

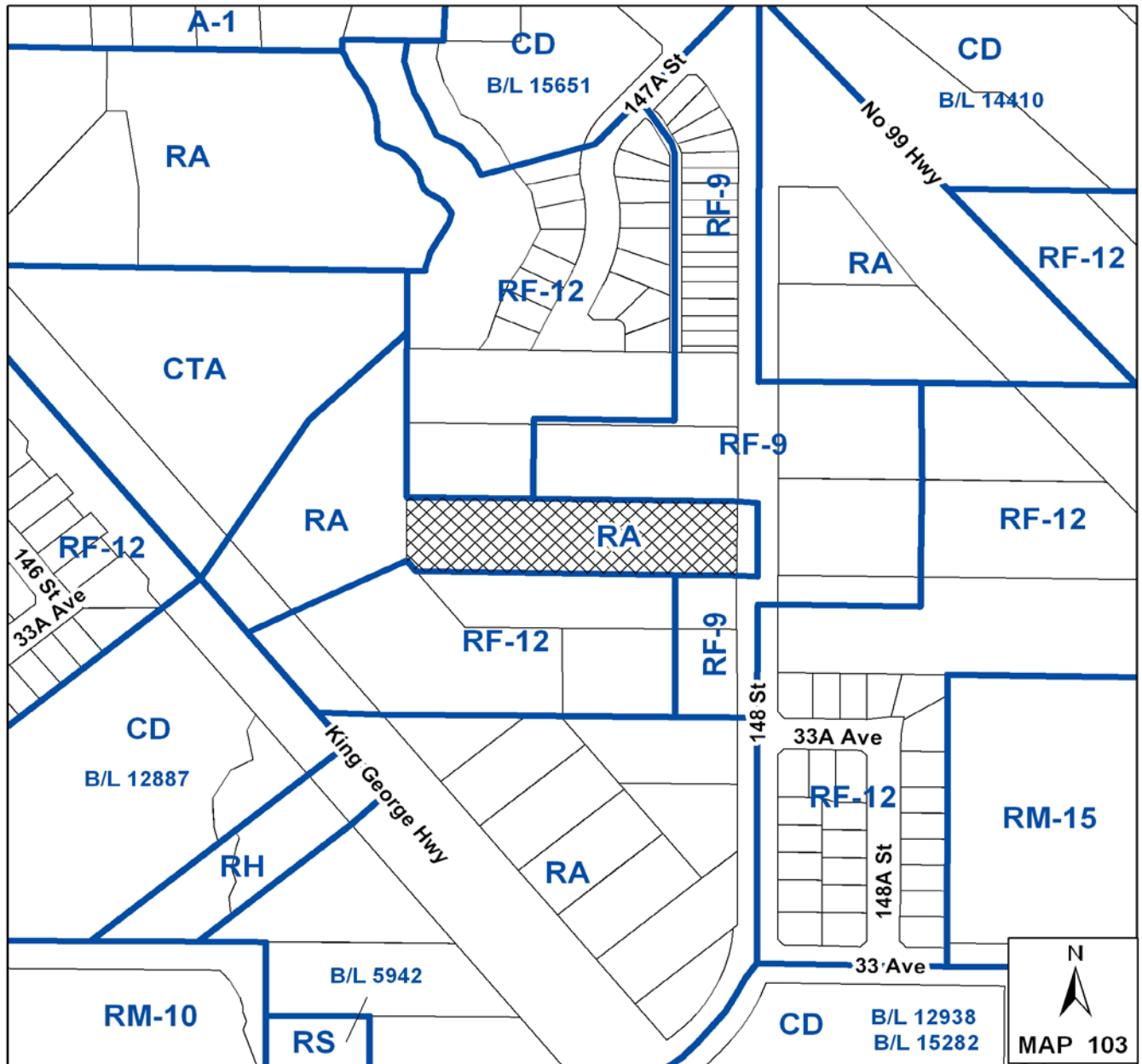
**Proposal:** Rezone from RA to RF-12 and RF-9 to allow subdivision into 13 single family small lots.

**Recommendation:** Approval to Proceed

**Location:** 3417 - 148 Street      **Zoning:** RA and RF-12

**OCP Designation:** Urban

**LAP Designation:** Clustering Urban SF (8 upa)      **Owners:** Walter and Ann Paton et al



## PROJECT TIMELINE

Completed Application Submission Date: August 17, 2006  
Planning Report Date: January 22, 2007

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12 and RF-9

in order to allow subdivision into 13 single family small lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the site identified as Block "A" on the plan attached from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and the portion of the site identified as Block "B" on the same plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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) address the concerns of the Parks, Recreation & Culture Department concerning the impact of this projection on Parks, Recreation & Culture facilities in the nearby area;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant to adequately address the deficiency in tree replacement; and
  - (f) registration of a Section 219 Restrictive Covenant to prohibit a two-car garage in a side-by-side arrangement and limit parking structures on proposed Lots 4, 7 and 10 to a single-car garage or to single-tandem parking garages only.

