

Proposal: Rezone from RA to RF to allow subdivision into approximately 15 single family lots.

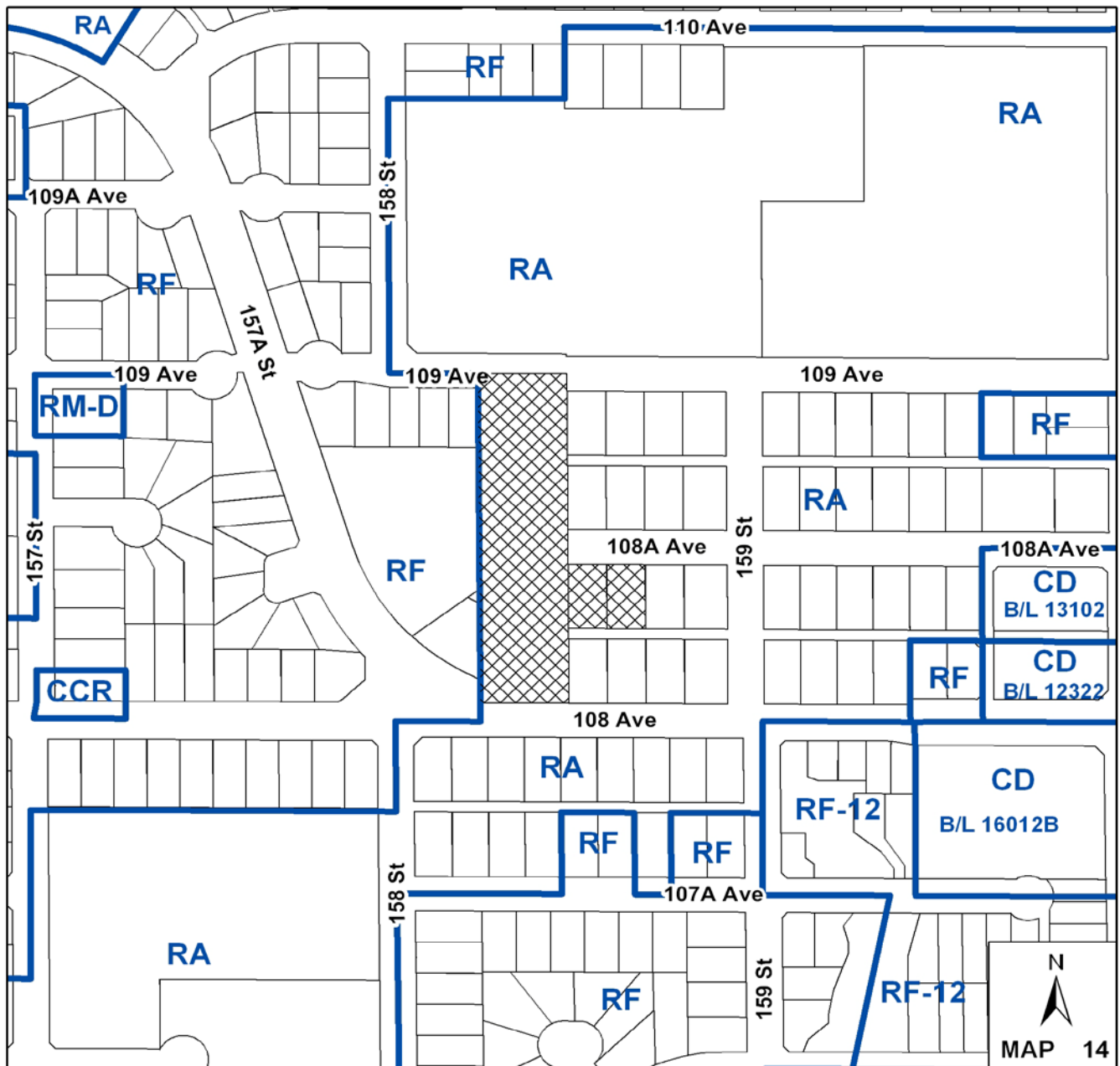
Recommendation: Approval to Proceed

Location: 15835 - 108 Avenue & 15850/60 - 108A Avenue

Zoning: RA

OCP Designation: Urban

Owner: Ekam Development Ltd.



PROJECT TIMELINE

Completed Application Submission Date: November 7, 2005
Application Revision & Re-submission Date: January 23, 2007
Planning Report Date: April 2, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately fifteen (15) 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) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) address deficit in tree replace under the new Tree Protection By-law; and
 - (f) registration of a Section 219 Restrictive Covenant on proposed Lot 12 to require a minimum side yard setback of 4.5 metres (15 ft.) for the east side yard, to protect the neighbours trees along the property line.

