

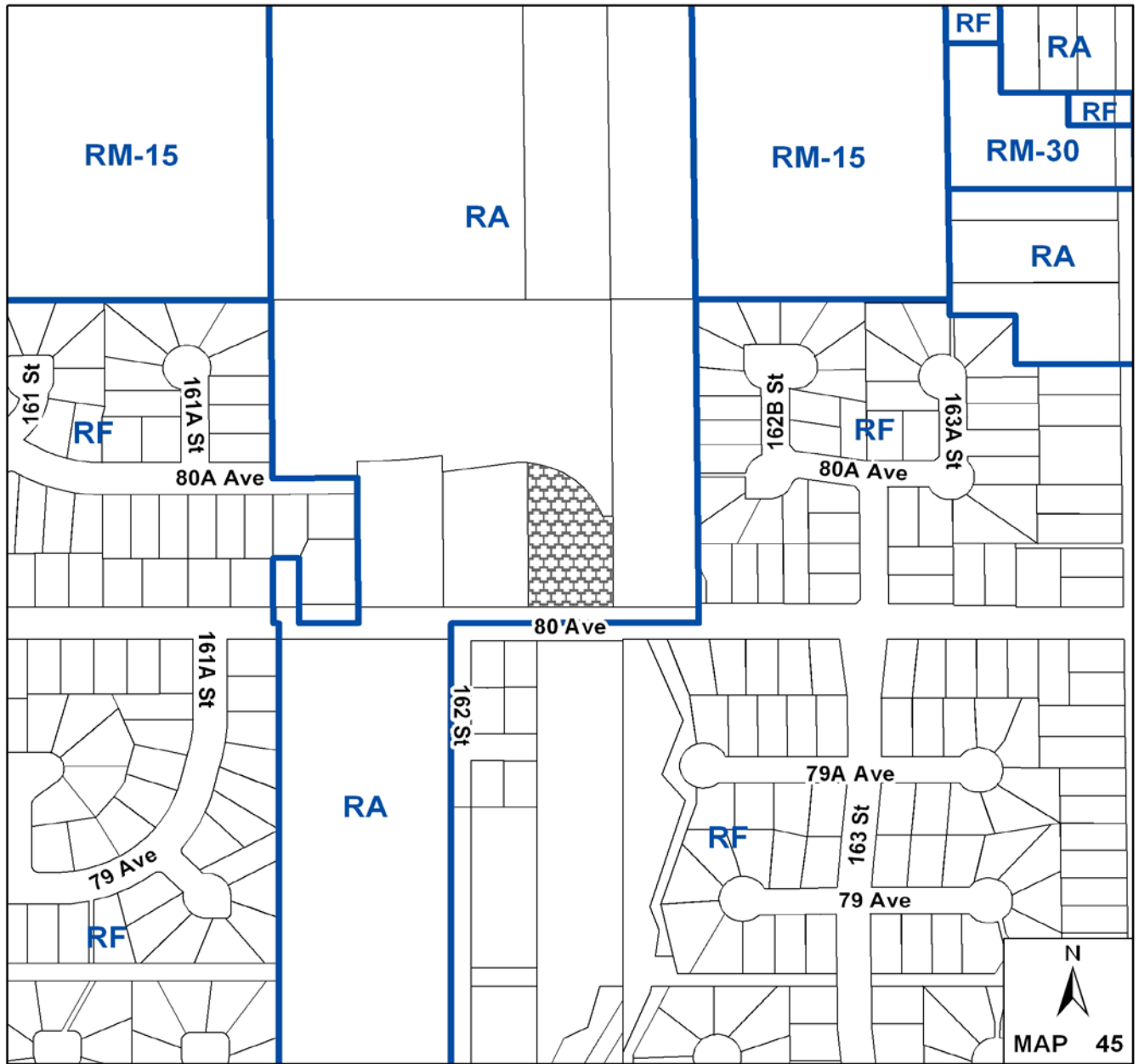
Proposal: Rezone from RA to RF to allow subdivision into four (4) single family lots. A Development Variance Permit to reduce the rear yard setback to retain an existing house on proposed Lot 1.

Recommendation: Approval

Location: 16243 - 80 Avenue **Zoning:** RA

OCP Designation: Urban

NCP Designation: Single Family **Owners:** Daljit Singh Garcha et al



PROJECT TIMELINE

Initial Application Submission Date: November 16, 2005
Completed Application Submission Date: February 16, 2007
Planning Report Date: March 12, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following by-law regulation in the RF Zone:
 - to reduce the minimum rear yard setback for an existing house on proposed Lot 1 from 7.5 metres (25 ft.) to 3.1 metres (10.1 ft.)

in order to allow subdivision into 4 single family 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 "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7905-0358-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone for an existing house on proposed Lot 1 from 7.5 metres (25 ft.) to 3.1 metres (10.1 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (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).

