

**Proposal:** Rezone from RS (By-law No. 5942) and RA to RF to permit subdivision into six (6) single family residential lots. DVP to relax the front yard setback for an existing dwelling.

**Recommendation:** Approval to Proceed

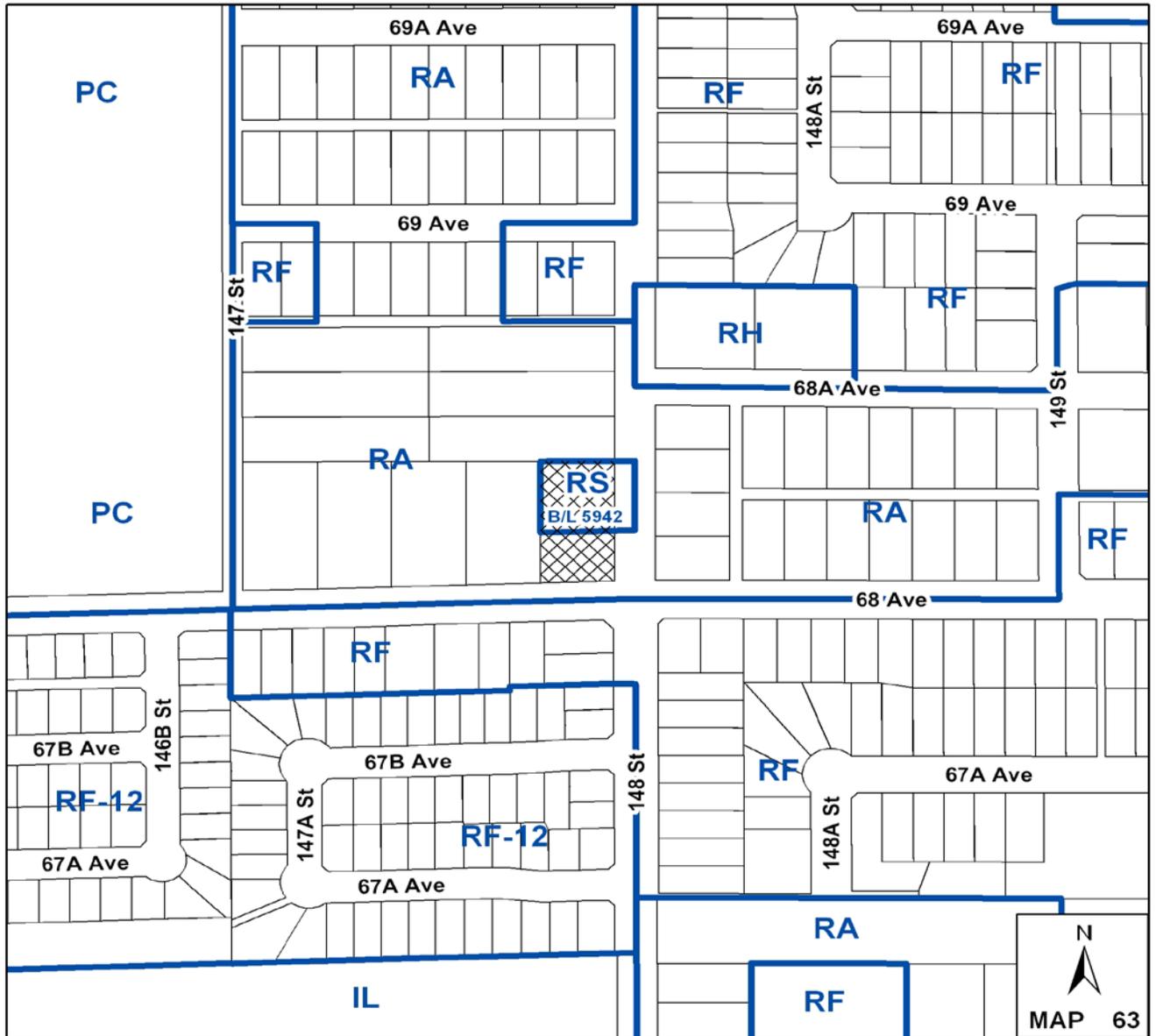
**Location:** 6823 - 148 Street and 14787 - 68 Avenue

**Zoning:** RS (By-law No. 5942) and RA (By-law No. 12000)

**OCP Designation:** Urban

**NCP Designation:** Urban SF Res.

**Owners:** Kulwinder Kang, Inderjit Kang, et al



## PROJECT TIMELINE

Completed Application Submission Date: December 7, 2006  
Application Revision & Re-submission Date: January 11, 2007  
Planning Report Date: February 12, 2007

## PROPOSAL

The applicant is proposing:

- a rezoning from RA and RS (By-law No. 5942) to RF; and
- a Development Variance Permit to relax the following by-law regulations:
  - to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for the existing dwelling on proposed Lot 4

in order to allow subdivision into four (4) single family residential lots and retain two (2) existing dwellings.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone 14787 - 68 Avenue from "One-Acre Residential Zone (RA)" (By-law No. 12000) and to rezone 6823 - 148 Street from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0325-00, (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for an existing dwelling only on proposed Lot 4.
3. 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) register Section 219 Restrictive Covenant on Lots 2 and 4 for specific driveway locations to ensure tree retention; and

- (e) register Section 219 Restrictive Covenant on the existing dwellings being retained to ensure upgrading to minimum standards as determined by the Design Consultant prior to subdivision approval.

