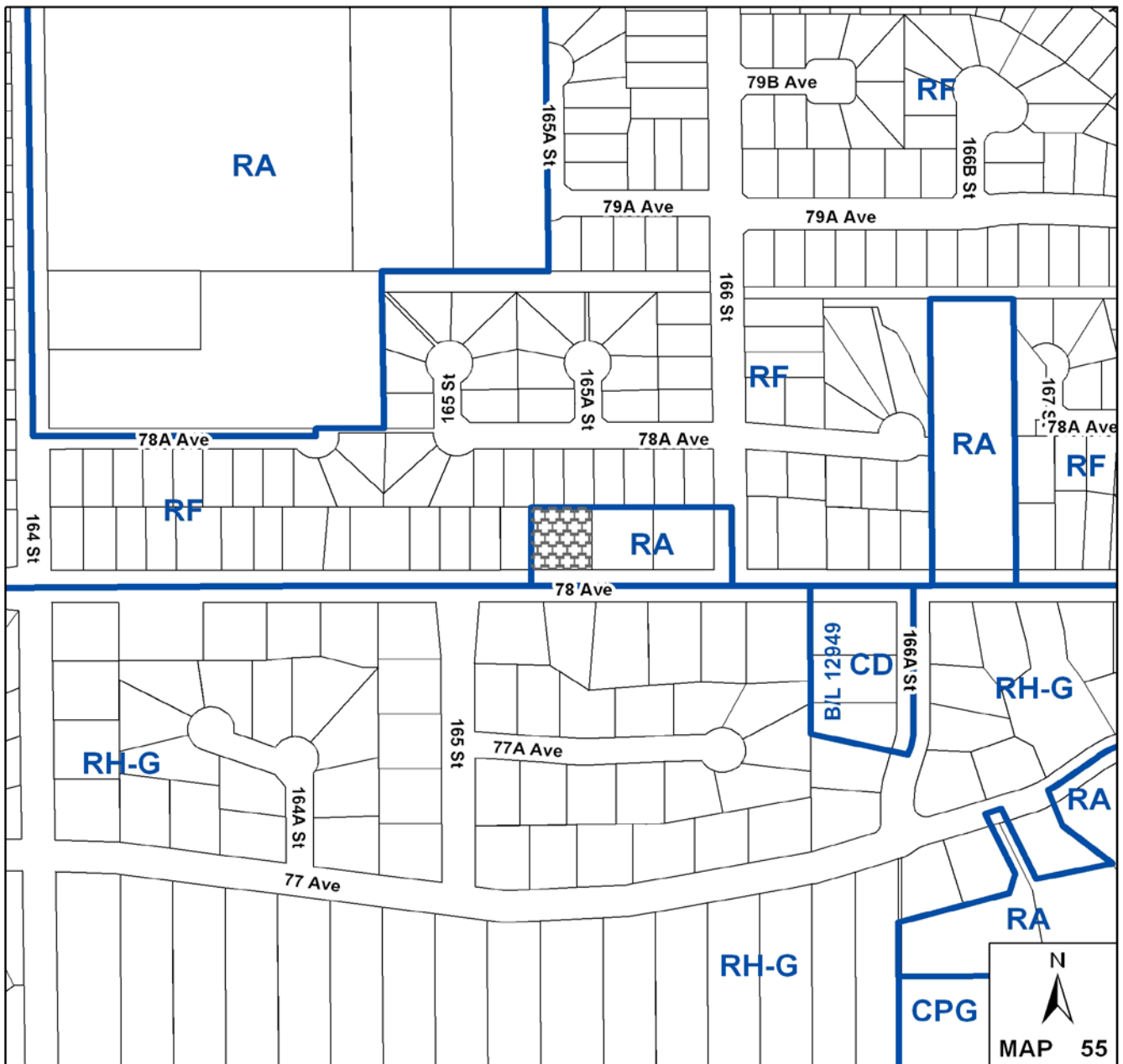


Proposal: Rezone from RA to RF to subdivide into 2 single family lots.

Recommendation: Approval to Proceed

Location: 16545 - 78 Avenue **Zoning:** RA

OCP Designation: Urban **Owner:** Susan and Craig Robinson



PROJECT TIMELINE

Completed Application Submission Date: July 14, 2005
Planning Report Date: January 9, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 2 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; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

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).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 1 student
Secondary students = 0 students
Total new students = 1 student

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 V)

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling - carport is to be removed.
- **Significant Site Attributes** The site slopes steeply to the south.
- **East:** Single family residential lot, zoned RA, designated Urban.
- **South:** Across 78 Avenue, single family residential lot, zoned RH-G, designated Suburban.
- **West:** Single family residential lot, zoned RF, designated Urban.
- **North:** Single family residential lots, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 16545 - 78 Avenue and has a site area of 0.15 hectare (0.35 acre). It 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 subject property to "Single Family Residential Zone (RF)" to allow subdivision into 2 single-family lots.
- There is a single-family home located on the eastern portion of the subject property, which will have the carport removed prior to final subdivision plan approval.
- The subject site is one of three remaining RA-zoned properties designated Urban on the north side of 78 Avenue between 164 Street and 168 Street. The majority of this block has been previously subdivided into larger RF-zoned lots with lot widths ranging from approximately 16.5 metres (54 ft.) to 19.56 metres (64 ft.).
- The proposed lots will front onto 78 Avenue and exceed the minimum lot area, width and depth requirements of the RF Zone.
- With lot widths of 16.87 metres (55 ft.) (proposed Lot 1) and 19.70 metres (65 ft.) (proposed Lot 2), the proposed lots comply with Council's single family Infill Policy. This policy is intended to provide a suitable interface between existing and new urban single family lots by ensuring that the widths of new lots are similar to the widths of existing lots with no infill lot being less than 16.5 metres (54 ft.) in width.
- Proposed Lot 2 is wider than proposed Lot 1, to accommodate the retention of the existing dwelling.
- Tynan Consulting Ltd. has been retained 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 VI).
- Basement-entry homes and secondary suites will be prohibited.
- The applicant's Engineering Consultant has reviewed the existing site elevations and storm sewer systems and has concluded that the proposed new dwelling will be able to accommodate an in-ground basement. 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.
- The Arborist Report indicates there are 8 mature trees on the subject site. The report proposes the retention of all 8 mature trees (Appendix VII).

PRE-NOTIFICATION

Pre-notification letters were sent on September 12, 2005, 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.	Contour Map
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
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 November 22, 2005.
- Building Scheme dated November 30, 2005.
- Neighbourhood Character Study dated November 30, 2005.
- Tree Survey Plan dated September 9, 2005.
- Arborist Report dated September 21, 2005.
- Tree Preservation and Replacement Plan dated September 9, 2005.
- Soil Contamination Review Questionnaire prepared by Susan Robinson dated July 20, 2005.

Murray Dinwoodie
General Manager
Planning and Development

CM/kms

v:\planning\plncom05\12011043.cm.doc
SEH 7/13/10 12:45 PM

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.35
Hectares	.15
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	16.87 m - 19.70 m
Range of lot areas (square metres)	644.40 m ² - 805.99 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.8 lots/ha 5.6 lots/ac
Lots/Hectare & Lots/Acre (Net)	13.8 lots/ha 5.6 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	32%
Estimated Road, Lane & Driveway Coverage	8%
Total Site Coverage	40%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
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

