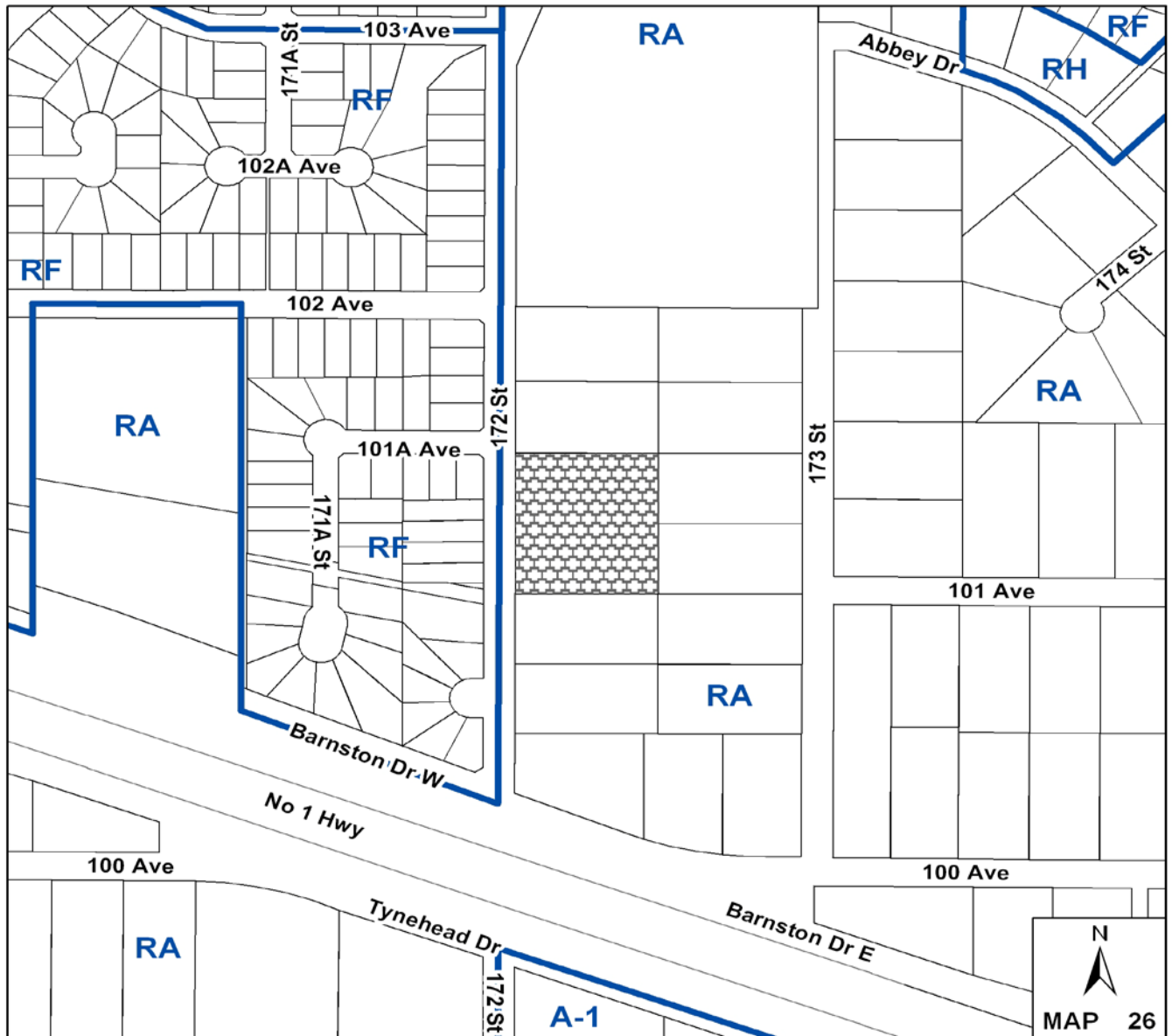


Proposal: Rezone from RA to RH in order to allow subdivision into four (4) half-acre suburban residential lots.

Recommendation: Approval to Proceed

Location: 10128 - 172 Street **Zoning:** RA

OCP Designation: Suburban **Owner:** ACW Pacific Enterprises Corporation



PROJECT TIMELINE

Completed Application Submission Date: Novmeber 15, 2005
Acceptable Layout Submission Date: July 14, 2006
Planning Report Date: September 11, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RH

in order to allow subdivision into four half-acre suburban residential 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 "Half-Acre Residential Zone (RH)" (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) registration of a 2.9-metre (9.5 ft.) wide right-of-way for public access along the west property line of proposed Lots 1 and 4 fronting 172 Street, to accommodate the Trans Canada Trail Greenway.

