- In-ground basements are feasible and proposed for all four RF-12 lots.

Tree Preservation

- Peter Mennel of MGF Horticultural Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans for the subject lot (Appendix VI). The plans have been reviewed by the City's Landscape Architect and deemed acceptable.

The drawing that is included in the report illustrates eighteen (18) trees. Of those eighteen (18) trees, four (4) are located on the property to the south and one (1) appears to be on the property boundary. These five (5) will be protected.

- Of the remaining thirteen (13) trees identified on the drawing, two (2) are located on the future road allowance and have therefore, been excluded from the tree preservation summary.
- The report identifies eleven (11) protected trees, two (2) are considered hazardous. These eleven (11) trees include Douglas Fir, Paper Birch, Western Red Cedar, and Lombardy Poplar trees.
- The report points out that the three (3) trees in the northwest corner of the property will not survive lane improvements and are therefore, recommended to be removed. There are two (2) other trees that are located in the future road allowance and have been recommended to be removed as well.
- The six (6) trees along the western side of Lot 1 are Lombardy Poplar, and as a species offer an increased risk of limb failure and are not considered suitable for smaller urban lots. They are recommended to be removed.
- Two (2) trees that are located in Lot 3 are in poor condition and are recommended to be removed due to their condition.
- In conclusion, the report indicates all eleven (11) protected trees on the site will be removed, and twelve (12) replacement trees will be planted as a result of the proposed development. Given the 2:1 replacement ratio, 10 replacement trees not planted will require \$3,000 cash-in-lieu compensation.

PRE-NOTIFICATION

Pre-notification letters were sent on July 10, 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.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated October 3, 2006.
- Tree Preservation and Replacement Plan dated December 21, 2006.
- Soil Contamination Review Questionnaire prepared by H.Y. Engineering Ltd. dated June 8, 2006.

How Yin Leung
Acting General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.428
Hectares	0.1734
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m - 20.5 m
Range of lot areas (square metres)	320 sq.m. - 26.6 m sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	43.3%
Estimated Road, Lane & Driveway Coverage	25.7%
Total Site Coverage	69.0%
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

