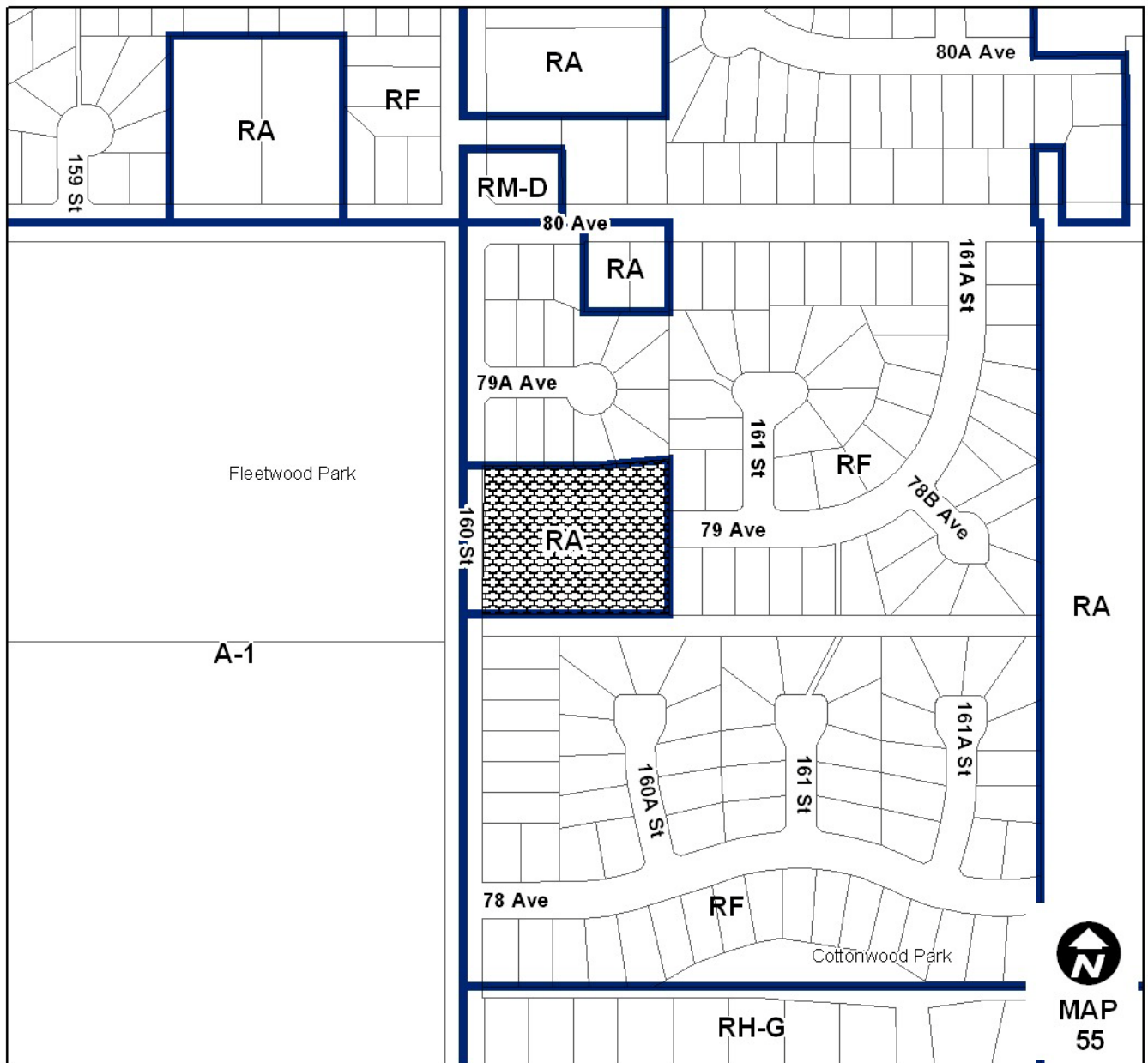


**Proposal:** Rezone from RA to RF to subdivide into approximately 10 single family lots.

**Recommendation:** Approval to Proceed

**Location:** 7916 - 160 Street      **Zoning:** RA

**OCP Designation:** Urban      **Owner:** Roderick Mervyn Moss



## PROJECT TIMELINE

Completed Application Submission Date: June 16, 2005  
Application Revision & Re-submission Date: August 8, 2005  
Planning Report Date: December 12, 2005

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 10 single family lots.

## 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 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; and
  - (d) the applicant adequately address concerns expressed by Parks.

