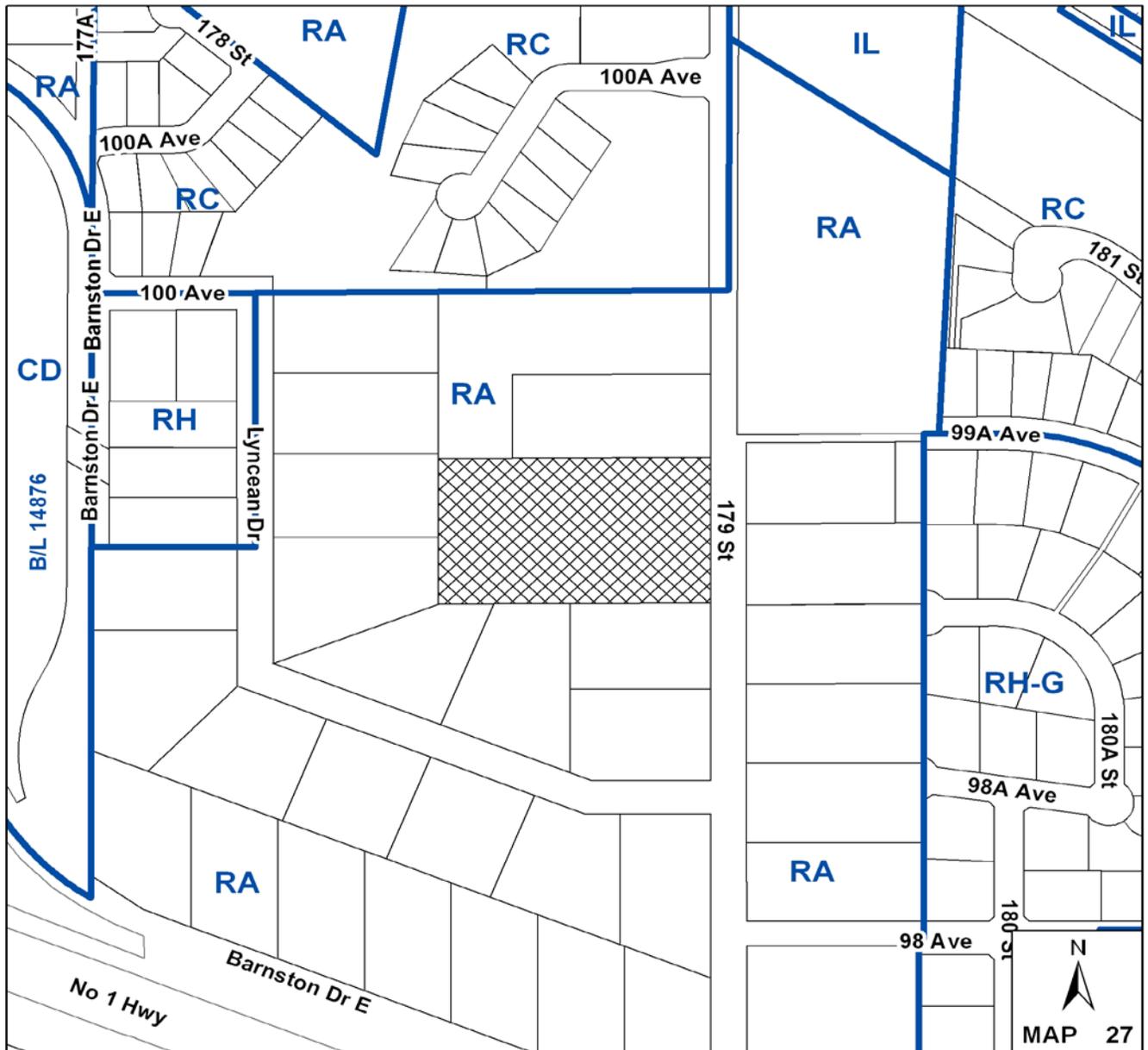


**Proposal:** Rezone from RA to RC in order to allow subdivision into seven (7) clustered suburban residential lots. DVP to reduce the minimum lot area for subdivision in the RC Zone.

**Recommendation:** Approval to Proceed

**Location:** 9913 - 179 Street      **Zoning:** RA

**OCP Designation:** Suburban      **Owners:** Sarbjit Tagger and Jagmohan Singh



## PROJECT TIMELINE

Completed Application Submission Date: August 11, 2004  
Application Revision & Re-submission Date: March 1, 2006  
Planning Report Date: March 27, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RC; and
- a Development Variance Permit to relax the following RC Zone regulation:
  - to reduce the minimum lot area for subdivision from 2 hectares (5 acres) to 1.33 hectares (3.29 acres)

in order to allow subdivision into seven clustered suburban residential lots and related open space.

