



Proposal: Rezone from RA to RF to permit subdivision into 5 single family lots.

Recommendation: Approval to Proceed

Location: 7272 - 143 Street

Zoning: RA

OCP Designation: Urban

LAP Designation: Urban
Residential

Owner: Toscana Holdings Inc.
and Bir Investments
Inc.

PROJECT TIMELINE

Completed Application Submission Date:	April 5, 2004
Planning Report Date:	October 18, 2004

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 5 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 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 an acceptable tree survey and a statement regarding tree preservation.

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 III).

Parks, Recreation & Culture: No concerns (Appendix IV).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 2 students
 Secondary students = 1 student
 Total new students = 3 students

School Catchment Area/Current Enrollment/School Capacity:

MB Sanford Elementary School = 441 enrolled/630 capacity
 Name of Secondary School = 1,179 enrolled/ 1,250 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 = 109 students
 Secondary students = 0 students
 Total new students = 109 students

Approved Capacity Projects and Future Space Considerations

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling on a large suburban lot.
- **East:** Application File No. 7903-0296-00 recently approved for the development of 3 RF lots and 4 RF-9 lots, designated Urban.
- **South:** Single family dwellings, zoned RF, designated Urban.

- **West:** Single family dwellings, zoned RF, designated Urban.
- **North:** M.B. Sanford Elementary School, zoned RA, designated Urban.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Land Use

- The subject site is a large urban lot zoned "One-Acre Residential (RA)" and designated "Urban" in the Official Community Plan. Currently there is one single family dwelling on the property.
- The owner proposes to rezone the subject site from "One-Acre Residential (RA)" to "Single Family Residential (RF)" zone, to permit subdivision into five single family lots.
- The proposed development is consistent with the land use of the surrounding neighbourhood, which consists of older single family homes zoned RF. The proposed RF lots fronting 143 Street and 72A Avenue is consistent with the pattern of single family lots to the west and south.
- The proposed development will complete the single family subdivision pattern for the north side of 72A Avenue, as proposed by the completed development application to the east File No. 7903-0296-00, to create 3 RF lots along 72A Avenue and 4 RF-9 lots along 144 Street.
- The owner proposes to demolish the existing garage in order to retain the existing single family house fronting 143 Street. There will be no change to the existing interface with M.B. Sandford Elementary School to the north of the existing single family home. Overall, the single-family development is compatible with the M.B. Sanford Elementary School site to the north. The School Board has no concerns with the proposed development.
- Road works required for the proposed development will improve the north half of 72A Avenue by widening the existing half-road, and construct barrier curbs, concrete sidewalks and street lights consistent with the required road works for the adjacent development application, File No. 7903-0296-00.

Building Design

- The proposed Building Scheme was prepared by Design Marque Consulting Ltd., and is based on a Neighbourhood Character Study of the area. The Building Scheme will be registered on title to ensure that the character of the homes will reflect the high design standard of adjacent new developments, while maintaining elements of the neighbourhood to ensure appropriate interfacing with existing older homes is achieved (Appendix VI).
- The proposed development will include two-storey single family dwellings and bungalow styled single family dwellings.
- According to the Building Scheme the exterior building materials will consist of stucco, cedar, vinyl, 'hardiplank', and brick. Cedar shingles, shake or slate profile concrete tile, and shake profile asphalt shingles will be used on the roof. The proposed colour scheme consists of neutral and natural forest palettes.

- The Building Scheme will prohibit basement entry homes and secondary suites on all lots.

Lot Grading

- The applicant is proposing to construct in-ground basements for all lots. The minimum basement elevations are consistent with the recently completed development to the east File No. 7903-0296-00 and the natural topography of the site. The proposed fill for the site does not exceed 0.5 m (1.64 ft.). Building Division has deemed the proposed lot grading plan and drainage patterns acceptable for the proposed development to proceed.

Tree Preservation

- The arborist report identified 3 protected trees on the property. One tree is to be removed, as it will not survive the demolition of the attached garage to the existing house. 14 replacement trees are proposed; with 3 replacement trees for each lot. The submitted arborist report is subject to the approval of the Landscape Division prior to final adoption.

PRE-NOTIFICATION

Pre-notification letters were sent on May 6, 2004, 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.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Parks, Recreation & Culture Comments
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 8, 2004.
- Tree Survey and Tree Preservation and Planting Plan prepared by Randy Greenizan and dated September 13, 2004.
- Residential Character Study and Proposed Building Scheme prepared by Marque Thompson and dated September 22, 2004. (One copy is filed with the City Clerk's Office.)
- Soil Contamination Review Questionnaire prepared by Dwight Heintz and dated September 1, 2004.

Murray Dinwoodie
General Manager

Planning and Development

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KMS 10/18/04 9:28 AMAPPENDIX IInformation for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Dwight Heintz, McElhanney Consulting Services Ltd.
 Address: 13160 - 88 Avenue
 Surrey, B.C. V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application
 - (a) Civic Address: 7272 - 143 Street

 - (b) Civic Address: 7272 - 143 Street
 Owners: Toscana Holdings Inc. and Bir Investments Inc.
 PID: 005-745-268
 Lot 1 Section 21 Township 2 New Westminster District Plan 59450

3.
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET**Proposed Zoning: RF**

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.08 ac.
Hectares	0.437 ha
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	18 - 21.78 m

Range of lot areas (square metres)	688 - 814 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.6 upa/11.4 uph
Lots/Hectare & Lots/Acre (Net)	4.6 upa/11.4 uph
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	32%
Total Site Coverage	24%
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