

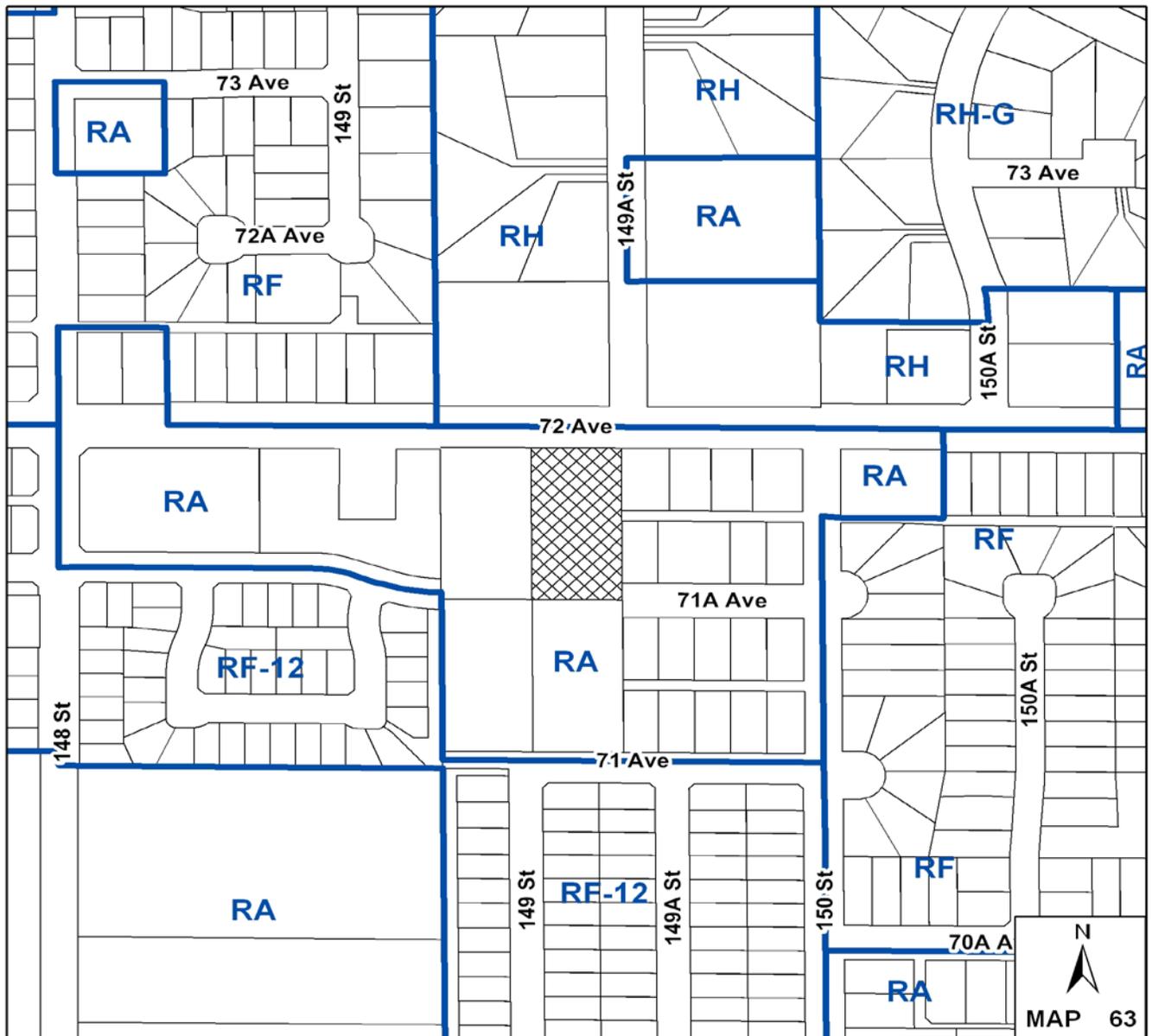
Proposal: NCP amendment from Urban Residential to Small Lots and rezoning from RA to RF-12 in order to permit subdivision into 8 single family small lots.