## RECOMMENDATION

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 "Cluster Residential Zone (RC)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0308-00 (Appendix X) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot area for subdivision in the RC Zone from 2 hectares (5 acres) to 1.33 hectares (3.29 acres).
3. 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;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation including the necessary consent from the adjacent property owner to the satisfaction of the City Landscape Architect; and

- (e) provision of a voluntary contribution to facilitate forest management and restoration of the riparian area, to the satisfaction of the Parks, Recreation and Culture Department.

## 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:** Parks, Recreation & Culture support the proposed open space layout as shown and recommend that the applicant provide a voluntary financial contribution to help facilitate forest management and restoration of the riparian area (Appendix V).

**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:**

Bothwell Elementary School = 214 enrolled/355 capacity  
 Fraser Heights Secondary School = 1,315 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 = 0 students  
 Secondary students = 29 students  
 Total new students = 29 students

### **Approved Capacity Projects and Future Space Considerations**

*An addition at Fraser Heights Secondary, to a capacity of 1300, is identified in the Five Year Capital Plan.*

(Appendix VI)

**Ministry of Transportation:** Support (Appendix VII).

### SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling to be demolished.
- **Significant Site Attributes** Tributary of a Class B (yellow coded) watercourse, is located within the subject site.
- **East:** Across 179 Street, single family dwellings on one acre lots with future subdivision potential, zoned RA, designated Suburban.
- **South:** Single family dwellings on one acre lots encumbered by a gas pipeline, zoned RA, designated Suburban.
- **West:** Single family dwellings on one acre lots containing a tributary of a Class B (yellow coded) watercourse, zoned RA, designated Suburban.
- **North:** Acreage parcels with future subdivision potential containing tributaries of a Class A (red coded) watercourse, zoned RA, designated Suburban.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The 1.3-hectare (3.2-acre) subject site is located on the west side of 179 Street, north of Lyncean Drive in Fraser Heights and is designated Suburban in the Official Community Plan (OCP).
- The site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone the property to "Cluster Residential Zone (RC)" to allow subdivision into seven (7) cluster residential lots.
- The RC Zone requires that a percentage of the site be preserved in its natural state or retained for park and recreational purposes based on the lot types proposed. The applicant proposes to dedicate approximately 6,657 square metres (1.6 acres) of the western portion of the subject site as open space or 50% of the gross site area, to preserve the environmentally sensitive area. This meets the minimum open space dedication requirement for Type I Lots in the RC Zone.
- In accordance with the requirements of the Department of Fisheries and Oceans (DFO), the applicant is required to provide a 15-metre (50 ft.) setback from the top-of-bank of any watercourse on site. The applicant has exceeded the 15-metre (50 ft.) top-of-bank setback by dedicating 50% of the subject site, including the watercourse area, as open space.
- All of the proposed lots meet the minimum lot area, width and depth requirements for Type I lots in the RC Zone. The proposed lots range in size from 704.5 square metres (7,583 sq. ft.) to 932 square metres (10,032 sq. ft.). The lot widths range from 18 metres (60 ft.) to 21 metres (69 ft.) with an average depth of 34 metres (111 ft.).

- The single family dwelling currently fronting 179 Street will be demolished.
- All seven (7) of the proposed lots will front and gain access from a cul-de-sac proposed off of 179 Street. The cul-de-sac will also provide access to a 4-metre (13 ft.) wide walkway to the dedicated open space.
- With undeveloped parcels located at 9965 and 9999 – 179 Street, immediately north of the subject site, the applicant has prepared a potential development concept to ensure a practical subdivision layout can be achieved in the future.
- The subdivision concept for the lots to the north is based on the RC Zone and includes 50% open space preserved in its natural state or retained for park purposes on the western portion of the lands with approximately three (3) lots fronting 179 Street and four (4) lots fronting a cul-de-sac off of 179 Street (Appendix XI). The precise number of future potential lots will be determined by a detailed survey of the Class A (red coded) creek and DFO requirements at the time of application.
- The undeveloped parcel located at 9895 – 179 Street, immediately south of the subject site is encumbered by a Terasen pipeline. The proposed layout does not include this property to the south. As a result, staff requested that the applicant contact the property owners in order to ensure they are aware that their future development potential would be limited. They acknowledged in writing that their options for future development are limited to a potential panhandle and confirmed that they are not interested in developing their property at this time.
- The applicant for the subject site has retained Tynan Consulting Ltd. 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 for all lots (Appendix VIII).
- Basement-entry homes and secondary suites are not permitted.
- The applicant proposes to have in-ground basements on all lots. The southern portion of proposed Lots 1, 2 and 3 will have approximately 1.0 metre (3.2 ft.) of fill to achieve the ultimate road grade. The southwest portion of proposed Lots 4 and 5 will have approximately 0.5 metre (1.6 ft.) of fill. A preliminary lot grading plan was submitted and reviewed by staff and found to be generally acceptable.
- C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable and minor revisions may be required (Appendix IX).
- A total of 92 mature trees have been identified on the developable portion of the subject site. These trees consist mainly of Ash, Douglas Fir, Cedar, Maple and Spruce. Of this total, 18 or 20 will be retained in the rear yard of proposed Lots 1, 3, 4, 6 and 7; further investigation is necessary. An additional 29 will be preserved within the open space dedication (these trees are not included in the 92 trees identified).

