

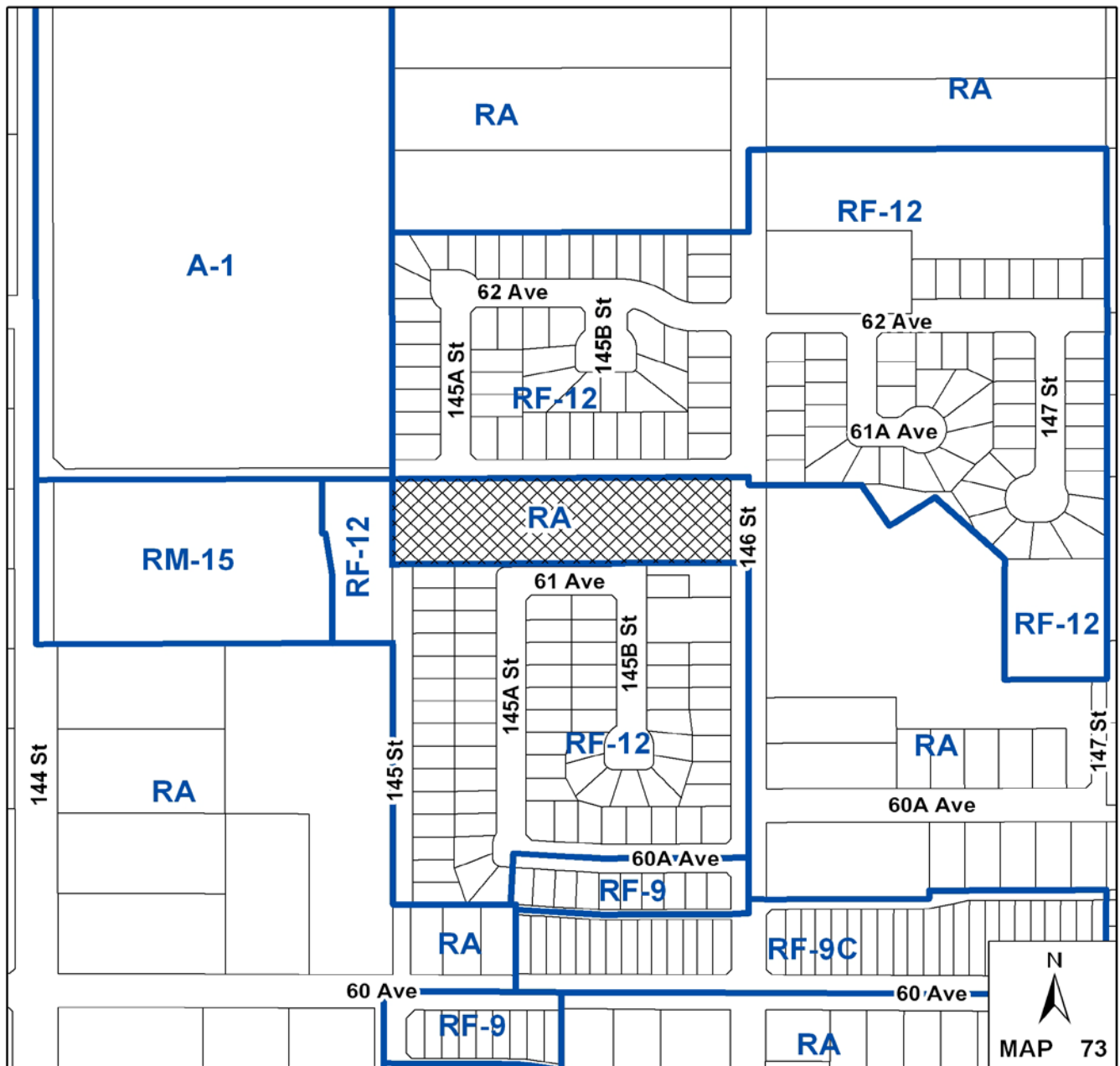
**Proposal:** Rezone the property at 6135 - 146 Street from RA to RF-12 to permit subdivision into approximately 23 single family small lots.

