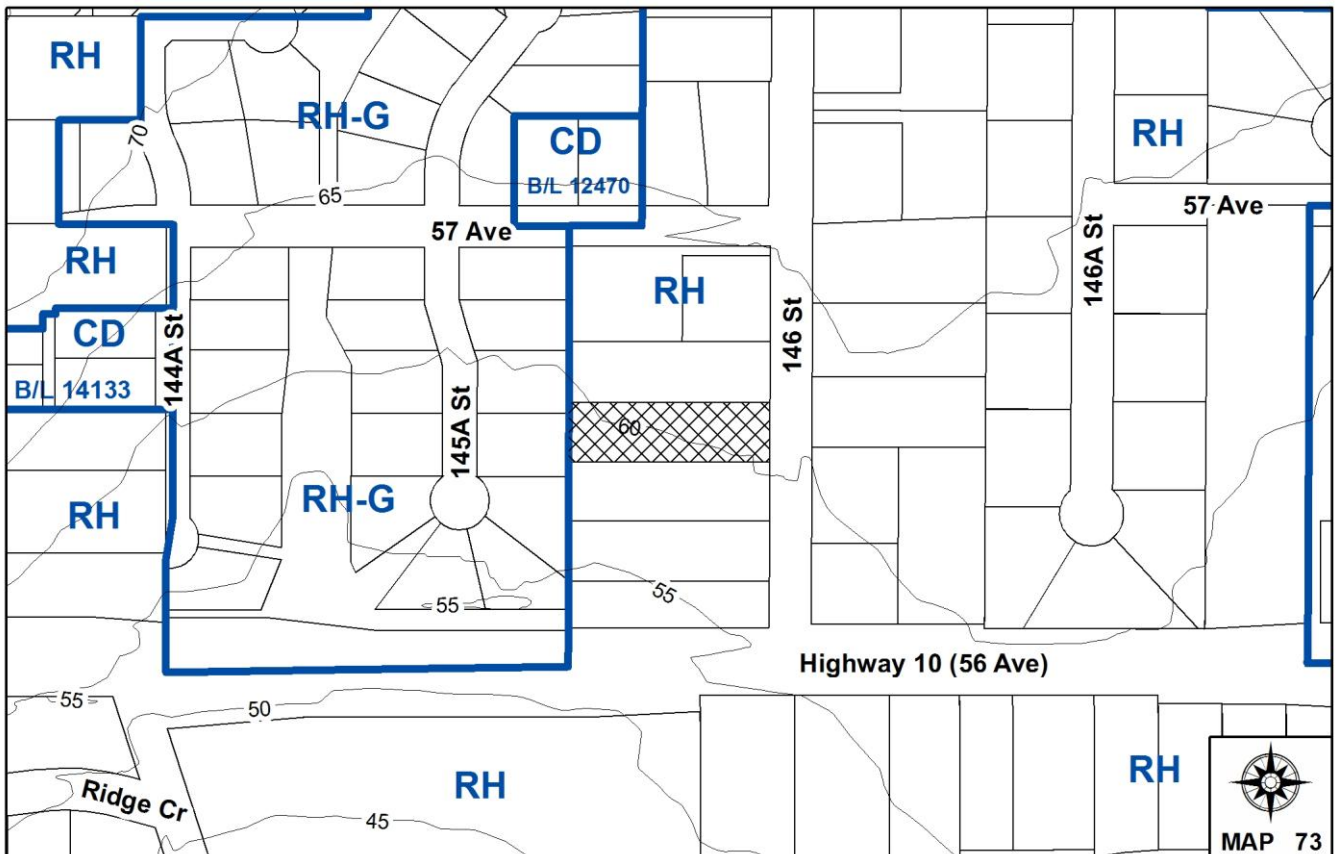
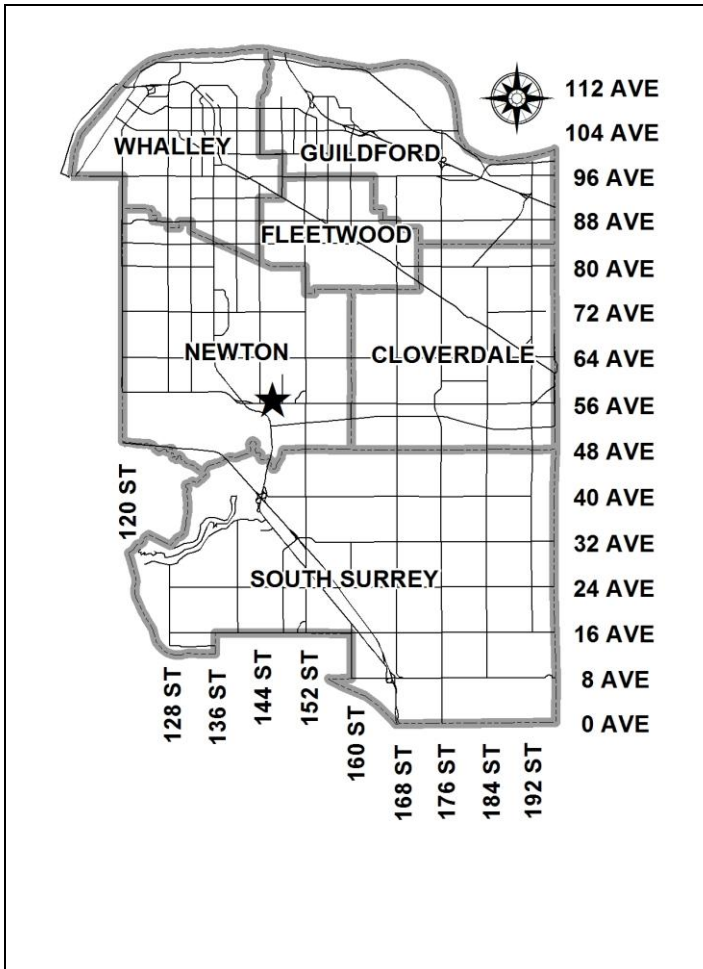