- There will be 44 or 46 trees removed due to the closeness of the stand and the proposed building envelopes. There will be 13 trees removed as they are located in the proposed cul-de-sac and an additional 15 trees will be removed as they are in poor condition and have no retentive value.
- A total of 10 replacement trees consisting of Kousa Dogwood, Yoshino Cherry, Douglas Fir and Serbian Spruce are being proposed. There will be a minimum of 3 trees per lot.

### PRE-NOTIFICATION

Pre-notification letters were sent on October 17, 2005, and staff received the following comments:

- One response from a property owner in the area inquired about the subdivision potential of the two properties north of the subject site.

*(Staff informed the caller that the applicant has prepared a potential development concept to ensure a practical subdivision layout can be achieved in the future for the properties to the north.)*

- In addition to the phone call received, one written response was submitted from a property owner indicating their concern with future subdivision of their property to the west.

*(Staff contacted the individual and explained that there is a Class B (yellow coded) creek located on their property. Any proposed future development would require a 15-metre (50 ft.) top-of-bank setback and the property would need to be surveyed by an accredited BC Land Surveyor.*

*The subdivision potential for properties to the west of the subject site is very limited due to the location of a creek and Terasen pipeline right-of-way.)*

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the required minimum lot area for subdivision in the RC Zone from 2.0 hectares (5 acres) to 1.33 hectares (3.29 acres).

Applicant's Reasons:

- The size of the parcel does not meet the minimum required lot area for subdivision under the RC Zone; however, the property can be subdivided in accordance with all other RC Zone regulations.

Staff Comments:

- The applicant has demonstrated that development of surrounding lands is not compromised.
- Staff support the proposed variance

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.  | Ministry of Transportation Comments                |
| Appendix VIII. | Building Design Guidelines Summary                 |
| Appendix IX.   | Summary of Tree Survey and Tree Preservation       |
| Appendix X.    | Development Variance Permit No. 7904-0308-00       |
| Appendix XI.   | Subdivision Concept for Surrounding Lands          |

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 20, 2006.
- Tree Preservation and Replacement Plan dated October 3, 2005.

Murray Dinwoodie  
General Manager  
Planning and Development

JJ/kms

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## SUBDIVISION DATA SHEET

**Proposed Zoning: RC**

| Requires Project Data                              | Proposed             |
|--|----------------------|
| <b>GROSS SITE AREA</b>                             |                      |
| Acres  | 3.29 ac              |
| Hectares   | 1.33 ha              |
| <b>NUMBER OF LOTS</b>                              |                      |
| Existing   | 1                    |
| Proposed   | 7                    |
| <b>SIZE OF LOTS</b>                                |                      |
| Range of lot widths (metres)                       | 10.7 m - 20.0 m      |
| Range of lot areas (square metres)                 | 703 - 932 sq.m.      |
| <b>DENSITY</b>                                     |                      |
| Lots/Hectare & Lots/Acre (Gross)                   | 2.13 ha/5.26 ac      |
| Lots/Hectare & Lots/Acre (Net)                     | 2.30 ha/5.68 ac      |
| <b>SITE COVERAGE (in % of gross site area)</b>     |                      |
| Maximum Coverage of Principal & Accessory Building | 23.4                 |
| Estimated Road, Lane & Driveway Coverage           | 11.0                 |
| Total Site Coverage                                | 34.4                 |
| <b>PARKLAND</b>                                    |                      |
| Area (square metres)                               | 6,657 m <sup>2</sup> |
| % of Gross Site                                    | 50%                  |
| <b>Required</b>                                    |                      |
| <b>PARKLAND</b>                                    |                      |
| 5% money in lieu                                   | NO                   |
| <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                              | YES                  |
| Works and Services                                 | YES                  |
| Building Retention                                 | YES                  |
| Site Area for Subdivision                          | YES                  |

CONTOUR MAP FOR SUBJECT SITE