**Recommendation:** Approval to Proceed

**Location:** 6135 - 146 Street      **Zoning:** RA and RF-12

**OCP Designation:** Urban

**NCP Designation:** SF Res. Flex      **Owners:** Ashiq Ali Din et al



## PROJECT TIMELINE

Completed Application Submission Date: May 30, 2007  
Planning Report Date: July 23, 2007

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into approximately 23 single family small lots, in conjunction with portions of the properties at 6105 - 145A Street and 6119 - 146 Street, which are already zoned RF-12.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property at 6135 - 146 Street 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 = 7 students  
 Secondary students = 3 students  
 Total new students = 10 students

**School Catchment Area/Current Enrollment/School Capacity:**

Cambridge Elementary School = 343 enrolled/480 capacity  
 Sullivan Heights Secondary School = 1,063 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 = 69 students  
 Total new students = 160 students

**Approved Capacity Projects and Future Space Considerations**

*The proposed development will not have an impact on the above noted projections. Cambridge Elementary opened in September 2006, reducing the enrollment for Sullivan Elementary. An enrollment move from Sullivan Heights Secondary to the new Panorama Ridge Secondary School occurred September 2006, reducing the enrollment for Sullivan Heights Secondary.*

(Appendix VI)

**SITE CHARACTERISTICS**

- **Existing Land Use** Vacant lot.
- **East:** Across 146 Street is a City park on a lot, zoned RA, designated Urban in the OCP.
- **South and West:** A new subdivision under construction, zoned RF-12, designated Urban in the OCP.
- **North:** New single family homes on lots, zoned RF-12, designated Urban in the OCP.

**PLAN AND POLICY COMPLIANCE**

OCP Designation: Complies.

NCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

- The project site comprises of three lots, located at 6119 and 6135-146 Street and 6105-145A Street. Only the property at 6135-146 Street is undergoing rezoning, the other two (2) are already zoned RF-12. It is designated "Urban" in the OCP and "Single Family Residential Flex 6 to 14.5 upa max)" in the South Newton NCP.

### Land Use Rationale and Subdivision

- The proposal is to rezone the property at 6135-146 Street from RA to RF-12. The RF-12 Zone is in keeping with the OCP and NCP designation of the site.
- The proposed lots range in size from 320 m<sup>2</sup> (3,445 sq.ft.) to 391 m<sup>2</sup> (4,209 sq.ft.).
- The subdivision proposal meets all the regulations of the proposed RF-12, and the proposed lots and road network are in keeping with the lot pattern and new road concept established by the new subdivision to the south.

### 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 or split-level type dwellings and bungalows only;
  - No basement entry dwellings;
  - Secondary suites shall not be permitted;
  - 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 30 year asphalt shingles, in grey or brown tones roofing material;
  - High quality exterior finish and detailing with, vinyl, stucco, cedar, hardi plank siding brick or stone veneer in earth brown or grey tones. Warm colours not permitted on cladding; and
  - A minimum of two trees 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 186 mature trees on the subject site, of which 11 are conifers and 175 are deciduous. Among the 175 deciduous trees, 125 are Red Alder, 15 are Big Leaf Maple and 35 are Birch. The report concluded that all 186 trees were to be removed. The 11 conifers are deemed hazardous due to natural causes. 245 replacement trees will be required. Since the subdivision can only accommodate 69 replacement trees leaving a deficit of 176 trees. The applicant will be required to contribute cash-in lieu of this deficit, to the City's Green-Fund.
- The applicant confirmed that in-ground basements are proposed in all proposed lots. To achieve the standard elevation for all the buildings, "fill" greater 0.5 of a metre (1.6 ft.) will be required on approximately 10% of the site, to raise the elevations of some of the homes above street level, to help drain the property frontage to road rather than the rear of the site. This is consistent with the lot grading approved on adjacent lots to the south. 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 June 7, 2007 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 V.	South Newton NCP

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 2007.
- Building Scheme dated July 2007.
- Neighbourhood Character Study dated July 2007.
- Tree Survey Plan dated June 8, 2007.

- Arborist Report dated June 2007.
- Tree Preservation and Replacement Plan dated June 2007.
- Lot Grading Plan dated June 25, 2007.
- Soil Contamination Review Questionnaire prepared by Amritpal Gill dated May 30, 2007.

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:                    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:                    6135 - 146 Street
  
  - (b)      Civic Address:                    6135 - 146 Street  
                         Owners                                    Ashiq Ali Din, Nazir Ahmad and Karamud Din  
                         PID:                                        001-343-319  
                         Lot 12 Except: The South 155 feet; Section 10 Township 2 New Westminster  
                         District Plan 1361
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property at 6135 - 146 Street.

## SUBDIVISION DATA SHEET

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

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	2.61 ac	
Hectares	1.06 ha	
<b>NUMBER OF LOTS</b>		
Existing	3	
Proposed	23	
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	13.4 m	17.3 m
Range of lot areas (square metres)	320 m <sup>2</sup>	409 m <sup>2</sup>
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	8.81 upa/21.7 upha	
Lots/Hectare & Lots/Acre (Net)	8.81 upa/21.7 upha	
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	50%	
Estimated Road, Lane & Driveway Coverage	15%	
Total Site Coverage	65%	
<b>PARKLAND</b>		
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