Planning Report Date: November 30, 2009

PROPOSAL:

- **Rezoning** from RH to CD (based on RH-G) in order to allow subdivision into two gross density suburban residential lots.

LOCATION: 5651 - 146 Street
OWNERS: Gary K. Martin & Shaunna K. Martin
ZONING: RH
OCP DESIGNATION: Urban
NCP DESIGNATION: Suburban Residential Half-Acre



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 OCP and NCP designation.
- The proposed subdivision complies with the City Policy on panhandle lots (Policy No. 0-15).
- The proposed subdivision into gross-density suburban residential type lots, employing a panhandle configuration, is consistent with the existing lot pattern in the surrounding neighbourhood.
- The proposal to rezone from RH to CD (based on RH-G) in order to create two (2) gross-density type half-acre lots was previously considered by Council on September 14, 2009 and referred back to staff for a review of alternate subdivision layout.
- The applicant and City staff have examined alternate subdivision layouts and can confirm that the original layout, utilizing a panhandle subdivision configuration, is optimal to allow subdivision with the least impact on tree retention and existing dwellings. In addition, the original layout is consistent with previous infill panhandle subdivisions approved by Council in the surrounding neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to allow the proposed subdivision to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfies the 15% cash-in-lieu of parkland dedication associated with gross density type lots.

ADDITIONAL PLANNING COMMENTS

Background

- At the September 14, 2009 Regular Council – Land Use Meeting, Council considered a Planning Report which discussed the proposed rezoning of 5651 – 146 Street in order to subdivide the property into two gross-density suburban residential half-acre single family parcels. However, the development application was referred back to staff for further review on alternative subdivision layouts as well as possible future consolidation of adjacent properties within the surrounding neighbourhood.
- As per Council's request, the applicant and City staff have reviewed the proposed subdivision layout and evaluated the advantages of alternative subdivision configurations for 5651 – 146 Street as well as the surrounding neighbourhood. The review process centred around two possible layouts: [1] a conventional subdivision configuration; and [2] a panhandle subdivision configuration as originally proposed. The analysis below provides a summary and comparison of these two potential subdivision layouts.