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 Parks, Recreation & Culture Department advises that this project will place pressure on Parks, Recreation & Culture facilities in the neighbourhood. The applicant will be required to meet with Parks staff to resolve this issue(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:**

Semiahmoo Trail Elementary School = 330 enrolled/315 capacity  
 Semiahmoo Secondary School = 1,626 enrolled/1,300 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 = 46 students  
 Secondary students = 26 students  
 Total new students = 72 students

**Approved Capacity Projects and Future Space Considerations**

*A boundary move from Semiahmoo Trail Elementary to Chantrell Creek and Semiahmoo Secondary to Elgin Park was implemented in 2006. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.*

*The proposed development will not have an impact on these projections.*

(Appendix VI)

## SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling to be removed prior to subdivision approval.
- **Significant Site Attributes** The site slopes moderately from 148 Street and there are several mature trees growing along the northern boundary and along the west half of the site.
- **East:** Across 148 Street, single family residential small lots with dwellings currently under construction, recently approved through Application No. 7904-0409-00, zoned RF-9, designated Urban in the OCP and clustering (8 upa) in the King George Highway Corridor LAP.
- **South:** Single family small lots with servicing currently under construction, recently approved through Application No. 7905-0240-00, zoned RF-12, designated Urban in the OCP and Clustering (8 upa) in the King George Highway Corridor LAP.
- **West:** Existing single family dwelling, zoned RA, designated Urban in the OCP and Clustering (8 upa) in the King George Highway Corridor LAP.
- **North:** Across 34A Avenue, single family small lots with dwellings, currently under construction, recently approved through Application No. 7904-0010-00/01, zoned RF-12 and RF-9, designated Urban in the OCP and Clustering (8 upa) in the King George Highway Corridor LAP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

King George Highway Corridor LAP: Complies.

## DEVELOPMENT CONSIDERATIONS

### Proposed Land Use & Density

- The applicant proposes to rezone the subject property (1.06 acres) from One-Acre Residential Zone (RA) to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (9) Zone (RF-9)" to permit subdivision into thirteen (13) 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 "Clustering at Urban Single Family Density (8 units per acre)" designation in the King George Highway Corridor Local Area Plan (LAP). The development will achieve a density of 8 units per acre (20 units per hectare), and the lot sizes will range from 321 m<sup>2</sup> (3,455 ft<sup>2</sup>) to 455 m<sup>2</sup> (4,898 ft<sup>2</sup>). All of the lots meet or exceed the minimum lot width, depth and

area requirements of the RF-12 Zone, identified as Block "A" in Appendix VII, and the RF-9 Zone, identified as Block "B" in Appendix VII.

### Proposed Subdivision

- The proposed subdivision layout is consistent with, and will complete, the development pattern established through the adjacent developments, including the following:

#### *Proposed RF-12 (Block A on the Survey Plan Attached as Appendix VII)*

- Ten (10) RF-12 lots are proposed, which range in width from 12.0 metres (40 ft) to 13.4 metres (44 ft), and from 321 square metres (3,455 sq.ft.) to 455 square metres (4,898 sq.ft.) in area (Appendix III). These dimensions exceed the requirements for Type I Interior lots (minimum area 320 m<sup>2</sup> / 12.0 m width), and Type II Interior lots (minimum area 320 m<sup>2</sup>/13.4 m width) in the RF-12 Zone.

#### *Proposed RF-9 (Block B on the Survey Plan Attached as Appendix VII)*

- A single row of three RF-9 lots is proposed along 148 Street with vehicular access via a rear lane (Appendix III). These lots range in width from 10.8 metres (35.4 ft.) to 11.3 metres (37 ft.), and from 302 square metres (3,251 sq.ft.) to 314 square metres (3,380 sq.ft.) in area (Appendix III). All dimensions exceed the requirements for Type I Interior (250 m<sup>2</sup> / 9 m) and Type I Corner lots (275 m<sup>2</sup> / 10.5 m) in the RF-9 Zone.
- The proposed development will maintain an uninterrupted streetscape along the west side of 148 Street, with no driveways, as established by the recent development to the north and south.
- The subdivision also includes an 18 m<sup>2</sup> (194 ft<sup>2</sup>) portion of the adjacent property (Lot 14) to the west, located at 14725 – 34 Avenue (Appendix III). This property was created through development application No. 7905-0240-00, which established a "no-build" restrictive covenant on Lot 14 to facilitate future subdivision with the properties to the north (3396 King George Highway and 3417 - 148 Street, the subject property). Therefore, in order to complete proposed Lot 13 in the subdivision, the applicant will be required to amend the "no-build" covenant to discharge this portion of 14725 – 34 Avenue to be included in the subject site. The remaining portion of Lot 14 will be protected for future consolidation and subdivision with 3396 King George Highway.