## 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 applicant should meet and discuss with staff, pressures this project may place on existing park facilities and find a way to collectively resolve these concerns (Appendix V).

School District:

**School Impacts:****Projected number of students from this development:**

Elementary students = 4 students  
 Secondary students = 2 students  
 Total new students = 6 students

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

William Watson Elementary School = 249 enrolled/365 capacity  
 Fleetwood Park Secondary School = 1,379 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 = 18 students  
 Secondary students = 52 students  
 Total new students = 70 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 implemented from Walnut Road to William Watson in 2005.*

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

(Appendix VI)

**SITE CHARACTERISTICS**

- **Existing Land Use** One single family dwelling which will be removed.
- **Significant Site Attributes** Terasen Gas right-of-way located south of the site.
- **East:** Single family residential lots, zoned RF, designated Urban.
- **South:** Terasen Gas right-of-way and single family residential lots, zoned RF, designated Urban.
- **West:** Across 160 Street, Fleetwood Park, zoned A-1, designated Suburban.
- **North:** Single family residential lots, zoned RF, designated Urban.

## PLAN AND POLICY COMPLIANCE

OCP Designation:                      Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject property is located on 160 Street, between 79A Avenue and 78 Avenue, just south of the Fleetwood Town Centre and has a site area of 0.83 hectares (2.0 acres). The property is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)". The applicant is proposing to rezone the property to "Single Family Residential Zone (RF)" to allow for subdivision into approximately 10 single-family lots.
- The road concept plan for this area proposes the extension of 79 Avenue through to 160 Street to provide an alternative connection between 160 Street and 80 Avenue. This road network is intended to provide residents better connectivity and more options for entering and exiting this neighbourhood. The subdivision to the immediate east, was approved in approximately 1987 with the expectation that the ultimate subdivision of the subject site would complete the connection to 160 Street.
- The original subdivision layout for the subject property proposed the extension of 79 Avenue to 160 Street as shown in the road concept plan. However, this layout generated a great deal of opposition from residents living to the east of the subject site on 79 Avenue and 161A Street. Concerns were expressed over the possibility of traffic short-cutting through their neighbourhood. A 57-name petition objecting to the road concept was also submitted (see Pre-Notification section of this report).
- While extending 79 Avenue to 160 Street will provide residents a second means of egress and ingress from their neighbourhood, the Engineering Department has advised that terminating 79 Avenue in a cul-de-sac will not negatively impact the overall traffic circulation along either 160 Street or 80 Avenue. As well, the Fire Department has no concern over the length of the 79 Avenue cul-de-sac.
- In light of the resident concerns over the extension of 79 Avenue to 160 Street and the minimal impact on the overall road network for this area, the subdivision layout proposes 79 Avenue terminating in a cul-de-sac.
- The proposed subdivision layout therefore, consists of 4 lots fronting 160 Street and 6 lots on the proposed cul-de-sac bulb at the west end of 79 Avenue. A walkway will be constructed between proposed Lots 8 and 9 on 160 Street and between proposed Lots 3 and 4 on 79 Avenue, which will permit pedestrian and bicycle access to 160 Street from the neighbourhood to the east.
- There is a single-family home located on the subject property, which will be removed prior to final subdivision approval.
- All proposed lots meet the minimum size, width and depth requirements of the RF Zone. They range in size from 603.4 square metres (6,495.16 sq. ft) to 752.7 square metres (8,102.26 sq. ft).

- There is a Terasen Gas right-of-way located along the southern lot line of the subject property. The proposed building envelopes are required to be sited 7.5 metres (25 ft) from the edge of the right-of-way in accordance with the setback requirements of the Zoning By-law.
- The applicant for the subject site has retained Davenport Design Group Limited as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings, proposed a set of building design guidelines (Appendix VII).
- A basement-entry home is permitted only on Lot 6. This is in accordance with the basement-entry home guidelines, wherein a maximum of 20% of the proposed lots within each subdivision may be permitted to be basement-entry. Secondary suites will not be permitted on any lots.
- The building envelopes for proposed Lots 5 and 6 are constrained by the Terasen Gas right-of-way and the "pie-shaped" configuration of these lots. As such, the Design Consultant has provided specific design recommendations, which will address the constraints on these two lots.
- The applicant's Engineering Consultant has reviewed the existing site elevations and storm sewer systems and has concluded that the proposed new dwellings on proposed Lots 1 to 5 and 7 to 10 will be able to accommodate in-ground basements. Proposed Lot 6 will not be able to obtain an in-ground basement. A preliminary lot-grading plan was submitted and reviewed by staff and found to be generally acceptable.
- C. Kavolinas and Associates prepared the Arborist Report and Tree Preservation and Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable (Appendix VIII).
- A total of 57 mature trees have been identified on site. These trees consist mainly of Cottonwood, Alder and Maple. The site is heavily treed with undersized trees.
- There will be 57 mature trees removed because they will not survive lot grading and/or are within the proposed road allowance/future building envelopes.
- A total of 30 replacement trees consisting of Alpine Fir, Western Hemlock, Yoshino Cherry, Kousa Dogwood, Flowering Crab-apple, and Serbian Spruce are being proposed. There will be a minimum of 3 replacement trees per lot.