Recommendation: Approval to Proceed

Location: 14932 - 72 Avenue **Zoning:** RA

OCP Designation: Urban

NCP Designation: Urban SFR **Owner:** Sukhwinder Aujla



PROJECT TIMELINE

Completed Application Submission Date: June 20, 2006
Planning Report Date: October 16, 2006

PROPOSAL

The applicant is proposing:

- an NCP amendment from "Urban Single Family Residential" to "Single Family Small Lots"; and
- a rezoning from RA to RF-12

in order to allow subdivision into eight (8) single family residential small 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; and
 - (d) submission of a landscaping cost estimate and financial securities to the specifications and satisfaction of the City Landscape Architect for the proposed landscape buffer fronting 72 Avenue.
3. Council pass a resolution to amend East Newton South NCP to redesignate the land from "Urban Single Family Residential" to "Single Family 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: The Parks, Recreation & Culture Department supports the applicant's proposal to pay cash-in-lieu of open space dedication (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 4 students
 Secondary students = 2 students
 Total new students = 6 students

School Catchment Area/Current Enrollment/School Capacity:

T.E. Scott Elementary School = 235 enrolled/215 capacity
 Frank Hurt Secondary School = 1,174 enrolled/1,250 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 = 117 students
 Secondary students = 88 students
 Total new students = 205 students

Approved Capacity Projects and Future Space Considerations

It is noted that when Chimney Hill Elementary School opened in 2001 there was a major enrollment move, leaving surplus capacity available at T.E. Scott for future growth. Enrollment has slowly increased with new housing over the last few years, and this trend is expected to continue until the ultimate residential build out for the NCP is achieved. An addition to T.E. Scott is identified in the 2006-1010 Five Year Capital Plan for funding approval in 2009/2010.

There are no capital projects identified for Frank Hurt Secondary.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling to be removed prior to subdivision.
- **Significant Site Attributes** The site is generally clear of any significant vegetation with only a few existing trees along the eastern boundary.
- **East:** Single family residential lots, zoned RA, designated Urban Single Family Residential in the NCP.
- **South:** Proposed development (Application No. 7906-0130-00) on a site zoned RA, designated Compact Housing (10 upa) in the East Newton South NCP, to create RF-9C single family residential small lots with coach houses. This proposal received Third Reading on September 25, 2006.
- **West:** Proposed development (Application No. 7904-0253-00) by the same developer. This proposal also includes an NCP amendment to create single family small lots, currently zoned RA, designated Urban Single Family Residential in the NCP.
- **North:** Across 72 Avenue, proposed development (Application No. 7905-0180-00) by the same developer with an OCP amendment for a portion of the site to permit the development of four single family residential lots, zoned RH, designated Suburban in the OCP.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- NCP Designation: Designated Urban Residential and Road in the East Newton South NCP. Needs amendment to Single Family Small Lots to eliminate the road and create RF-12 small lots.

JUSTIFICATION FOR PLAN AMENDMENTLand Use Amendment

- The subject property at 14932 – 72 Avenue is located within East Newton South Neighborhood Concept Plan (NCP) along the south side of 72 Avenue, an arterial road. The applicant proposes to re-designate the property from Urban Single Family Residential to Single Family Small Lots, and to rezone from One-Acre Residential Zone (RA) to Single Family Residential (12) Zone (RF-12) in order to permit the development of eight (8) single family residential small lots (Appendix III).
- From a land use perspective, the proposed single family, RF-12, lots is acceptable given that:
 - the proposal complies with the City's locational policy for the creation of small lots;

- other single family small lots have recently been approved by Council in this NCP, south of 71 Avenue and east of 148 Street;
- the addition of RF-12 lots will increase the variety of housing accommodation in this neighborhood which has been developed predominantly as RF lots;
- the subject site fronts an arterial road and is located near public transit access to the Newton Town Centre;
- the proposed lots are oversize RF-12 lots (average 432 sq.m / 4,645 sq.ft) which approximate the RF Zone lots size (560 sq.m. / 6,000 sq.ft) and provide a sizeable small lot product that offers a variety for the community; and
- proximity to Park.

