

**Proposal:** Rezone from RF to RF-12 to permit subdivision into 6 single family small lots. Development Variance Permit to reduce the required front and rear yard setbacks on proposed Lot 6.

**Recommendation:** Approval to Proceed

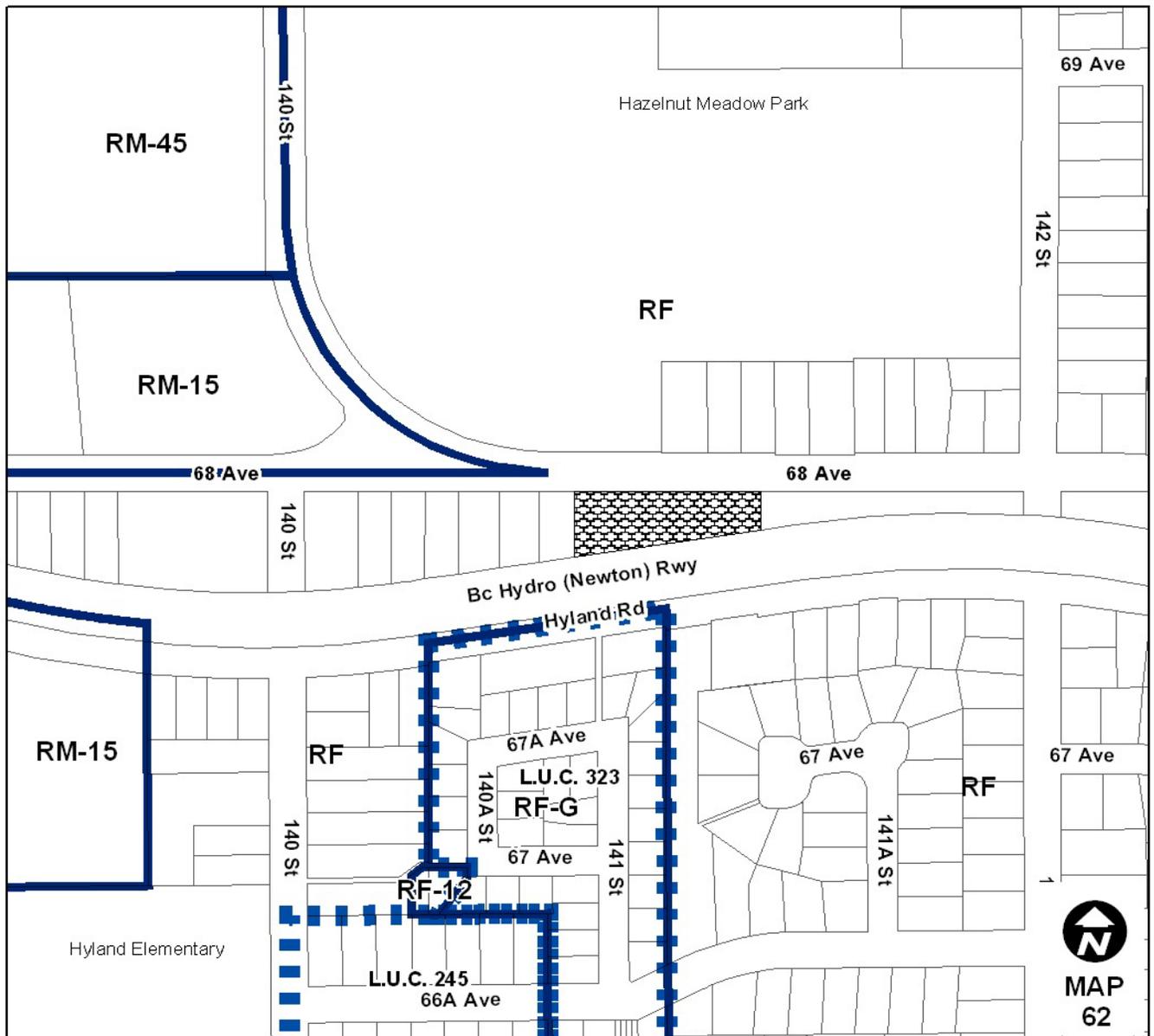
**Location:** 14094 - 68 Avenue

**Zoning:** RF

**OCP Designation:** Urban

**LAP Designation:** Urban

**Owner:** Manor House Developments Ltd.



### PROJECT TIMELINE

Completed Application Submission Date: May 16, 2005  
Application Revision & Re-submission Date: August 2005  
Planning Report Date: December 12, 2005