### PRE-NOTIFICATION

Pre-notification letters were sent on August 8, 2005 and staff received the following comments:

- Six separate individuals called between August 12 and August 20, 2005 expressing that local residents did not support the proposed application. In summary, the residents raised the following concerns:
  - Opposed to the proposed layout showing 79 Avenue connecting through to 160 Street;
  - Possibility of increasing traffic and traffic speed, and overall safety concerns in the neighbourhood because of the proposed through road;

- Shortcutting the intersection of 160 Street and 80 Avenue would occur through the neighbourhood;
  - Potential increase in crime in the neighbourhood;
  - Loss of the existing trees on the subject lot; and
  - Overall design of the proposed houses.
- Staff received a letter (October 1, 2005) with signatures of 57 individuals from the immediate neighbourhood. The letter indicated that the residents did not support the proposed application. In summary, the letter raised the following concerns:
    - The proposed extension of 79 Avenue to 160 Street is opposed because it will result in an increase in traffic, traffic speed, noise, criminal activities such as property crime, and present safety concerns for local children; and
    - Extending the street will result in the removal of a significant stand of trees and sound barrier between the neighbourhood and the adjacent Fleetwood Park.

(In response to the above concerns, staff provide the following responses:

*The original subdivision layout proposed the extension of 79 Avenue through to 160 Street. In light of resident concerns over the extension of 79 Avenue to 160 Street and the minimal impact on the overall road network for this area, the layout has been revised so that 79 Avenue terminates in a cul-de-sac.*

*All of mature trees on site need to be removed to facilitate the development of the site with or without 79 Avenue connecting to 160 Street. This property is the last site in the area to be developed.*

*While the stand of trees on the proposed subdivision is to be removed, Fleetwood Park (to the west of the site) includes a stand of trees on the eastern edge. The Parks Department has indicated that there are no plans to remove this stand of tree, although selective pruning and removal of some trees may take place in the future to create a woodland garden with trails.*

*The design of the proposed houses in the development will be based on the Residential Character Study and proposed Building Scheme that reflects existing single-family homes in the area.)*

### 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.	Building Design Guidelines Summary

## Appendix VIII. Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated November 24, 2005.
- Building Scheme dated September 20, 2005 and revised November 28, 2005.
- Neighbourhood Character Study dated September 20, 2005 and revised November 28, 2005.
- Tree Survey Plan dated October 26, 2005 and revised November 23, 2005.
- Arborist Report dated October 26, 200 and revised November 23, 2005.
- Tree Preservation and Replacement Plan dated October 26, 2005 and revised November 2005.
- Lot Grading Plan dated November 2005.
- Soil Contamination Review Questionnaire prepared by Michael Helle dated June 14, 2005.

Murray Dinwoodie  
General Manager  
Planning and Development

NH/CM/kms

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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:                      Coastland Engineering & Surveying Ltd.  
                         Address:                      #101, 19292 - 60 Avenue  
                                                              Surrey, B.C.  
                                                              V3S 3M2  
                         Tel:                                      604-532-9700
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      7916 - 160 Street
  
  - (b)      Civic Address:                      7916 - 160 Street  
                         Owner:                                      Roderick Mervyn Moss  
                         PID:    024-134-937  
                         Lot A Section 24 Township 2 New Westminster District Plan LMP 37778
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.



## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.04
Hectares	0.83
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	10
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.88 - 27.44 m
Range of lot areas (square metres)	603.4 - 775.1 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	12.1 lots/ha    4.9 lots/ac
Lots/Hectare & Lots/Acre (Net)	14.8 lots/ha    6.0 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	32.7%
Estimated Road, Lane & Driveway Coverage	23.8%
Total Site Coverage	56.5%
<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>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot Depth	YES

CONTOUR MAP FOR SUBJECT SITE

