

RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation and LAP Designation.
- Properties to the north and the east have been developed similarly into small urban lots.
- Efforts to protect trees have been made in designing the proposed subdivision. Proposed tree retention is reasonable given the existing site constraints, and will achieve a greater level of tree retention than previous developments in the immediate area.
- The proposed layout does not adversely affect future development potential of properties to the south and west.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (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;
 - (d) submission of a landscaping plan, landscaping cost estimate and financial securities for the proposed landscape buffer and fencing on Lots 3, 4 and 5 adjacent to the property at 13792 - 58A Avenue to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant to ensure tree retention.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

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

3 Elementary students at North Ridge Elementary School
2 Secondary students at Panorama Ridge School

(Appendix V)

Parks, Recreation & Culture:	Parks will accept 5% cash-in-lieu of parkland dedication. The applicant should work with staff to resolve concerns about pressure this application will place on existing Parks amenities in the area.
Ministry of Transportation & Infrastructure	MOTI comments pending. Final approval of this proposal is subject to final approval from MOTI. The applicant has been made aware of this requirement.

SITE CHARACTERISTICS

Existing Land Use: One single family lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 58A Avenue):	Single family small lots.	Urban	CD (By-law No. 13438)
East:	Single family small lots	Urban	RF-12
South):	Three RF lots.	Urban	RF
West:	RF lot.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Development Proposal

- The applicant proposes to rezone to RF-12 and subdivide the land into 10 single family small lots. The proposal is consistent with the type of single family developments approved to the north and east, with the exception of the extra attention paid to tree retention. This effort has resulted in larger than minimum lot size and a significant landscape buffer around the perimeter of the site.
- The subject site is located on the south side of 58A Avenue, west of King George Highway, and is zoned "Single Family Residential" (RF). The applicant is proposing to rezone the site to "Single Family Residential (12) Zone" (RF-12) to allow subdivision into 10 lots.
- The small lot development to the north was approved under a CD zone, and allows for a higher FAR (0.59) than RF and a unit density of 17.5 units per hectare, which is consistent with RF-12. RF-12 zoning allows for a FAR of 0.70 and a unit density of 25 units per hectare. The proposal is also consistent with the small-lot development established to the east of the proposed development.

- The applicant has conducted a detailed assessment of tree retention, including consideration of alternate land uses to increase tree retention. Overall, the proposal was deemed optimal to address tree retention in a reasonable way, given the single family character of the surrounding area.

RF-12 Small Lots

- All proposed lots are larger than the minimum 320 square metre (3,444 sq. ft.) area requirement for RF-12 Type II lots. The table below demonstrates the lot sizing requirements of the area.

	RF-12 Type II	CD Bylaw No. 13438	Proposed
Minimum lot size	320 m2 interior 375 m2 corner	370 m2	367 m2
Average lot size	n/a	400 m2	584 m2
Median lot size	n/a	400 m2	400 m2

Development Concept

- The proposed development concept plan shows future lots with similarly oversized RF-12 zoned sites. While the lots are slightly oversized, the building envelopes are expected to be the same as RF-12 or slightly smaller, in order to continue a more sensitive approach to tree retention in the neighbourhood.

Building Scheme

- The applicant for the subject site has retained Ran Chahal of APEX Design Group Inc. 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 IV).
- The development site is located in an area where the homes range from new to approximately 50 years old, and comprise different styles with a trend towards the Neo-Traditional style. The majority of existing homes are two-storey homes.
- The design guidelines attempt to preserve and/or create Neo-Heritage housing style.
- Basement-entry homes and secondary suites are not permitted.
- Permitted exterior materials will include cedar, vinyl and cementitious (hardi-board) siding (wood grain look), cedar and cementitious wall shingles, brick/cultured brick, and stone/cultured stone in subtle or bold colour with contrasting accents.
- Roofing materials will include premium quality duroid shingles with raised ridge caps, cedar shakes/shingles, or concrete tiles (shake or slate profile) in natural earth, grey or black tones.
- The roof pitch will range from 8:12 to 12:12.

Trees and Landscape Buffer

- The proposed Tree Preservation and Replacement plan is more aggressive toward tree preservation than previous subdivision proposals in the area, and more consistent with current tree preservation policy. Special consideration has been given to landscape buffering around the perimeter of the subject site, as shown on the Tree Retention Plan (Appendix VII) to reduce the impact on lands to the west and south, which are yet undeveloped.

