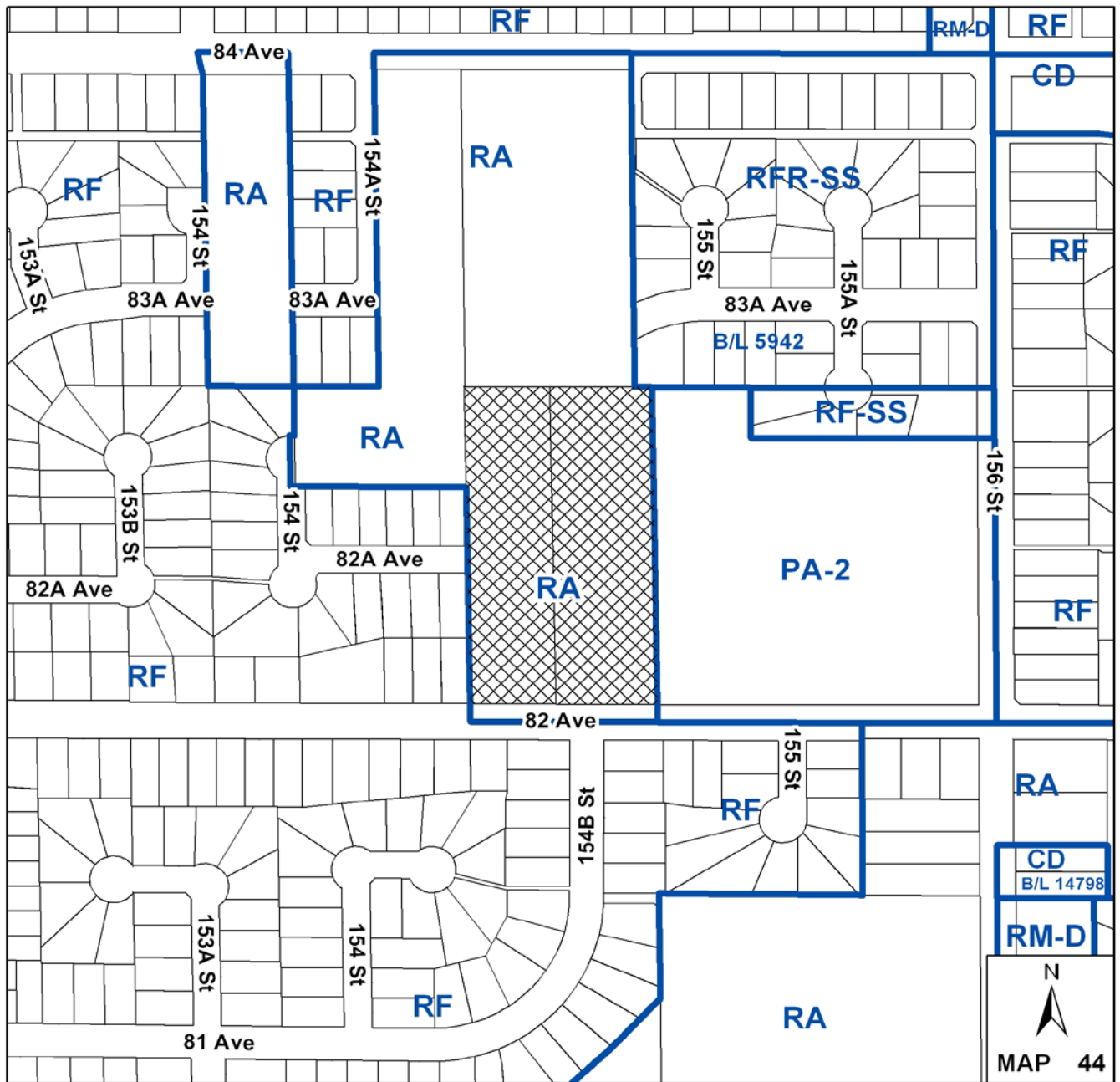


**Proposal:** Rezone from RA to RF to permit subdivision into approximately 21 single family lots and a remainder lot.

**Recommendation:** Approval to Proceed

**Location:** 15455/95 – 82 Avenue      **Zoning:** RA

**OCP Designation:** Urban      **Owner:** William Henry Moore



## PROJECT TIMELINE

Completed Application Submission Date: October 5, 2005  
Planning Report Date: March 27, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 21 single family lots and a remainder lot.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the properties 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:

Parks has some concerns about the impact this project will have on the existing parkland forest and the ability of the Department to fund development-related trail work in Freedom Park and indicated that the applicant should provide funds for the purposes of forest restoration, natural tree abatement, trail construction and vegetation re-establishment (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:**

Coyote Creek Elementary School = 621 enrolled/680 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 = 7 students  
 Secondary students = 17 students  
 Total new students = 24 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.*

(Appendix VI)

**SITE CHARACTERISTICS**

- **Existing Land Use** Located on each lot is one single family dwelling. The dwelling located at 15455 - 82 Avenue will be retained and the dwelling located at 15495 - 82 Avenue will be demolished.
- **East:** Church, zoned PA-2, designated Urban.
- **South:** Across 82 Avenue, single family residential lots, zoned RF, designated Urban.
- **West:** Single family residential lots, zoned RF, designated Urban
- **North:** Freedom Park and Dog-Off Leash Park, zoned RA, designated Urban.

