

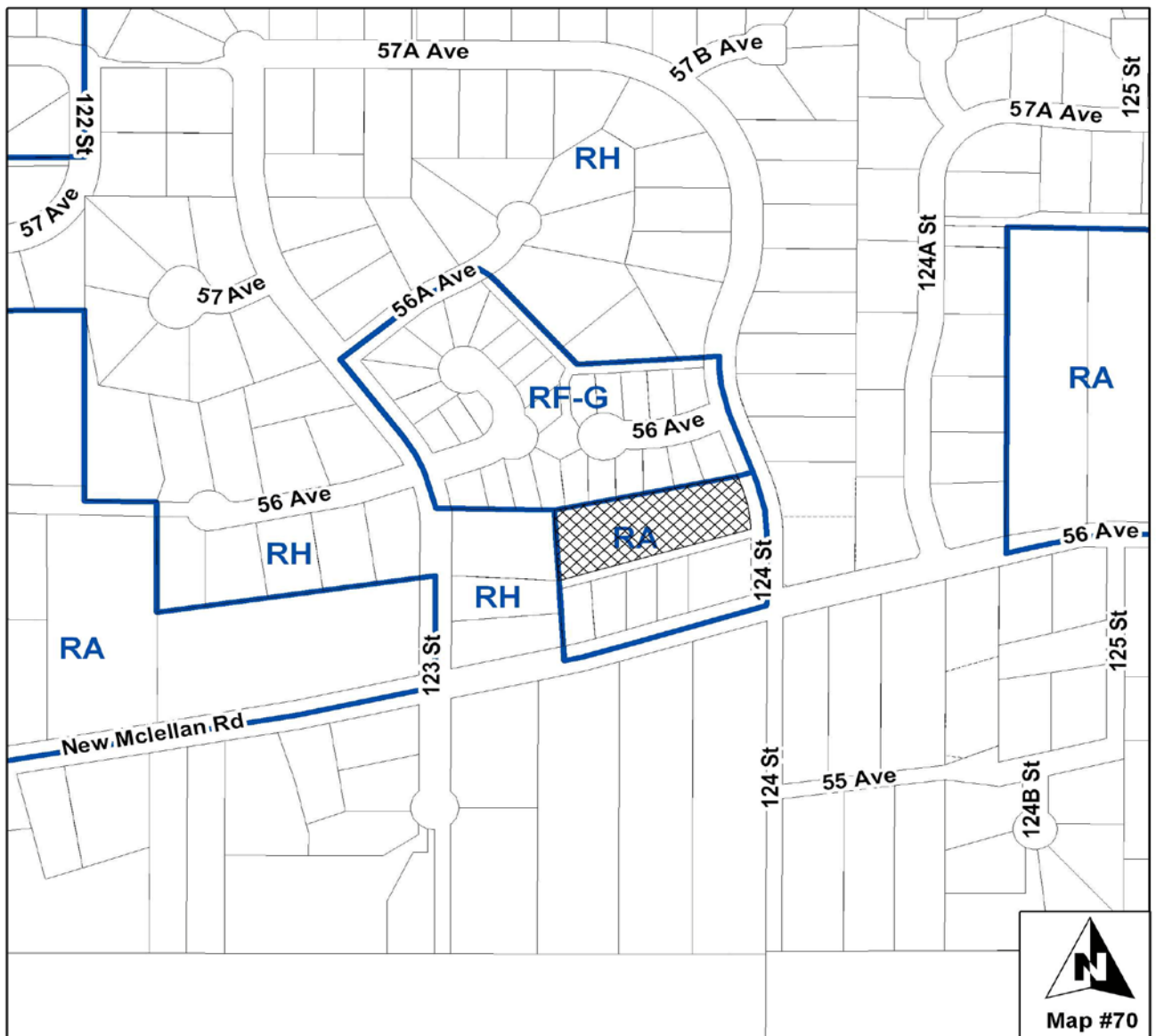
Proposal: Rezone from RA to RH in order to subdivide into two Suburban half-acre lots.

Recommendation: Approval to Proceed

Location: 5579 - 124 Street **Zoning:** RA

OCP Designation: Suburban

LAP Designation: Suburban **Owner:** Kulwinderjit Kaur Kaila
 Res. 1 acre



PROJECT TIMELINE

Completed Application Submission Date: September 19, 2005
Application Revision & Re-submission Date: June 14, 2006
Planning Report Date: January 22, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RH

in order to allow subdivision into 2 Suburban half-acre lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" 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 an acceptable final tree survey, statement and Section 219 Restrictive Covenant for tree preservation;
 - (d) registration of a Section 219 Restrictive Covenant increasing the minimum north and south side yard setbacks for Lots 1 and 2 from 4.5 metres (14.7 ft.) to 7.5 metres (25 ft.); and
 - (e) completion of a view analysis to address any potential impact on views from adjacent properties resulting from house construction on proposed Lots 1 and 2.
3. Council amend the West Panorama Ridge Local Area Plan designation for the property at 5579 - 124 Street from "Suburban Residential One-Acre" to "Suburban Residential Half-Acre" prior to final adoption of the Rezoning By-law.

