



Proposal: Rezone from RA to RF to allow subdivision into approximately 23 single family lots and one remainder lot for the proposed Cloverdale Greenway. Development Variance Permit to reduce the rear setback from the Terasen Gas right-of-way for three proposed lots.

Recommendation: Approval to Proceed

Location: 7876 & 7862 - 164 Street **Zoning:** RA

OCP Designation: Urban

Owners: Ernest Jacob Crepnjak
& Milena Crepnjak

PROJECT TIMELINE

Completed Application Submission Date: October 29, 2004
Application Revision and Re-submission Date: September 14, 2006
Planning Report Date: September 25, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following Zoning By-law regulation:
 - to reduce the minimum rear setback from the Terasen Gas right-of-way in Part 4 General Provisions from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for proposed Lots 9, 10 and 19

in order to allow subdivision into approximately 23 single family lots and one remainder lot for the proposed Cloverdale Greenway.

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 "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0394-00 (Appendix X), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear setback from the Terasen Gas right-of-way in Part 4 General Provisions, for proposed Lots 9, 10 and 19, from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.).
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) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) resolution of concerns regarding the pressure the proposed development will put on the existing facilities in the area, to the satisfaction of the Parks, Recreation & Culture Department; and

- (e) finalization of the agreement for the acquisition by the City of proposed Lot 24 for parks purposes.

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: The proposed development will put pressure on the existing facilities in the area and the applicant should negotiate with the Parks, Recreation & Culture Department to resolve these concerns (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 8 students
 Secondary students = 4 students
 Total new students = 12 students

School Catchment Area/Current Enrollment/School Capacity:

William Watson Elementary School = 264 enrolled/365 capacity
 Fleetwood Park Secondary School = 1,293 enrolled/1,200 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 = 7 students
 Secondary students = 11 students
 Total new students = 18 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. A boundary move has been approved from Coyote Creek to Walnut Road in 2005.

The proposed development will not have an impact on these projections.

(Appendix VI)

Terasen Gas: The proposed layout is acceptable subject to the comments identified in Appendix VII.

SITE CHARACTERISTICS

- **Existing Land Use** Two single family dwellings that will be removed.
- **East:** Single family dwellings, zoned RF, designated Urban.
- **South:** Across 78A Avenue, single family dwellings, zoned RF, designated Urban.
- **West:** Across 164 Street, single family dwellings, zoned RF, designated Urban.
- **North:** William Watson Elementary School, zoned RA, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 78A Avenue and 164 Street in the Fleetwood area. The site is designated Urban in the Official Community Plan (OCP).
- The subject site is currently zoned "One-Acre Residential" (RA). The applicant is proposing to rezone the site to "Single Family Residential" (RF) to allow subdivision into approximately 23 single family lots and one remainder lot for the proposed Cloverdale Greenway. The proposed RF Zone is consistent with the designation in the Official Community Plan (OCP).
- The proposed single family lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 560 square metres (6,028 sq.ft.) to 675 square metres (7,266 sq.ft.).
- A section of the proposed Cloverdale Greenway runs along the northern boundary of the site. This area which is encumbered by a Terasen Gas right-of-way (proposed Lot 24) will be acquired by the City to be included in the proposed greenway.
- The Terasen Gas right-of-way encroaches into the rear yards of the proposed lots along the north property line. In order to allow for an adequate buildable area for proposed Lots 9, 10 and 19, the applicant is proposing to vary the minimum rear setback requirement from the Terasen Gas right-of-way from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.). The remaining lots that back onto the gas right-of-way have a sufficient buildable area outside of the right-of-way, therefore do not require a similar variance.
- Proposed Lots 1, 2, 3 and 4 will front onto 164 Street, proposed Lots 5 and 6 will front onto 78A Avenue, and the remaining lots will front onto the two proposed cul-de-sacs. All of the proposed lots will have front entry driveway access.

- The applicant for the subject site has retained Davenport Design Group 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 VII).
- 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 information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.
- C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plan. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 28 mature trees on the subject site. The report proposes the removal of the 28 trees because they are located either within the building envelopes, within the footprint of proposed driveways or underground services, or are assessed as hazardous. The Report proposes 69 replacement trees, to provide 3 trees per lot.

PRE-NOTIFICATION

Pre-notification letters were sent out on March 11, 2005 and staff received the following response:

- A neighbouring resident called to express concerns about the size of the proposed lots, the use of basements as secondary suites, and the compatibility of the proposed dwellings with the existing neighbourhood.

(All of the proposed lots meet the area requirements of the RF Zone. Secondary suites are not permitted in this zone, and will be specifically prohibited in the building design guidelines. The building design guidelines will also ensure that the proposed dwellings are compatible with the character of the existing neighbourhood.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 4 General Provisions of the Zoning By-law, to reduce the minimum rear setback from the Terasen Gas right-of-way from 7.5 m (25 ft.) to 5.0 m (16.4 ft.), for proposed Lots 9, 10 and 19.

Applicant's Reasons:

- A variance to the rear setback from the gas right-of-way will allow for a sufficient building envelope outside of the right-of-way for proposed Lots 9, 10 and 19.

Staff Comments:

- There is sufficient rear yard outdoor space outside of the gas right-of-way for proposed Lots 9, 10 and 19 due to the width of the rear lot lines which exceed 33 metres (108 ft.).

- While Terasen Gas has expressed some concern regarding the rear setback variance and the capability to accommodate accessory structures, the applicant has demonstrated that there is adequate area along the side yards outside of the right-of-way for such structures.
- The proposed dwellings will be set back a minimum of 10 metres (33 ft.) from the rear lot lines allowing for a substantial back yard area.
- Staff, therefore, 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.	Terasen Gas
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Development Variance Permit No. 7904-0394-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated May 18, 2005.
- Tree Preservation and Replacement Plan prepared by Clark Kavolinas and dated August 16, 2006.
- Residential Character Study and Proposed Building Scheme prepared by Alycia Hayes and dated December 5, 2004. (One copy is filed with the City Clerk's Office.)
- Soil Contamination Review Questionnaire prepared by Ernest Crepnjak dated October 13, 2004.

How Yin Leung
Acting 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: Roger Jawanda, CitiWest Consulting Ltd.
 Address: #101 - 9030 King George Highway
 Surrey, B.C. V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application

- (a) Civic Addresses: 7876 and 7862 - 164 Street
- (b) Civic Address: 7876 - 164 Street
 Owners: Ernest Jacob Crepnjak and Milena Crepnjak
 PID: 008-529-825
 Lot 14 Section 24 Township 2 New Westminster District Plan 38794
- (c) Civic Address: 7862 - 164 Street
 Owner: Ernest Jacob Crepnjak and Milena Crepnjak
 PID: 011-016-264
 South Half Lot 2 Except: Firstly: South 162.9 feet, Secondly: Parcel "A"
 (Explanatory Plan 11565) and Thirdly: Part Subdivided by Plan 38794;
 Fourthly: Part Subdivided by Plan LMP15556 Section 24 Township 2 New
 Westminster District Plan 4068

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7904-0394-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.912 ac
Hectares	1.9881 ha
NUMBER OF LOTS	
Existing	2
Proposed	23
SIZE OF LOTS	
Range of lot widths (metres)	15.0 m - 20.6 m
Range of lot areas (square metres)	560 m ² - 805 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.569 lots/ha
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	14%
Total Site Coverage	54%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
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

CONTOUR MAP FOR SUBJECT SITE