## 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:** No concerns. The applicant should provide park amenity contributions on a per unit basis in keeping with the East Newton South NCP adopted by Council (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:**

T.E. Scott Elementary School = 294 enrolled/215 capacity  
 Frank Hurt Secondary School = 1,151 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 = 118 students  
 Secondary students = 69 students  
 Total new students = 187 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 2006-2010 Five Year Capital Plan for funding approved in 2009/2010. There are no capital projects identified for Frank Hurt Secondary. The proposed development will not have an impact on these projections.*

(Appendix VI)

### SITE CHARACTERISTICS

- **Existing Land Use** Two large residential lots, each with an existing dwelling proposed to be retained. The properties are designated Urban Single Family Residential in the East Newton South Neighbourhood Concept Plan, and Urban in the OCP.
- **Significant Site Attributes** Some coniferous trees along the east side of the lot.
- **East:** Across 148 Street are older single family homes on lots, zoned RA, designated Urban Single Family Residential in the East Newton South NCP and Urban in the OCP.
- **South:** Across 68 Avenue, rezoning application (No. 7903-0123-00) to develop three (3) single family lots. The rezoning was approved by Council on July 24, 2006, zoned RF, designated Urban Single Family Residential in the East Newton South NCP and Urban in the OCP.
- **West:** Existing half-acre lots, zoned RA, designated Urban Single Family Residential in the East Newton South NCP and Urban in the OCP.
- **North:** Existing half-acre lots, zoned RA, designated Urban Single Family Residential in the East Newton South NCP and Urban in the OCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

NCP Designation: Urban Single Family Residential. Complies.

### Background

- The subject site consists of two large lots with existing single family dwellings. It is located at the northwest corner of 68 Avenue and 148 Street. The two properties are designated Urban Single Family Residential in the East Newton South Neighbourhood Concept Plan (NCP) and Urban in the Official Community Plan (OCP).
- The applicant is proposing to rezone both the south lot (14787-68 Ave) from “One-Acre Residential Zone (RA)” (By-law No. 12000) and the north lot (6823-148 St) from “Suburban Residential Zone (RS)” (By-law No. 5942) to “Single Family Residential Zone (RF)” to allow subdivision into four (4) single family residential lots. The proposed RF zoning is consistent with the Urban designations in the NCP and OCP.

### Land Use

- The subject site is located in a neighbourhood that has undergone considerable change and redevelopment in recent years, in accordance with the anticipated land uses approved under the East Newton South NCP. Many properties in the area have been rezoned from larger half-acre and acreage lots to single-family residential lots (RF). The current rezoning application will create lots that are consistent with the neighbourhood, the NCP, and OCP.
- A number of Rezoning and Subdivision applications have been approved in the area that would support the approval of the current application (Appendix X):
  - In July of 2006, Council approved Rezoning Application (No. 7903-0123-00) to allow the property directly to the south to subdivide into three (3) single family lots. The size of these lots range from 569 m<sup>2</sup> (6,125 ft<sup>2</sup>) to 600 m<sup>2</sup> (6,548 ft<sup>2</sup>).
  - Southeast of the subject site, Rezoning Application (No. 7903-0142-00) was approved by Council in July 2004 to allow 24 single family lots. Many of the properties are similar in size to the lots proposed in the current application.
  - In May 2006, Council approved Rezoning Application (No. 7904-0328-00) to allow subdivision into two (2) RF lots and three (3) RF-12 lots. The two (2) RF lots front 68 Avenue and are directly southwest of the subject site. One of the lots currently has a frontage of 22 metres (72 ft.), however, a No-Build has been placed on a portion of the property for future subdivision with the adjacent lots to the west. The lot widths of nearly all the RF lots along this section of 68 Avenue are to be approximately 15.3 metres (50.1 ft.), with lot areas of 560 m<sup>2</sup> (6,000 ft<sup>2</sup>).

### Proposed Subdivision

- In accordance with the NCP, the area has undergone considerable change and redevelopment. The proposed subdivision will create lots that are consistent with the neighbourhood.
- The four (4) proposed lots are similar in width and depth. The proposed lot widths range from 15.68 metres (51.4 feet) to 16.72 metres (54.8 ft) and all the lot depths are approximately 35.6 metres (116.8 ft). These dimensions all comply with the proposed RF zoning (Appendix III). All of the proposed lots are similar in size, ranging from 560 m<sup>2</sup> (6,028 ft<sup>2</sup>) to 586 m<sup>2</sup> (6,308 ft<sup>2</sup>).

The two existing single family dwellings will be retained and the carport on the north lot will be removed to accommodate the subdivision.