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: Support (Appendix V).

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:

Colebrook Elementary School = 222 enrolled/300 capacity
 Tamanawis Secondary School = 1,523 enrolled/1,125 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 = 2 students
 Secondary students = 18 students
 Total new students = 20 students

Approved Capacity Projects and Future Space Considerations

A major enrollment move to the new Panorama Ridge Secondary when it opens in 2006-2007 is expected to eliminate overcrowding at Tamanawis Secondary.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Vacant acreage property.
- **Significant Site Attributes** Several large mature trees exist on site. Most will be retained.
- **East:** Across 124 Street, recently subdivided residential lands, zoned RH, designated Suburban.
- **South:** Existing unopened lane dedication which is considered surplus and is not intended to be built. Further south existing single family houses on undersized RA-zoned properties, designated Suburban.

- **West:** Existing single family houses on urban-sized lots, zoned RH, designated Suburban.
- **North:** Existing single family houses, zoned RF-G, designated Suburban. These lands were part of an older development application (McIntosh Estates) that created a pocket of urban-sized lots, as part of a Suburban gross-density subdivision.

PLAN AND POLICY COMPLIANCE

OCP Designation: Suburban. Complies.

LAP Designation: "Suburban Residential One-Acre". Does not comply. The site needs to be redesignated from to "Suburban Residential Half-Acre".

JUSTIFICATION FOR PLAN AMENDMENT

- The application proposes that the property at 5579 – 124 Street be rezoned from RA to RH in order to subdivide into two half-acre Suburban residential lots. Lot sizes range from 2,306 square metres (24,822 sq.ft.) to 2,717 square metres (29,247 sq.ft.), which is substantially larger than a half acre (1,858 square metres/20,000 sq.ft.).
- Many of the surrounding lands have been redesignated in the West Panorama Ridge Local Area Plan from "Suburban Residential One Acre" to "Suburban Residential Half Acre". The RH Zone is prevalent in the West Panorama Ridge Area and is considered to create an appropriate lot size.
- The proposed rezoning to the RH Zone will provide for a logical extension of the surrounding half-acre development located near New Mclellan Road and 124 Street. Proposed lots will be substantially oversized. It is noted that there is an existing RF-G zoned area immediately to the north of the subject site, which comprises smaller urban-sized properties that were part of a previous comprehensive suburban development in this area. It is also noted that adjacent properties to the south are zoned RA but are existing sub-standard suburban size lots averaging 800 square metres (8,611 sq.ft.) in area. Properties to the east and west are zoned RH.
- On this basis, the proposed Plan Amendment from "Suburban Residential One-Acre" to "Suburban Residential Half-Acre" can be supported.

DEVELOPMENT CONSIDERATIONS

Subdivision Layout

- The proposed layout consists of two RH lots, both of which exceed the RH zone requirements. Proposed Lot 1 is 2,306 square metres (0.56 acre), while proposed Lot 2 is 2,717 square metres (0.67 acre) (Appendix III).

- Lot 2 is proposed to be a panhandle lot, with access via 124 Street. The panhandle runs along the north property line of Lot 1.
- The frontage of Lot 1 is proposed to be 38.12 metres (125.1 ft.), which exceeds the minimum frontage requirement of 30 metres (98 ft.) in the RH Zone.
- The existing unopened lane immediately south of the property is considered surplus to the City's needs and can be sold to adjacent property owners. However, the lane will not yield additional value to the subject development as proposed lots are already substantially oversized. Therefore the lane has not been included in the subject proposal. Some of the adjacent undersized Suburban properties to the south have expressed an interest in acquiring the portions of lane adjacent to their properties. The City will, therefore, pursue the disposition of the lane with individual properties to the south on an individual basis.
- Council Policy No. O-15 outlines criteria for the evaluation of panhandle subdivisions (Appendix X). The following criteria for panhandle lots are appropriate for this proposal:
 - The proposed lot must be in a suburban or agricultural zone;
 - The physical constraints of the site must be such that a panhandle lot is the best solution to providing both physical access and legal frontage;
 - The physical configuration of the site must be such that to refuse a panhandle lot would impose an unreasonable reduction in lot yield; and
 - Exceptional circumstances must prevail which warrant such consideration.
- A panhandle configuration is deemed appropriate in this case due to the limitations for access to this site, the Suburban designation and subdivision pattern in the surrounding area and the fact that proposed lots are substantially oversized lots, thus minimizing any potential impact on adjacent lots.
- To ensure minimal impact on adjacent lots resulting from new dwellings, a Restrictive Covenant is required to be registered on both proposed Lots 1 and 2 to ensure the minimum setbacks for all property lines is 7.5 metres (25 ft.), thus matching the rear setback for all adjacent properties. In addition, prior to subdivision approval, the applicant will be required to complete a view analysis to address any potential impact on views for adjacent driveways.
- It should be noted that the proposed panhandle configuration will save trees in the southeast corner of the property, which likely could not have been achieved with a conventional subdivision pattern.