Road Concept Amendment

- The original NCP for this neighborhood (Appendix VIIa), approved by Council on December 15, 1997, showed the re-alignment of 150 Street to 149A Street on this particular site to meet 72 Avenue in a four-way intersection. This re-alignment was intended to minimize the number of intersections between 144 Street and 152 Street along 72 Avenue, and particularly to address less than ideal vehicle sight lines given the downhill grades from west to east.
- In order to realize this re-alignment the NCP showed the creation of a new 150 Street through several properties including the subject site, however, this alignment proved to be undesirable and difficult to coordinate through development. As a result, on November 7, 2005 Council endorsed an amendment to the road concept (Appendix VIIb) through development application (No. 7904-0136-00), located at 7025, 7041, 7061 and 7095 – 150 Street, in order to create single family residential small lots, zoned RF-12. According to the revised concept 150 Street would remain open in its current location, and a future review would be undertaken to determine whether the 149A Street realignment was needed through the subject site.
- Upon the submission of a development application for the subject property, the Transportation Division conducted a traffic study of the conditions at the existing intersection at 150 Street and 72 Avenue. It was determined through this study that it is desirable and safe to keep 150 Street open in its existing location, thus eliminating the need for road dedication and construction requirements on the subject site to realign this road. The proposed subdivision layout (Appendix III) assumes 150 Street will remain open in its current location, and the proposed lane and road dedications are otherwise consistent with the current NCP (Appendix VIIc) and Engineering requirements. The Engineering Department supports the plan amendment.

DEVELOPMENT CONSIDERATIONS

Proposed Land Use & Density

- The applicant proposes to rezone the subject property (1.05 acre) from One-Acre Residential Zone (RA) to "Single Family Residential (12) Zone (RF-12)" to permit subdivision into eight (8) single family small lots. The existing single family dwelling on the property is to be removed prior to subdivision approval.
- The proposed development is consistent with the "Urban" designation in the Official Community Plan (OCP), and the subject site is located within the core area of the NCP near an existing school and park. The proposed development will, therefore, create family-oriented housing in close proximity to school and park facilities, public transit and local retail and services, as intended by the NCP.
- The development will achieve a density of 8 units per acre (19 units per hectare), and the lot sizes will range from 423 m² (4,560 ft²) to 439 m² (4,725 ft²). All of the lots exceed the minimum lot width, depth and area requirements of the RF-12 Zone for Type I interior lots.

Building Design

- The applicant has retained Carolyn Stewart as the Design Consultant. This 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 VIII). A Building Scheme shall be registered on the title of each lot in order to ensure that the homes are compatible with the emerging character of the surrounding neighborhood.
- The design of the new homes will include Neo-Heritage and Neo-Traditional styles in order to ensure the new homes blend within the existing neighborhood. In addition, the new homes will incorporate balanced massing, particularly on the front facades, with well-identified entries, and high detailing standards in roof skirts, porches and/or wood detail.
- The Design Consultant recommends using earth and grey tone colors, off-white, black and complimentary colors on the exterior with a combination of materials such as stucco, cedar, vinyl, cementitious (wood grain look), brick and stone/cultured stone. The roofing will also reflect the style objectives with a minimum 6:12 pitch and either cedar, concrete or duroid roof tiles in shake or slate profile.
- Basement-Entry style homes and secondary suites will not be permitted.

Lot Grading

- A preliminary Lot Grading Plan submitted by the applicant's consultant has been reviewed by staff and is considered satisfactory. The Plan indicates minimal fill, up to 0.5 m (1 ft 8 in), is required in the southwest corner of the site to achieve natural drainage. The proposed grades will meet existing grades of adjoining roads and properties.
- In-ground basements are feasible and proposed on all of the lots.

Tree Preservation

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Replacement Plans for this development. This information has been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report identifies 2 mature sized Pine trees on the subject property, both of which are proposed to be removed because their root zones extend into the building envelope of proposed Lot 5. An additional undersized Cherry tree was found to be in poor condition and will be removed.
- The Arborist recommends 16 replacement trees to be planted throughout the development site. In addition, approximately one boulevard tree per lot will be planted for a total of eight (8) trees. The proposed number of replacement trees exceeds the trees to be removed, therefore, additional compensation for upsizing or financial contributions for tree replacement are not required.