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 west property line of the proposed subdivision abuts the Trans Canada Trail Greenway and the applicant should provide cash-in-lieu for the future construction of the Greenway by the City (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:

Bothwell Elementary School = 214 enrolled/355 capacity
 Fraser Heights Secondary School = 1,315 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 = 2 students
 Secondary students = 10 students
 Total new students = 12 students

Approved Capacity Projects and Future Space Considerations

An addition at Fraser Heights Secondary is identified in the third year of the 2006-2010 Five Year Capital Plan.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling to be retained.
- **East:** Single family dwellings on one acre lots with future subdivision potential, zoned RA, designated Suburban.
- **South:** Single family dwellings on one acre lots encumbered by a gas pipeline, zoned RA, designated Suburban.
- **West:** Single family dwelling, zoned RF, designated Urban.
- **North:** Single family dwellings on one acre lots with future subdivision potential, zoned RA, designated Suburban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The 0.9-hectare (2.2-acre) subject site is located on the east side of 172 Street, north of Barnston Drive in Fraser Heights and is designated Suburban in the Official Community Plan (OCP).
- The site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone the property to "Half-Acre Residential Zone (RH)" to allow subdivision into four (4) suburban residential lots.
- All of the proposed lots meet the minimum lot area, width and depth requirements for lots in the RH Zone. The proposed lots range in size from 1,858 square metres (0.5-acre.) to 2,159 square metres (0.6-acre). The lot widths range from 34 metres (69 ft.) to 42 metres (128 ft.) with an average depth of 50 metres (164 ft.).
- The single family dwelling currently fronting 172 Street will be retained on proposed Lot 4.
- All four (4) of the proposed lots will front and gain access from the 101 Avenue cul-de-sac proposed off of 172 Street. The cul-de-sac will also provide access to a 4-metre (13 ft.) wide walkway, to provide a future pedestrian connection from 172 Street to 173 Street.
- The applicant has agreed to provide a 2.9-metre (9.5 ft.) wide right-of-way to accommodate the Trans Canada Trail Greenway along the western property line of proposed Lots 1 and 4, parallel to 172 Street and to provide cash-in-lieu for the construction of the Greenway.
- The applicant for the subject site has retained Sandbox Design Works Inc. 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 VII).
- Basement-entry homes and secondary suites are not permitted.
- The applicant proposes to have in-ground basements on all lots with less than 0.5 metre (1.6 ft.) of fill being required. 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 deemed acceptable (Appendix VIII).
- A total of 9 mature trees have been identified on the subject site. These trees consist mainly of Alder, Big Leaf Maple and Paper Birch. Of this total, 6 will be retained in the rear yard of proposed Lots 2, 3 and 4.
- There will be 3 trees removed as they are in poor condition and form.
- A total of 13 replacement trees are being proposed. There will be a minimum of 5 trees per lot.

PRE-NOTIFICATION

Pre-notification letters were sent on May 12, 2006 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.	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 August 10, 2006.

How Yin Leung
Acting General Manager
Planning and Development

JJ/kms

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Richard Brooks, HY Engineering Ltd.
 Address: 200 - 9128 - 152 Street
 Surrey, BC
 V3R 4E7
 Tel: 604-583-1616

2. Properties involved in the Application

- (a) Civic Address: 10128 - 172 Street
- (b) Civic Address: 10128 - 172 Street
 Owner: **ACW Pacific Enterprises Corporation**
 PID: 010-528-873
 Parcel "B" (Explanatory Plan 21767), South Half Lot 3, Section 16,
 Township 9, New Westminster District, Plan 4394

3. Summary

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

SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	2.26 ac	
Hectares	0.914 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	4	
SIZE OF LOTS		
Range of lot widths (metres)	34 m - 42 m	
Range of lot areas (square metres)	1,988 m ² - 1,991,858 m ² - 2,159 m ² 0 m ²	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	1.77 lots/ac	4.37 lots/ha
Lots/Hectare & Lots/Acre (Net)	2.7 lots/ac	5.12 lots/ha
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	21.3%	
Estimated Road, Lane & Driveway Coverage	16.9%	
Total Site Coverage	38.2%	
PARKLAND		
Area (square metres)	N/A	
% 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