- The average width of the four (4) lots proposed in the current application is 16.1 metres (53 ft) with average lot sizes of 573 m<sup>2</sup> (6,167 ft<sup>2</sup>). They are consistent with the general pattern of development in the neighbourhood, and result in an efficient and reasonable pattern of development for the subject lots. The proposed lot sizes and dimensions are slightly smaller than most adjacent properties to the north and east, although these neighbouring lots all have future subdivision potential. The four (4) properties to the east, across 148 Street, may be subdivided into six (6) lots averaging 15.8 metres (52 ft.) in frontage width.

#### Neighbourhood Character Study and Building Scheme

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The character study involved reviewing a number of existing homes in the immediate area in order to establish suitable design guidelines for the proposed subdivision. A full summary of the design guidelines is attached to this report (Appendix VII).
- In order to reflect the established character of the newer homes within the neighbourhood, the design consultant recommends that four specific styles of homes be permitted, including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" and "Rural Heritage".
- The Design Consultant proposes the dwelling types be limited to two-storey dwellings, split level dwellings and Rancher (bungalow) dwellings. Basement-entry homes and secondary suites will not be permitted.
- Exterior building materials include stucco, cedar, vinyl, hardiplank, brick and stone in "neutral" and "natural" colours. The minimum roof pitch is 7:12 with the permitted roofing materials being cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap. Only grey or brown is permitted.
- The dwellings to be retained are in good condition, but minor upgrading is required to better reflect the streetscape of the neighbourhood. A more detailed easement of these dwellings will be conducted by the Design Consultant prior to subdivision and rezoning approval, and a Restrictive Covenant be secured on the existing dwellings being retained to ensure upgrading to minimum standards as determined by the Design Consultant.

#### Lot Grading and Trees

- Coastland Engineering and Surveying Ltd produced Lot Grading Plans, dated November 2006. The plans were reviewed by City staff and deemed acceptable.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided. Basements will be achieved with little or no fill.
- C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation / Replacement Plans. The City's Landscape Architect and Parks staff are working with the Arborist to retain trees located along 148 Street. C. Kavolinas provided a report and plan

showing that services and proposed driveways may encroach into the protection zone of the trees, however, the report states the trees should survive despite the construction activity.

- Despite the challenges, the majority of the trees on the subject site are to be proposed retained. Coastland Engineering and Surveying has noted that an arborist be on site during any construction and grading adjacent to the retained trees. A Restrictive Covenant will be required on Lots 2 and 4 for specific driveway locations to ensure tree retention.
- According to the tree summary, 19 protected trees are identified on the subject site, with most located on the eastern portion of the lots along 148 Street (Appendix VIII). They are all Douglas Firs. Only one (1) tree is to be removed because of its poor condition. The total number of replacement trees being proposed is five (5). This number will satisfy the current Tree By-law requirement, and therefore no compensation is required.

### PRE-NOTIFICATION

Pre-notification letters were sent on August 23, 2006 and staff received no comments.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- Reduce the front yard (east) setback from 7.5 metres (25 ft) to 6.7 metres (22 ft) for proposed Lot 4 (southern lot) to accommodate an existing single family dwelling.

#### Applicant's Reasons

- To allow retention of an existing house

#### Staff Comments:

- The variance for the front yard setback is to be 0.8 metres (2.6 ft.) to accommodate the existing dwelling after required road dedication. This variance is minimal and is not expected to any create spatial or interface implications.
- Lot 4 is the southern-most lot in the subdivision (Appendix III) and is located at the intersection of 148 Street and 68 Avenue. The front lot line adjoins 148 Street, but the existing dwelling to be retained, faces 68 Avenue. Therefore, the side elevation of the dwelling, not the façade, will interface the front lot line.
- A 10-foot high hedge along the front (eastern) lot line creates a significant buffer between the existing house and 148 Street. The hedge is proposed to be retained and will provide additional screening.
- The variance is granted for the current retained house on proposed Lot 4 only. Any future construction on this lot must be in compliance with the minimum setback requirements of the RF zone.

### 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
Appendix IX.	Development Variance Permit No. 7906-0325-00
Appendix X.	Neighbourhood Map

### INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies.
- Detailed Engineering Comments dated October 31, 2006.
- Building Scheme dated September 10, 2006.
- Neighbourhood Character Study dated September 10, 2006.
- Tree Survey Plan dated December 2006.
- Arborist Report dated December 5, 2006.
- Tree Preservation and Replacement Plan dated December 2006.
- Lot Grading Plan dated November 2006.
- Soil Contamination Review Questionnaire prepared by Garry Sandhu dated June 26, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

DN/kms:rdd



## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.592 ac
Hectares	0.239 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.7 m - 16.4 m
Range of lot areas (square metres)	560 sq.m. - 600 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	16.6 lots/ha    6.7 lots/ac
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	11.5%
Total Site Coverage	51.5%
<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 - Front Yard Setback existing dwelling (Lot 4)	YES

CONTOUR MAP FOR SUBJECT SITE