Arborist and Tree Preservation

- The arborist report submitted by the applicant shows 12 protected trees on the subject property, of which 7 are proposed to be retained and 5 removed.
- Ten replacement trees are required to replace the 5 that will be removed.
- The proposed driveway alignment of the panhandle lot has been located along the north property line in order to protect a grove of trees in the southeast corner of the site.

- Site servicing is proposed to pass under this grove of trees and will need to be drilled. The City will require a security deposit to protect against possible damage to these trees.

Building Scheme and Lot Grading

- The development site is located in an area where there is a wide variety of dwelling sizes and types, including 50-year-old bungalows and newer, larger homes with traditional and heritage architectural styles.
- The design guidelines aim to enhance the relationship with neighbouring homes, which range in style from traditional rancher and west coast contemporary to neo-traditional.
- No basement-entry homes or secondary suites will be permitted.
- Exterior materials are intended to reflect the materials used on neighbouring homes and will include hardi-board, cedar siding, stucco, brick and stone.
- Roofing materials will include duroid shingles, cedar shakes/shingles and concrete tile, and will range in pitch from 6:12 to 12:12.
- The lot grading plan indicates that in-ground basements may be achievable.
- The Building Division has found the lot grading information adequate to allow the project to proceed to the next stage.
- Any recommendations from the required view analysis respecting siting or house design will be incorporated into the registered Building Scheme.

PRE-NOTIFICATION

Pre-notification letters were circulated on December 15, 2005. Staff received comments from the West Panorama Ridge Ratepayers' Association, as well as one email from a resident, expressing concerns about this application.

- The West Panorama Ridge Ratepayers' Association (WPRRA) expressed concern about the future possibility of creating an additional panhandle lot the west of proposed Lot 2. The original subdivision layout explored the possibility of this future subdivision.

(The subdivision plan has now been amended to preclude future subdivision or additional panhandle lots and to make the two currently proposed lots roughly equal in size.)

- The WPRRA indicated that they would like to see additional limitations put in place to provide increased side yard setbacks and restrictions on building height on the proposed new lots. This sentiment was echoed in correspondence received by a local resident.

(The applicant will be required to register a Restrictive Covenant to increase the minimum north and south side yard setbacks from 4.5 metres to 7.5 metres, thereby

mimicking the front and rear yard setbacks of the RH zone. Also, a view analysis will need to be conducted prior to subdivision approval to address this issue.)

- The WPRRA stated that they do not want the unbuilt lane to the south of the subject property being sold to the applicant. Instead they would like to see the homeowners to the south have the option to purchase the lane area.

(The adjacent lane is surplus to the City's needs, but will not be sold to the applicant. Instead, the lane will remain available for neighbouring residents to apply to purchase it in the future.)

- Representatives from the WPRRA have been advised of the proposed approach to address their concerns.

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.	Summary of Tree Survey and Tree Preservation
Appendix IX.	West Panorama Ridge Local Area Plan
Appendix X.	Panhandle Policy

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated January 27, 2006.
- Arborist Report dated September 15, 2006.
- Tree Preservation and Replacement Plan dated January 17, 2006.
- Soil Contamination Review Questionnaire prepared by Satnam Shoker dated September 16, 2005.

How Yin Leung
Acting General Manager
Planning and Development

MJ/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: Genevieve Bucher, McElhanney Consulting Services Ltd.
 Address: 13160 - 88 Avenue
 Surrey, B.C.
 V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application

(a) Civic Address: 5579 - 124 Street

(b) Civic Address: 5579 - 124 Street
 Owner: **Kulwinderjit Kaur Kaila**
 PID: 025-606-778
 Lot 3 Sections 6 and 7 Township 2 Plan BCP3827

3. Summary of Actions for City Clerks Office

(a) Introduce a By-law to rezone the property.

(b) Application is under the jurisdiction of MOT.

 MOT File No. 1-6-23064.

SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.31 ac
Hectares	0.53 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	38.1 m 42.6 m
Range of lot areas (square metres)	2,306 m 2,717 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	3.8 upha/1.5 upa
Lots/Hectare & Lots/Acre (Net)	3.8 upha/1.5 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	0.25
Estimated Road, Lane & Driveway Coverage	n/a
Total Site Coverage	n/a
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME (including view analysis)	
	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