### PROPOSAL

The applicant is proposing:

- a rezoning from RF to RF-12; and
- a Development Variance Permit to vary the following by-law regulation:
  - the required front and rear yard setbacks on proposed Lot 6

in order to allow subdivision into 6 small single family lots.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7905-0138-00 (Appendix IX), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) 6.5 metres (21 ft.) for proposed Lot 6; and
  - (b) to reduce the minimum front yard setback of the RF-12 Zone from 6 metres (20 ft.) to 5.5 metres (18 ft.) for proposed Lot 6.
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) registration of a Section 219 Restrictive Covenant for an increase in the required side yard setback to 4.5 metres (15 ft.) of the east side of proposed Lot 6; and
- (e) confirmation that the watercourse located directly to the south, on Hydro property, is "Green" coded.

## 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: No concerns (Appendix V).

School District: **School Impacts:**

### **Projected number of students from this development:**

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

### **School Catchment Area/Current Enrollment/School Capacity:**

George Vania Elementary School = 493 enrolled/655 capacity  
 Frank Hurt 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 = 0 students  
 Secondary students = 80 students  
 Total new students = 80 students

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

*There are no new capital projects proposed at the elementary or secondary schools. Presently there is excess capacity at both the elementary and secondary school.*

(Appendix VI).

B.C. Hydro: No concerns.

## SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling.
- **East:** Single family dwelling on a property, zoned RF.
- **South:** A BC Hydro owned right-of-way, currently an active railway line, zoned RF.
- **West:** Single family homes, zoned RF.
- **North:** Across 68 Avenue, single family homes, zoned RF and Hazelnut Meadows Community Park.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject site is an irregular shaped parcel zoned "Single Family Residential" (RF). The applicant proposes to rezone to RF-12 and subdivide the property into six (6) single family small lots. The applicant is also seeking a Development Variance Permit in order to reduce the front and rear yard setbacks of proposed Lots 5 and 6. The Development Variance Permit is being sought in order create reasonable the proposed building envelopes on proposed Lots 5 and 6, which are irregularly shaped.
- The surrounding land use consists of RF lots to the north, east and west. There is an active Southern Railway of BC line operating within a BC Hydro right-of way directly to the south. Hazelnut Meadow Park is located directly across 68 Avenue to the north.
- The surrounding single family RF lots range in lot width from 18 metres (60 ft.) to 25 metres (82 ft).
- The parcel is irregularly shaped, with a lot depth of 21.24 metres (70 ft.) along the easterly property line and 36.3 metres (119 ft.) along the westerly property line. The minimum lot depth of the RF Zone is 28 metres (92 ft.) and the minimum lot depth of the RF-12 Zone is 22 metres (72 ft.). Given this constraint, and the existing railway right of way immediately to the south, consideration can be given to a subdivision which fits into the existing lot pattern in the area.
- The applicant proposed extra wide RF-12 lots which range in width from 15.88 metres (52 ft.) to 18.77 metres (62 ft.). These lots are generally consistent with the lot frontages in the area and larger than the minimum 15 metres (50 ft.) lot width required under the RF Zone, and the 13.4 metres (44 ft.) width required under the RF-12 Zone. The proposed lots range in area from 425 square metres (4,575 sq.ft.) to 527 square metres (5,673 sq.ft.) and are larger than the required 320 square metres (3,445 sq.ft.) under the RF-12 Zone.

- The proposed extra wide RF-12 lots have a similar rhythm and streetscape as the adjacent RF lots and will be consistent with the surrounding land use context of RF lots in the area. The rezoning and subdivision proposed therefore, will create similar dwellings and thus has merit from a land use rationale. In addition, Hazelnut Meadow Park is across 68 Avenue which provides a sense of openness.
- There is a "green" coded water course located directly to the south on the Hydro property. The classification of this watercourse must be confirmed prior to final adoption.
- The existing home must be demolished prior to subdivision approval.