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. Applicant to provide cash-in-lieu of parkland (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 5 students
 Secondary students = 2 students
 Total new students = 7 students

School Catchment Area/Current Enrollment/School Capacity:

Erma Stephenson Elementary School = 497 enrolled/405 capacity
 Fraser Heights Secondary School = 1,375 enrolled/1,000 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 = 3 students
 Secondary students = 28 students
 Total new students = 31 students

Approved Capacity Projects and Future Space Considerations

A boundary change from a neighbouring school is being proposed for Erma Stephenson Elementary. An addition at Fraser Heights Secondary is proposed in the Five Year Capital Plan (proposal not approved in 2006). The proposed development will not have an impact on these projections.

(Appendix VI)

Ministry of Transportation: No concerns (Appendix).

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling on one to be demolished, other two lots are vacant.
- **East:** Single family dwellings, zoned RA, designated Urban.
- **South:** Across 108 Avenue, single family dwellings, zoned RA, designated Urban.
- **West:** Single family dwellings fronting 109 Avenue and storm detention pond, zoned RF, designated Urban.
- **North:** Across 109 Avenue, Erma Stephenson Park and Elementary School, zoned RA, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The 1.09-hectare (2.7-acre) subject site consists of three lots located on the north side of 108 Avenue, east of 157A Street and designated Urban in the Official Community Plan (OCP).
- The applicant proposes to rezone the site from One-Acre Residential Zone (RA) to Single Family Residential Zone (RF) to allow subdivision into fifteen (15) single family residential lots.
- All of the proposed lots conform to the minimum requirements of the RF Zone with areas ranging from 560 square metres (6,028 sq. ft.) to 681 square metres (7,330 sq. ft.) with lot widths ranging from 15.0 metres (49 ft.) to 17.2 metres (56 ft.) and an average lot depth of 38 metres (15 ft.).
- The Infill Policy requires that the proposed lot widths reflect the average lot width for the block or a minimum of 16.5 metres (54 feet).
- The subject site includes a large undeveloped remnant parcel. On the south side of 109 Avenue the average width of the three adjacent properties to the west is 16.3 metres (53 ft.).
- The applicant submitted letters from adjacent neighbours indicating support for the proposed subdivision. There are ten neighbouring lots to the east of the subject site fronting 108A and 109 Avenue. Of these ten lots, three have dwellings on them. The property owners of all three of these lots submitted letters.
- Varying the Infill Policy can be supported at this location given that the applicant has demonstrated that the properties to the east could potentially be further subdivided to create 15-metre (49 ft.) wide lots.
- To provide access to proposed Lots 1-3 fronting 108 Avenue, which is designated an arterial road, the applicant is required to dedicate and construct a lane that provides a connection to the

east to 159 Street.

- Proposed Lots 4-9 will gain driveway access from either the newly constructed lane or the new 108A Avenue cul-de-sac. Proposed Lots 10-12 will gain driveway access via the new 108A Avenue cul-de-sac.
- Proposed Lots 13-15 will gain driveway access from 109 Avenue.
- Currently the adjacent property to the west, located at 15807 – 108 Avenue, gains access via a temporary driveway off of 108 Avenue. Under the previously approved development application, File No. 7902-0164-00, a "no-build" Restrictive Covenant was registered on the eastern portion of this property.
- It was intended that when the "no-build" portion of the lot was consolidated, and further subdivided, the temporary access would be removed and ultimate access would be via the lane (Appendix X).
- Since that time, the alignment of the intersection at 108 Avenue and 157A Street has been changed, thus resulting in a new road pattern at this location (Appendix XI).
- The original road alignment included a curved connection from 108 Avenue into 157A Street. However, the intersection now includes a newly constructed round-about (Appendix XI). This has created a situation wherein there is additional road right-of-way between the property at 15807 – 108 Avenue and 108 Avenue.
- In order to provide ultimate access to the property at 15807 – 108 Avenue, the applicant is proposing to construct a hammerhead turnaround at the western end of the lane on proposed Lots 1 and 9.
- The Engineering Department has confirmed that the hammerhead turnaround is adequate to provide access to the existing garage built in the rear yard of the property located at 15807 – 108 Avenue.
- Also, the "no-build" portion on the property at 15807 – 108 Avenue would no longer be consolidated with the subject site but rather with the left-over road dedication owned by the City. This future development potential has been demonstrated by the applicant and identified as Lots A and B on the attached layout (Appendix III). Engineering has confirmed that this portion of road right-of-way is no longer required and can be sold, subject to Council approval.

Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Alicia Hayes of Davenport Design Group Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines for all lots (Appendix VIII).
- Basement-entry homes and secondary suites are not permitted.

- The applicant proposes to have in-ground basements on all lots. Proposed Lots 4 and 5 will have approximately 0.6 metre (2 ft.) to 1.0 metre (3.3 ft.) of fill in the front and centre of each lot. The western portion of proposed Lot 12 will have approximately 0.5 metre (1.6 ft.) of fill. Proposed Lots 13-15 will have approximately 1.0 metre (3.3 ft.) of fill to achieve the ultimate road grade. A preliminary lot grading plan was submitted and reviewed by staff and was determined to be adequate.

Arborist Report and Tree Retention and Replacement

- 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 (Appendix IX).
- A total of 58 mature trees have been identified on the subject site. These trees consist of Cedar, Spruce and Douglas Fir.
- All of the trees are proposed to be removed. Two because they will not survive land clearing or lot grading on proposed Lot 5, two because they have co-dominant tops, poor attachments, included bark and are also in the proposed building envelope on proposed Lot 13. There are also an additional six trees to be removed on proposed Lot 13, 14 and 15 as they are located within the proposed building envelopes.
- Of the 58 trees on the subject site, 45 are deciduous trees, which include Red Alder and Black Cottonwood. These trees are suffering from crown dieback and they also hold no retentive value for this development. They are also proposed to be removed.
- To comply with the regulations in the recently adopted Tree Protection By-law, a total of 45 replacement trees for a minimum of 3 trees per lot will be provided. In addition, although not obligated due to the application being instream when the Tree Protection By-law was adopted, the applicant has agreed to provide a voluntary contribution of \$21,300, \$300 per tree, towards the Green City Fund to make up for the 71-tree deficit ((58 x 2) - 45 = 71) in replacement trees.
- To protect the neighbour's trees along the east property line of proposed Lot 12, the minimum side yard setback will be 4.5 metres (15 ft.) for the east side yard and this will be secured through a Restrictive Covenant.

PRE-NOTIFICATION

Pre-notification letters were sent on January 23, 2007, and staff received the following comments:

- One individual expressed concern with the proposed lots not meeting Council's Infill Policy and the ability to subdivide their property in the future and access their existing garage via the newly proposed lane.

(Staff explained that the proposed lot widths meet the RF Zone. There are also three adjacent properties to the west, on the south side of 109 Avenue, with an average width of 16.3 metres (53 ft.)

- The applicant has demonstrated that the "no-build" portion on the property at 15807 – 108 Avenue would no longer be consolidated with the subject site but rather with the left-over road dedication owned by the City. This future development potential has been demonstrated by the applicant and identified as Lot A and B on the attached layout (Appendix III). Engineering has confirmed that the additional road right-of-way can be sold as it is not required.

(The applicant has also demonstrated that the proposed lane and hammerhead turnaround will provide access to the existing garage on the neighbouring property to the west, located at 15807 – 108 Avenue).

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.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Original Road Pattern and Lot Layout
Appendix XI.	Newly Constructed Roundabout and Revised Road Pattern

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 6, 2007.
- Tree Preservation and Replacement Plan dated February 14, 2007.

How Yin Leung
Acting 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: Michael Helle, 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: 15835 - 108 Avenue; 15850 and 15860 - 108A Avenue

(b) Civic Address: 15835 - 108 Avenue
 Owner: Ekam Development Ltd., Inc. No. 723282
 PID: 012-235-547
 East Half Lot 28 Section 15 Block 5 North Range 1 West New Westminster
 District Plan 1571

(c) Civic Address: 15850 - 108A Avenue
 Owner: Ekam Development Ltd., Inc. No. 723282
 PID: 008-578-648
 Lot 1 Block 4 North Section 15 Block 5 North Range 1 West New Westminster
 District Plan 2368

(d) Civic Address: 15860 - 108A Avenue
 Owner: Ekam Development Ltd., Inc. No. 723282
 PID: 002-625-172
 Lot 2 Block 4 Section 15 block 5 North Range 1 West New Westminster
 District Plan 2368

3. Summary of Actions for City Clerk's Office

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

- (b) Application is under the jurisdiction of MOT.
 MOT File No. 01-006-24038.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.70
Hectares	1.09
NUMBER OF LOTS	
Existing	3
Proposed	15
SIZE OF LOTS	
Range of lot widths (metres)	15.0 m - 17.2 m
Range of lot areas (square metres)	560 m ² - 692 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.5 upha/13.7 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	34.7%
Estimated Road, Lane & Driveway Coverage	19.3%
Total Site Coverage	54.0%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
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