Landscape Buffer

- In addition to replacement trees and boulevard trees, additional trees and landscaping are proposed within a 4 metre (13 ft) wide Landscape Buffer along 72 Avenue as illustrated in the attached Appendix X. This buffer plan is consistent with other developments along 72 Avenue as per the NCP, and will be secured through submission of financial securities prior to final zoning approval.

PRE-NOTIFICATION

- Pre-notification letters were sent on July 21, 2006, and staff received one phone call inquiring about the proposed development. The caller did not have any concerns with the proposal.

Public Information Meeting

- As part of the NCP Amendment process, a Public Information Meeting was held July 6, 2006, between 6 pm and 8 pm at the Newton Fellowship Church to present multiple development proposals, by the same developer, along 72 Avenue (7905-0180-00, 7906-0184-00, 7904-0253-00 and 7906-0290-00). A total of 17 residents recorded their attendance, and 4 of the 10 comments sheets returned, and one phone call, were within the mail-out radius of the proposed development (No. 7906-0290-00).
- In general the comments were supportive of the proposed NCP amendment to create single family small lots. However, a few of the new residents on the east side of 150 Street, south of 72 Avenue, expressed concerns regarding the proposal to keep 150 Street open at 72 Avenue. They were concerned about traffic volume, travels speeds and safety along 150 Street and at the intersection with 72 Avenue.
- In response to these concerns, staff met with two of these residents to discuss the road concept, which was amended through development No. 7904-0136-00 before their residences were built on the east side of 150 Street. Through 7904-0136-00 it was determined that 150 Street would remain open, at least, up to 71A Avenue, if not entirely, and it was noted that these residents live

on a cul-de-sac at 71A Avenue, thus they would continue to see traffic in 150 Street with or without the access to 72 Avenue being relocated through the subject property, 14932 – 72 Avenue.

- Staff explored options to address the concerns of residents. In this meeting staff discussed the results of traffic studies that demonstrate adequate capacity for increased volume in 150 Street and sufficient sight lines for safe turning movements, as permitted, at 72 Avenue. In addition, the following improvements are proposed in this neighborhood to further minimize the amount of traffic using the intersection at 150 Street and 72 Avenue:
 - movement at the intersection of 150 Street and 72 Avenue will be limited to right-in/right-out only;
 - a traffic signal will be installed at the intersection of 148 Street and 72 Avenue where full movement will be available to turn left onto 72 Avenue, so those traveling westbound will use this intersection not the 150 St intersection;
 - lane access to 72 Avenue, approximately mid-block between 148 Street and 150 Street, will provide an additional outlet for residents to turn right-in/right-out onto 72 Avenue; and
 - traffic calming measures such as speeds humps will be implemented through standard traffic calming procedures for 150 Street, particularly between 70 and 72 Avenues.

The residents were satisfied with the proposed measures to minimize impact of the proposed developments, and were very supportive of traffic calming measures being implemented in 150 Street. The residents were advised that they need to organize a local improvement request to facilitate this process through the Engineering Department.

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 VIIa	Original NCP Road Concept
Appendix VIIb	Previous NCP Road Amendment Approval (Project No. 7904-0136-00)
Appendix VIIc	Current NCP Road Concept
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Landscape Buffer Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 11, 2006.
- Building Scheme dated October 3, 2006.
- Neighbourhood Character Study dated October 3, 2006.
- Tree Survey Plan dated September 22, 2006.
- Arborist Report dated September 22, 2006.
- Tree Preservation and Replacement Plan dated September 22, 2006.
- Lot Grading Plan dated September 2006.
- Soil Contamination Review Questionnaire prepared by Sukhwinder Aujla.

How Yin Leung
Acting General Manager
Planning and Development

LCR/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: Clarence Arychuk, 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: 14932 - 72 Avenue

(b) Civic Address: 14932 - 72 Avenue
 Owner: Sukhwinder Aujla
 PID: 007-063-318
 Lot 40 Section 15 Township 2 New Westminster District Plan 35589

3. Summary

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

SUBDIVISION DATA SHEET

Proposed Zoning:RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.05 ac
Hectares	0.43 ha
NUMBER OF LOTS	
Existing	1
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	12.0 m (39 ft.)
Range of lot areas (square metres)	423.6 m ² (4,560 sq.ft.) to 439 m ² (4,725 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	19 upha (8 upa)
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	60%
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