Evaluation of Subdivision Options

- Option 1 – Conventional Subdivision Layout (Appendix III)
 - The applicant explored a conventional subdivision pattern with dwellings clustered around several cul-de-sac road networks. The following concerns were identified by the applicant and City staff:
 1. Conventional subdivision configurations will result in a larger area of road pavement;
 2. There is limited potential to maximize tree retention with conventional subdivision configurations;
 3. Due to the configuration of existing land parcels in the surrounding neighbourhood, conventional subdivision configurations with cul-de-sac roads will result in a combination of cul-de-sacs and panhandle lots if half-acre type of development potential is maximized;
 4. Conventional subdivisions would require property owners to demolish the existing dwelling which includes several newly built homes within the surrounding neighbourhood;
 5. Conventional subdivision layouts create irregular shaped parcels which make it relatively difficult to maximize building envelopes and floor area ratios permitted under Zoning By-law No. 12000;
 6. Consolidating properties and creating new parcels oriented around cul-de-sacs would require adjacent property owners work together on development applications; and
 7. Conventional subdivisions will raise development costs given the need to extend municipal roads without providing net benefits in terms of total lot yield.
- Option 2 – Panhandle Subdivision Layout (Appendix IV)
 - The panhandle subdivision layout originally proposed has the following advantages:
 1. The panhandle subdivision configuration will maximize tree retention in the area (146 Street between Highway No. 10 and 57 Avenue). City staff estimate that potentially a total of twenty-one (21) by-law sized trees will need to be removed in order to accommodate conventional subdivision configurations along 146 Street. In contrast, potentially a total of twelve (12) by-law sized trees will need to be removed if utilizing panhandle subdivision configurations.
 2. Panhandle subdivision configurations will reduce the amount of road pavement;
 3. Panhandle subdivision layouts enable property owners to subdivide independently of their neighbours and retain a larger number of dwellings;
 4. Panhandle subdivision layouts enable property owners to achieve larger parcels, reduce expenses commonly associated with dedicating and constructing additional roadways as well as provide a similar total lot yield in comparison to conventional subdivision configurations;

5. Panhandle subdivision layouts enable residents to proceed separately without requiring that individuals collaborate with adjacent property owners on development applications;
 - An established panhandle subdivision pattern already exists along 146 Street. As a result, the panhandle subdivision originally proposed on the subject property is ultimately consistent with development applications previously approved by Council in the surrounding neighbourhood.

CONCLUSION

- In summary, panhandle subdivision configurations are appropriate since they allow increased residential densities without changing the suburban character of the surrounding neighbourhood. At present, City staff have received few complaints from adjacent property owners in response to earlier pre-notification letters. In addition, panhandle subdivisions will provide owners with greater chances to retain the pre-existing dwelling and encourage the preservation of numerous potential by-law sized trees along 146 Street while enabling residents to proceed with subdivision individually, on a lot-by-lot basis, without requiring adjacent owners consolidate their properties.
- On this basis, City staff recommend the application proceed to By-law Introduction and a date be set for Public Hearing.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this report:

Appendix I	Lot Owners, Action Summary and Project Data Sheet
Appendix II	Original Planning Report from September 14, 2009 (with appendices)
Appendix III.	Alternate (Conventional) Subdivision Layout
Appendix IV.	Panhandle Subdivision Layout

Jean Lamontagne
General Manager
Planning and Development

MRJ/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: #101, 19292 – 60 Avenue
 Surrey, BC V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application
 - (a) Civic Address: 5651 – 146 Street

 - (b) Civic Address: 5651 – 146 Street
 Owner: Gary K. Martin and Shaunna K. Martin
 PID: 006-855-644
 Lot 29 Except: Parcel "A" (H45639E) Section 10 Township 2 New Westminster
 District Plan 33315

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

 - (b) Application is under the jurisdiction of MOTI.
 MOTI File No. 2009-02911.

SUBDIVISION DATA SHEET

Proposed Zoning: CD (Based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.67 ac.
Hectares	0.27 ha.
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	23.8 m. - 28.4 m.
Range of lot areas (square metres)	1120 m ² - 1383 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.38 uph/3.0 upa
Lots/Hectare & Lots/Acre (Net)	7.38 uph/3.0 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	13%
Total Site Coverage	38%
PARKLAND	
Area (square metres)	
% of Gross Site	n/a
Required	
PARKLAND	
15% 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