### Building Design

- The applicant has retained Carolyn Stewart of Sandbox Designworks as the Design Consultant. The Design 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 new homes will be consistent in design with the homes currently under construction in adjacent developments, and reasonably compatible with the older urban homes in the immediate area. The Design Consultant advises that the new homes will be designed with Neo-Heritage character.
- Basement-entry homes and secondary suites are prohibited in this development.
- The design of the new homes will incorporate balanced massing, particularly on the front facades, with a high trim and detailing standard. The Design Consultant recommends using earth and grey tones on the exterior and a combination of materials such as stucco, cedar, vinyl, Hardiplank, brick and stone. The roofing will also reflect the style objectives with a minimum 6:12 pitch and either cedar or duroid roof tiles in shake profile.
- A Section 219 Restrictive Covenant will also be required to ensure parking structures on the proposed Type I, RF-12 lots (Lots 4, 7, and 10) are limited to single car garages only, and prohibit side-by-side double car garages. Single-tandem style garages on these lots with a single-garage door are permitted. The Restrictive Covenant will notify future owners of this limitation and prohibit the owners from submitting an application to vary this restriction. A separate Section 219 Restrictive Covenant will be required to ensure the driveway location on proposed Lot 4 is oriented from the lane, not from 34A Avenue, to provide adequate sight lines at the corner of this lot.

#### 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, less than 0.5 m (1 ft 8 in), is required, for most of the lots, to meet the proposed road grades and the lane, and to achieve proper drainage.
- On proposed Lots 12 and 13 approximately 0.5 m to 0.8 m (2 ft 7 in) of fill is required, to achieve natural drainage and meet the road grades. This fill will necessitate a maximum 1.0 metre high, Allan Block retaining wall to be provided by the developer along the west property line of proposed Lot 13.
- 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 68 mature sized trees on the subject property, including 28 Douglas Firs, 16 Cedars, 2 Cottonwoods and 22 Alders. The Report proposes to remove a total of 58 trees, including 8 trees that have been assessed as hazardous, and 50 trees that are located either within building envelopes, within the footprint of the proposed driveways or impacted by required underground services (Appendix IX).

- The Arborist recommends the retention of a group of 10 trees, including 7 Douglas Firs and 3 Cedars, which are in good condition and growing within the rear yards of proposed Lots 7 and 8. The Lot Depth of both of these lots is approximately 33 m / 108 ft, which is deeper than the minimum requirement of the RF-12 Zone (22 m and 26 m for Type II and Type I lots, respectively).
- In addition to these trees being retained, the Arborist recommends 32 replacement trees to be planted throughout the development site. The developer proposes a total ratio of approximately 3.2 trees per lot. However, the number of replacement trees required, based on a 2:1 tree replacement ratio, for the Firs and Cedars, and a 1:1 replacement ratio for the Cottonwoods and Alders is 92 trees. Therefore, there is a substantial deficiency (60 trees) in the number of replacement trees proposed. In order to address this deficiency, the applicant will be required to contribute \$18,100 cash-in-lieu of tree replacement to the City's Green Fund.

### PRE-NOTIFICATION

Pre-notification letters were sent on November 1, 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.	Zoning Block Survey Plan
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation

### INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated January 15, 2007.
- Building Scheme dated October 26, 2006.
- Neighbourhood Character Study dated October 26, 2006.
- Tree Survey Plan dated January 9, 2007.

- Arborist Report dated January 9, 2007.
- Lot Grading Plan dated January 2007.
- Soil Contamination Review Questionnaire prepared by Mike Helle dated August 14, 2006.

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:                      Mike Helle, Coastland Engineering & Surveying Ltd.  
                         Address:                      Unit 101 - 19292 - 60 Avenue  
                                                              Surrey, B.C.  
                                                              V3S 3M2  
                         Tel:                                      604-532-9700

2.      Properties involved in the Application

- (a)      Civic Address:                      3417 - 148 Street and 14725 - 34 Avenue
- (b)      Civic Address:                      3417 - 148 Street  
            Owners:                              Walter and Anne Paton  
            PID:                                      002-155-940  
            Lot 7 District Lot 165 Group 2 New Westminster District Plan 14023

3.      Summary of Actions for City Clerks Office

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

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12 and RF-9**

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	1.60 acres	
Hectares	0.65 ha	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	13	
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	10.8 m (35.4 ft.) - 13.4 m (44 ft.)	
Range of lot areas (square metres)	302.4 m <sup>2</sup> (3,255 sq.ft.) - 455 m <sup>2</sup> (4,898 sq.ft.)	
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	8 upa	20 upha
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>	RF-9	RF-12
Maximum Coverage of Principal & Accessory Building	40%	40%
Estimated Road, Lane & Driveway Coverage	28%	27%
Total Site Coverage	68%	67%
<b>PARKLAND</b>	n/a	
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