Parks: Support (Appendix V). The applicant should provide cash-in-lieu of parkland and provide park amenity contributions on a per unit basis as per the Stage II NCP.

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:

Walnut Road Elementary School = 515 enrolled/580 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 = 62 students
 Secondary students = 52 students
 Total new students = 114 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. The proposed development will not have an impact on these projections.

(Appendix VI)

Environmental Review Committee (ERC):

The Environmental Review Committee had no objection subject to the approval of Parks and to the completion of a satisfactory landscape plan.

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling which is proposed to be retained.
- **East:** Walnut Park, zoned RF, designated Urban. A red coded stream is located on this site, with minimum setback requirements having some impact on the proposed road dedication.
- **South:** Across 80 Avenue, single family residential lots, zoned Urban.
- **West:** Acreage single family residential lots, zoned RA, designated Urban.
- **North:** Walnut Park, zoned RA, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north side of 80 Avenue west of 163 Street in the Fleetwood area. The site is designated Urban in the Official Community Plan (OCP) and Single Family Urban in the Fleetwood Town Centre Plan.
- The subject site is currently zoned "One-Acre Residential Zone (RA)". The applicant is proposing to rezone the site to "Single Family Residential Zone (RF)" to allow subdivision into 4 single family lots. The proposed RF Zone is consistent with the designations in the OCP and the Fleetwood Town Centre Plan.
- All 4 proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 560 square metres (6027 sq.ft.) to 752 square metres (8,094 sq.ft.).
- All proposed lots will front onto, and gain access off of 162A Street, which will be dedicated and constructed as a result of this project.
- In order to retain the existing dwelling on proposed Lot 1, the minimum rear yard setback will need to be varied from 7.5 metres (25 ft.) to 3.1 metres (10.2 ft.) as described in the By-law Variance section of this report.
- The applicant for the subject site has retained Ran Chahal of Apex Design Group 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).

- In-ground basements are proposed for proposed Lots 2, 3 and 4 based on the preliminary lot grading plan provided by the applicant. Basements will be achieved with minimal cut or fill. The information submitted by the applicant has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.
- C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation and Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 6 mature trees on the subject site. The report proposes the removal of all 6 trees because they are either within building envelopes or are going to be adversely affected by the construction of the road. The report proposes 12 replacement trees (based on a ratio of 2:1) ultimately providing an average of 3 trees per lot.
- The proposed tree replacement complies with the new Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on July 23, 2006, and staff received no comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Zoning By-law (No. 12000) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 3.1 metres (10.1 ft.) to retain the existing house on proposed Lot 1.

Applicant's Reasons:

- The proposed variance will allow for the existing dwelling on proposed Lot 1 to be retained.

Staff Comments:

- The proposed front yard setback (previously a side yard for the subject property) is approximately 19 metres (62 ft.) deep. This will provide the existing house on proposed Lot 1 with adequate outdoor space.
- The proposed variance will have little impact on the existing lot to the west, as this is an existing condition.
- Should a new house be constructed on proposed Lot 1, it will be subject to the applicable setback regulations in the Zoning By-law.
- Staff, therefore, support the proposed variance.

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
Appendix IX.	Development Variance Permit No. 7905-0358-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 21, 2007.
- Building Scheme dated February 15, 2006.
- Tree Survey Plan dated August 15, 2006.
- Arborist Report dated August 15, 2006.
- Soil Contamination Review Questionnaire prepared by Pritpal S. Dhaliwal dated March 1, 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: Avnash Banwait
 Address: 206 - 8363 - 128 Street
 Surrey, B.C.
 V3W 4G1
 Tel: 604-543-8044

2. Properties involved in the Application
 - (a) Civic Address: 16243 - 80 Avenue

 - (b) Civic Address: 16243 - 80 Avenue
 Owners: Daljit Singh Garcha, Jaswinder Kaur Garcha, Kuljit
 Singh Garcha, Harjinder Kaur Garcha, Pritpal Singh
 Dhaliwal and Manpreet Kaur Dhaliwal
 PID: 012-703-958
 Parcel "B" (727276E) Except: Firstly: Part Subdivided by Plan 86024;
 Secondly: Part Subdivided by Plan LMP1868; Lot 28 Section 25 Township 1
 New Westminster District Plan 2425

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (a) Proceed with Public Notification for Development Variance Permit No. 7905-0358-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.9484 ac
Hectares	0.3838 ha
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	16.00 m - 24.00 m
Range of lot areas (square metres)	560 sq.m. to 750 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.42 upha/4.2 upa
Lots/Hectare & Lots/Acre (Net)	16.43 upha/6.6 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	21.1%
Estimated Road, Lane & Driveway Coverage	43.3%
Total Site Coverage	63.4%
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	YES
Others	NO

CONTOUR MAP FOR SUBJECT SITE