Tree Preservation and Replacement

- Diamond Head Consulting Ltd. prepared the Arborist Report and C. Kavolinas and Associates Inc. prepared the Tree Preservation and Replacement Plans. These plans and information have been reviewed by the City's Landscape Architect and deemed acceptable to proceed.
- The Arborist Report indicates there are 129 mature trees within the boundaries of the ten new RF-12 lots. The report proposes removal of alder trees with no retentive value, and trees located inside building envelopes, the roadway, driveways, underground services, assessed as hazardous, or in declining health. The Report proposes thirty nine (39) trees be retained, as shown in Appendix VII. Ninety (90) trees will be removed, and eighteen (18) replacement trees will be planted for a total of 57 trees on site, providing for an average of 5.7 trees per lot.

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Alder	10	3	7
Cedar	115	35	80
Hemlock	1	0	1
Maple	3	1	2
Total	129	39	90

Replacement trees

- 18 replacement trees are proposed:

Tree Species	No. of Trees
Japanese Maple	5
Katsura Tree	3
Western Hemlock	5
Western Red Cedar	5
Total	18

Lot Grading

- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The Building Division has reviewed the lot grading information and has deemed this acceptable in order to allow the project to proceed to the next stage.

PRE-NOTIFICATION

Pre-notification letters were sent on September 16, 2008; staff received 3 phone calls and one postal letter regarding the project. The following information was provided in order to address the concerns that were raised:

- Concerns about drainage from development onto property to the south.

(The site will be designed and constructed to the City's design and construction standards and specifications. Drainage and lot grading will be designed and then reviewed by the engineering and permits departments to ensure that there will be no effects on surrounding properties with regard to any increase in overland flows to lands adjacent to the site and to ensure there will be no stormwater flooding to those properties adjacent to the site. There will be no surface flow to lands to the south.)

- Concerns about increased density adversely affecting property values, too many cars parking in driveways, in yards.

(The applicant is proposing oversized RF-12 lots that will permit 2 car garages and provide for a min. 2 parking stalls outside of the garage all on each lot. There will be on-street parking on the new road within the development. There are no suites permitted within this development.)

- Concerns about tree retention at west property line. Adjacent land owner at west property line wants an appropriate landscape buffer between existing house and new development. Asked that "the developer keep all the trees within ten feet from the boundary of the proposed development area maintain a natural vegetation barrier that already exists [sic]."

(Tree retention and replacement plan adequately addresses this issue. The applicant proposes to retain many trees within the subject site in order to maintain an acceptable buffer between older residential properties and the new development. A detailed landscape buffer design will be provided and discussed with the adjacent landowner prior to final rezoning approval. Significant attention has been given to optimizing tree retention with the Single Family character of the surrounding area. APPLICANT'S NOTE: we are maintaining quite a large buffer to all adjacent properties in order to maintain trees within the subject site and to protect those on adjacent properties.)

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.	Proposed Subdivision Layout, Site Plan
Appendix III.	Engineering Summary

- Appendix IV. Building Design Guidelines Summary
- Appendix V. School District Comments
- Appendix VI. Summary of Tree Survey and Tree Preservation

Jean Lamontagne
General Manager
Planning and Development

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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: #101, 19292 - 60 Avenue
 Surrey, BC
 V3S 3M2
 Tel: 604-532-9701

2. Properties involved in the Application

(a) Civic Address: 13818 - 58A Avenue

(b) Civic Address: 13818 - 58A Avenue
 Owner: Apna Drywall & Construction Ltd., Inc. No. 438351
 PID: 001-892-843
 Lot 8 Section 9 Township 2 New Westminster District Plan 10868

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	1.38 ac
Hectares	0.56 ha
NUMBER OF LOTS	
Existing	1
Proposed	10
SIZE OF LOTS	
Range of lot widths (metres)	8.0 m - 19.5 m
Range of lot areas (square metres)	334 m ² - 462 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.25 upha/17.86 upa
Lots/Hectare & Lots/Acre (Net)	10.10 upha/25.00 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	35.8%
Estimated Road, Lane & Driveway Coverage	36.5%
Total Site Coverage	72.3%
PARKLAND	
Area (square metres)	
% 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