

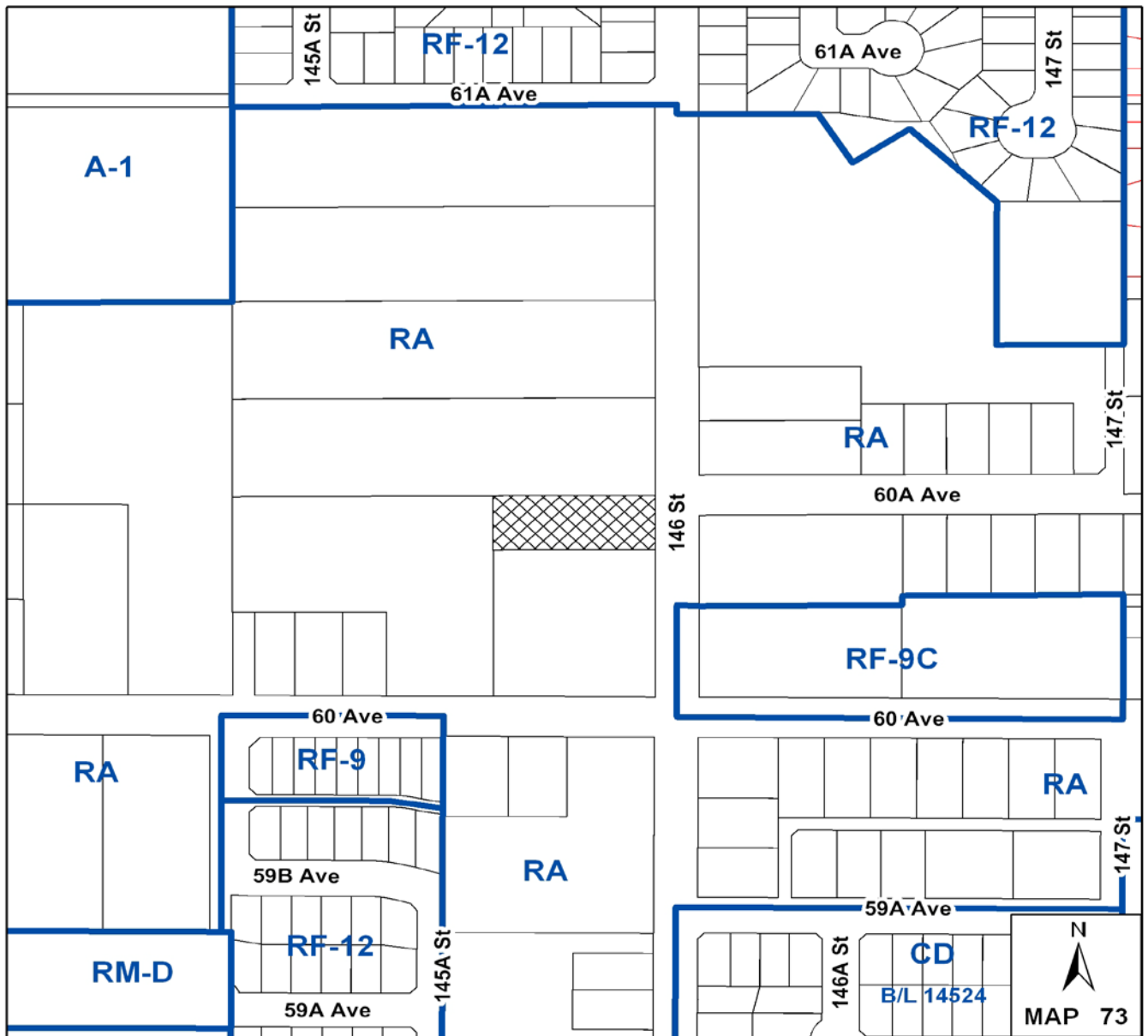
Proposal: Rezone from RA to RF-12 to allow subdivision into approximately five single family small lots.

Recommendation: Approval to Proceed

Location: 6047 - 146 Street **Zoning:** RA

OCP Designation: Urban

NCP Designation: SF Res Flex 6 to 14.5 upa max **Owner:** Norman P. Mackie



PROJECT TIMELINE

Completed Application Submission Date: August 4, 2006
Planning Report Date: September 25, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into five (5) 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; and
 - (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). A Servicing Agreement will be required.