#### Lot Grading, Arborist Report and Tree Preservation

- The applicant submitted a lot-grading plan and proposes to have in-ground basements, some of which cannot be serviced. Minimal fill of less than 0.5 metres (1.6 ft.), with the exception of Lot 3, where 0.8 m (2.6 ft.), is being proposed and there are no interface issues with surrounding development.
- The Building Division has reviewed the lot grading information provided by the applicant and found it to be acceptable to proceed.
- The applicants retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an Arborist report. The report identifies 43 mature trees and concludes that 32 trees will have to be removed. Sixteen of the trees are declared hazardous due to natural causes and the remainder are within a building envelope or proposed driveway. A total of 11 trees are proposed to be retained. The applicant proposes 18 replacement trees as outlined in the trees preservation summary sheet (Appendix VII), resulting in an average of 3 trees per lot. This does not include additional boulevard trees in the amount of approximately one tree per lot which will be required as part of the servicing agreement. The City landscape architect has reviewed the tree survey and arborist report and found the information generally acceptable.

#### Building Scheme

- The style of homes that are proposed for this development are "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" or "Rural Heritage".
- Dwelling types will include two-storey, split levels and bungalows.
- Exterior materials will consist of stucco, cedar, vinyl, hardiplank, brick and stone.
- Natural and neutral colours are the primary colour scheme with complimentary trim colours.
- Roofing materials will be cedar shingles, shake profile concrete roof tiles and shake profile asphalt shingles with a raised ridge cap in grey and brown only.
- No basement entry homes or secondary suites are permitted (Appendix XIII).

## PRE-NOTIFICATION

Pre-notification letters were sent on July 25, 2005, and staff received no comments.

## BY-LAW VARIANCE AND JUSTIFICATION

### (a) Requested Variances:

- To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) and the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) on proposed Lot 6.

### Applicant's Reasons:

- To create a usable rear yard and house that is reflective of the neighbourhood.

### Staff Comments:

- The applicant is requesting a Development Variance Permit to reduce the required rear and front yard setbacks on proposed Lot 6 in order to achieve an adequate building envelope and to preserve trees.
- The subject lot is irregular in shape and narrows on the eastern portion. Because of this, the proposed lot is reduced in depth but still satisfies the 22 metre (72 ft.) requirement of the RF-12 Zone.
- In order to preserve a group of trees along the eastern lot line of proposed Lot 6, an increased east side yard setback is proposed. A restrictive covenant will be registered on the lot to increase the east side yard to a minimum of 4.5 metres (15 ft.). This arrangement reduces the building envelope of the lot. A reduction on the minimum front and rear yards will compensate the buildable area (Appendix IX).
- Hazelnut Meadow Park is located across 68 Avenue. This provides for a sense of openness and compensates for the reduced front yard.

## 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.	Summary of Tree Survey and Tree Preservation

Appendix VIII. Building Design Guidelines Summary  
Appendix IX. Development Variance Permit No. 7905-0138-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 27, 2005.
- Building Scheme dated November 2005.
- Neighbourhood Character Study dated October 11, 2005.
- Tree Survey Plan dated November 2005.
- Arborist Report dated September 2005.
- Soil Contamination Review Questionnaire prepared by Bruce McWilliam dated May 16, 2005.

Murray Dinwoodie  
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:                    Pacific Land Resource Group Inc.  
                         Address:                    #101 - 7485 - 130 Street  
                                                            Surrey, B.C.  
                                                            V3W 1H8  
                         Tel:                                    604-501-1624
  
2.      Properties involved in the Application
  - (a)      Civic Address:                    14094 - 68 Avenue
  
  - (b)      Civic Address:                    14094 - 68 Avenue  
                         Owner:                                    Manor House Developments Ltd.  
                         PID:                                        011-361-433  
                         Lot 30 Except: Part Subdivided by Plan 24366 South East Quarter Section 16  
                         Township 2 Plan 2163
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.71
Hectares	0.28
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15 - 18
Range of lot areas (square metres)	424 - 507
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<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>	
Setbacks Lot 6	YES

CONTOUR MAP FOR SUBJECT SITE

