



Proposal: Rezone from RA to RF to permit the subdivision into 23 single family lots.

Recommendation: Approval to Proceed

Location: 7009 - 152 Street

Zoning: RA

OCP Designation: Urban

LAP Designation: Urban
Single
Family Res.

Owner: 652857 B.C. Ltd.

PROJECT TIMELINE

Completed Application Submission Date:	April 29, 1996
Application Revision & Re-submission Date:	October 21, 2003
Planning Report Date:	May 17, 2004

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 23 single family lots.

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 Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to approval:
 - (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 an acceptable tree survey and a statement regarding tree preservation; and
 - (d) submission of a landscaping plan for the frontage road to the satisfaction of the Planning & Development and Parks, Recreation & Culture Departments.

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, Recreation & Culture:	No concerns. The applicant should provide a park development amenity contribution on a per unit basis as per the NCP Stage II as approved by Council (Appendix V).
School District:	The proposed development is projected to add approximately 9 students to T.E. Scott Elementary and less than 4 students to Frank Hurt Secondary (Appendix VI).

SITE CHARACTERISTICS

- **Existing Land Use** Large vacant lot.
- **East:** Agricultural farm land, zoned A-1, designated Agricultural.
- **South:** Large vacant lot and City-owned parkland, zoned RS (By-law No. 5942), designated Urban.
- **West:** Single family homes, zoned RA, designated Urban.
- **North:** Large vacant lot, zoned RA, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation:	Complies.
NCP Designation:	Complies.

DEVELOPMENT CONSIDERATIONS

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Land Use

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- The subject site is a large vacant lot zoned "One-Acre Residential (RA)" and designated Urban in the OCP. The site is designated "Urban Single Family Residential" in East Newton South NCP (Appendix X).
- The owner is proposing to rezone the property from "One-Acre Residential (RA)" zone to "Single Family Residential (RF)" zone in order to allow the subdivision into 23 single family lots.
- The proposal complies with the East Newton South NCP, and is consistent with surrounding development applications to rezone from "One-Acre Residential (RA)" to "Single Family Residential (RF)" lots to the north and south, File No. 7996-0079-00 and File No. 7996-0080-00 respectively. Adjacent older single family homes to the west of the site will be separated from the new development with the construction of proposed 151 Street (Appendix II).
- The proposed roads are in alignment with the surrounding applications, and 70A Avenue to the west. The slight re-alignment proposed for the construction of 151 Street has been reviewed by the Engineering Department, and they have no concerns. The development will also extend 70A Avenue east to 152 Street, and construct a portion of 151A Street.
- The Department of Parks, Recreation and Culture has concluded that given the minor re-alignment of 151 Street, the park dedication indicated in the East Newton South NCP for the southwest corner of the subject site, will no longer be required. Instead, the applicant will be required to provide 5% cash-in-lieu.
- To ensure a proper interface of the new single family homes with 152 St. to the east, the owner will construct a frontage road and providing a 3.0 m (10 ft.) wide landscaped buffer along 152 Street.

Building Design

- The proposed Building Scheme was prepared by Tynan Consulting Ltd., and is based on a Character Study of the area. The Building Scheme will be registered on title to ensure that the character of the homes will reflect the character of new single family developments surrounding the site and create a desirable new, and readily recognizable character, of today's high design standards (Appendix VII).
- The proposed development will include two-storey single family dwellings, split level and bungalow styled single family dwellings within the styles of "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" or "Rural Heritage".
- Building materials will consists of stucco, cedar, vinyl, 'hardiplank', brick and stone for the exterior walls and cedar shingles, shake profile concrete tile and shake profile asphalt shingles on the roof. Trim elements and detailing to reinforce the proposed styles of homes will include furred out wood pots, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends and covered entrance verandas. The proposed colour scheme consists of neutral and natural forest palettes with complementary trim colours. .
- The Building Scheme will prohibit basement entry homes and the development of secondary suites on all lots. In-ground basements are proposed for all single family homes.

Lot Grading

- The proposed amount of fill for the subject site does not exceed 1.8 m (6.0 ft.). For the western portion of the site, the proposed fill is reasonable to bring the new homes at grade with proposed 151 Street and 70A Avenue. For the eastern portion of the site, the proposed fill will allow greater compatibility with future single family lots immediately to the south. The proposed lot grading plan and drainage patterns have been reviewed by the Building Division and deemed adequate for the proposed development to proceed.

Tree Preservation and Landscaping

- The arborist report did not identify any protected trees on the property. 69 replacement trees are proposed for the development, for an average of 3 replacement trees per lot (Appendix VIII).
- Prior to the Public Hearing, all issues regarding the submitted landscaping plan for the frontage road along 152 Street must be resolved to the satisfaction of the Planning & Development and Parks, Recreation & Culture Departments (Appendix IX).

PRE-NOTIFICATION

Pre-notification letter were sent on October 28, 2003 and staff received the following 2 comments, mainly in regards to traffic issues.

- The resident was concerned with the extension of 70A Avenue to 152 Street resulting in an increase of traffic, noise and congestion in the area.

(The East Newton South Neighbourhood Concept Plan requires the extension of 70A Avenue to provide an additional entrance point to 152 Street, due to the realignment of 150/149A Street. 70A Avenue was chosen because it is a partial existing right-of-way serving several established homes. Alternative sites were rejected due to interference with major tree stands and/or lack of existing right-of-way. The road is also required to access future residential developments.)

- The resident was concerned with the use of 70A Avenue during construction. They were concerned with large construction trucks obstructing the narrow road from resident access to existing homes, and creating a safety hazard.

(The developer has an obligation to maintain clean and orderly sidewalks, curbs and streets before, during and after construction. The widening and extension of 70A Avenue is required for pending development applications immediately to the north and northeast of existing single family homes on 70A Avenue.)

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
Appendix III.	Adjacent Rezoning Applications (RA to RF) at Third Reading
Appendix IV.	Engineering Summary
Appendix V.	Parks, Recreation & Culture Comments
Appendix VI.	School District Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	Proposed Landscaping Plan for Frontage Road
Appendix X.	East Newton South NCP

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 14, 2003.

- Tree Survey and Tree Preservation and Planting Plan prepared by C. Kavolinas & Associates and dated October 24, 2003.
- Residential Character Study and Proposed Building Scheme prepared by Tynan Consulting Ltd. and dated May 7, 2004. (One copy is filed with the City Clerk's Office.)
- Soil Contamination Review Questionnaire prepared by Mike Helle and dated October 30, 2003.

Murray Dinwoodie
General Manager
Planning and Development

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APPENDIX I

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: Suite 101, 19292 - 60 Avenue
 Surrey, B.C. V3S 3M2
 Tel: 604-532-7900
2. Properties involved in the Application
 - (a) Civic Address: 7009 - 152 Street
 - (b) Civic Address: 7009 - 152 Street
 Owner: 652857 B.C. Ltd.
 PID: 004-538-013
 Lot 26 Except: Firstly: Parcel F (By-law Plan 62484) Secondly: Part dedicated
 Road on Plan LMP 20844, Section 15 Township 2 New Westminster District Plan
 1360
3.
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4,678
Hectares	1.893
NUMBER OF LOTS	
Existing	1
Proposed	23
SIZE OF LOTS	
Range of lot widths (metres)	15.00 - 18.95
Range of lot areas (square metres)	520 - 592
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.15/4.95
Lots/Hectare & Lots/Acre (Net)	17.64/7.14
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	27.5
Estimated Road, Lane & Driveway Coverage	36.6
Total Site Coverage	64.1
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