**PLAN AND POLICY COMPLIANCE**

OCP Designation:

Complies

## DEVELOPMENT CONSIDERATIONS

- The subject properties are located at 15455 and 15495 - 82 Avenue and have a combined site area of 2.12 hectares (5.21 acres). They are designated Urban in the Official Community Plan (OCP) and are currently zoned "One-Acre Residential Zone (RA)". The applicant is proposing to rezone the subject properties to "Single Family Residential Zone (RF)" to allow subdivision into approximately 21 single-family lots and a remainder lot with further subdivision potential.
- There is one single-family home located on each of the subject properties. The house at 15455 - 82 Avenue (the western lot) is proposed to be retained on proposed Lot 22 while the house located at 15495 - 82 Avenue (the eastern lot) will be removed prior to final subdivision plan approval.
- All of the proposed lots exceed the minimum lot area, width and depth requirements of the RF Zone.
- The proposed road pattern will include the northern extension of 154B Street through to 83A Avenue across Freedom Dog-off Leash Park to the north of the proposed subdivision. Parks is willing to dedicate the required right-of-way for the 83A Avenue through the park. 82A Avenue on the western portion of the site, is proposed to be connected to the proposed 154B Street. The proposed subdivision continues the pattern established by the existing subdivision to the west developed in 1991 and 1993.
- Proposed Lots 1 to 18 and Lot 21 will front onto 154B Street and proposed Lots 19 and 20 will front onto 82A Avenue. Proposed Lot 22 will front onto 82 Avenue.
- Proposed Lot 22 is an oversized lot upon which the applicant intends to retain the existing house currently located at 15455 - 82 avenue. This lot has the potential of being further subdivided into 5 lots if the existing dwelling is removed.
- The proposed subdivision will permit permanent access to the existing lots to the west through the eastward extension of 82A Avenue to the proposed 154B Street . Currently, properties along 82A Avenue and 154 Street are accessed via a temporary access from 82 Avenue between 15411 - 82 Avenue and 15393 - 82 Avenue. The removal of the temporary lane will be addressed through the Engineering Servicing Agreement for this application.
- 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 VII)
- 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 dwellings will be able to accommodate in-ground basements. A preliminary lot-grading plan was submitted and reviewed by staff and found to be generally acceptable.

- MGF Horticultural Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and some minor revisions are required.
- The Arborist Report indicates there are 156 mature trees on the subject site. The report proposes the retention of 21 mature trees and the removal of 135 mature trees (126 of which are considered to be in poor condition). The trees to be retained are located on proposed Lots 1, 4 and 22. The Report proposes a total of 64 replacement trees to provide 3 to 4 trees per lot (Appendix VIII).
- Removal of mature trees is due to either lot re-grading, location relative to proposed building envelopes or poor condition of the trees.

### PRE-NOTIFICATION

Pre-notification letters were sent on October 25, 2005 and staff received the following comment:

- One comment was received from the former developer of the subdivision to the west requesting that the temporary lane between 15393 – 82 Avenue and 15411 – 82 Avenue be removed once the extension of 82A Avenue is constructed through to proposed 154B Street. This lane currently provides access to homes on 82A Avenue.

*(Staff informed the individual that through the servicing agreement the Engineering Department would address the removal of the temporary lane once 82A Avenue is constructed through to 154B Street.*

### 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 February 28, 2006.

- Building Scheme dated November 22, 2005.
- Neighbourhood Character Study dated November 22, 2005.
- Arborist Report dated December 2005.
- Tree Preservation and Replacement Plan dated March 21, 2006.
- Soil Contamination Review Questionnaire prepared by Richard Brooks dated September 29, 2005.

Murray Dinwoodie  
General Manager  
Planning and Development

CM/VVS/kms



## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	5.21
Hectares	2.12
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	22
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.1 – 55.4 m
Range of lot areas (square metres)	560 m <sup>2</sup> – 2,685 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.41 lots/acre 10.8 lots/hectare
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	31%
Estimated Road, Lane & Driveway Coverage	28.3%
Total Site Coverage	59.3%
<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
Others	NO



### CONTOUR MAP FOR SUBJECT SITE