Parks: No concerns (Appendix V).

School District:

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

Elementary students = 2 students
 Secondary students = 1 students
 Total new students = 3 students

School Catchment Area/Current Enrollment/School Capacity:

Cambridge Elementary School = 343 enrolled/480 capacity
 Sullivan Heights Secondary School = 1,064 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 = 96 students
 Total new students = 187 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 opened in September 2006. An enrollment move (French Immersion) to the new panorama Ridge Secondary School is projected for September 2006.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling to be removed.
- **East:** Across 146 Street are single family dwellings on larger holding properties, zoned RA, designated Urban in the OCP.
- **North, South and West:** Older single family dwellings on lots, zoned RA, designated Urban in the OCP. These properties are under application to rezone the site to allow subdivision into approximately 76 single family small lots, under project No. 7904-0046-00, which is at Third Reading.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The site comprises of one (1) lot, located at 6047-146 Street. It is designated Urban in the OCP and "Single Family Residential Flex 6 to 14.5 upa max" in the South Newton NCP.
- 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 to 14.5 upa max". The amendment recognizes the desirability of Single Family Small Lots, and to ensure an adequate inventory of these housing types 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"
- The proposal is to rezone the site from RA to RF-12.
- The proposed RF-12 zone is in keeping with the OCP and NCP designation of the property. The subdivision proposal meets all the regulations of the RF-12 Zone and is in keeping with new road concept proposed by the adjacent application to the north, west and south (Project No. 7904-0046-00).
- The proposed layout requires that the adjacent project (No. 7904-0046-00) proceeds first in order to achieve road access for the proposed lots. Should this application proceed first, the applicant will be required to obtain the necessary right-of-way for access.

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 level dwellings and bungalows only;
 - No basement entry dwellings;
 - Secondary suites are prohibited;

- 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, in grey or brown tones roofing material;
 - High quality exterior finish and detailing with, vinyl, stucco, cedar, hardiplank siding (wood grain look), brick/cultured brick and stone/cultured stone, in earth or grey 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 two tree and 17 shrubs (minimum 5 gallon pot size) per lot will be provided on all the lots.
- A summary of the proposed design guidelines is attached as Appendix VII.

Tree Survey & Arborist Report and Lot Grading

- The applicants retained C. Kavolinas & Associates Inc. to conduct a tree survey and prepare an Arborist report. The report identified 41 mature trees on the subject site, of which 33 are deciduous. The report concluded that 40 trees were to be removed and 1 tree is to be retained along the south property line. All trees to be removed are located on road right-of-ways, or within building envelopes and areas where fill will be required. Nine (9) replacement trees will be planted, for an average of 2 trees per lot (Appendix VIII). In addition to the replacement trees, 4 boulevard trees will be planted.
- 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 to raise the elevations of some of the homes above street level. 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 August 17, 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
Appendix IX.	South Newton NCP
Appendix X.	Development Concept Plan (Surrey Project No. 7906-0046-00) and 7906-0328-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 22, 2006.
- Building Scheme dated August 14, 2006.
- Neighbourhood Character Study dated August 14, 2006.
- Tree Survey Plan dated August 2006.
- Arborist Report dated August 14, 2006.
- Tree Preservation and Replacement Plan dated August 2006.
- Lot Grading Plan dated August 2006.
- Soil Contamination Review Questionnaire prepared by Amritpal Gill dated July 23, 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: 6047 - 146 Street

 - (b) Civic Address: 6047 - 146 Street
 Owner: Norman P. Mackie
 PID: 002-372-380
 Parcel A Part NW ¼ Section 10 Township 2 New Westminster District Plan
 1361, Block 16, Lot 36 Except Plan 13741

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.5 ac
Hectares	0.2 ha
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	14.2 m to 16.9 m
Range of lot areas (square metres)	321 m ² to 375 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	25 lots/ha 10 lots/ac
Lots/Hectare & Lots/Acre (Net)	25 lots/ha 10 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	16%
Total Site Coverage	66%
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

