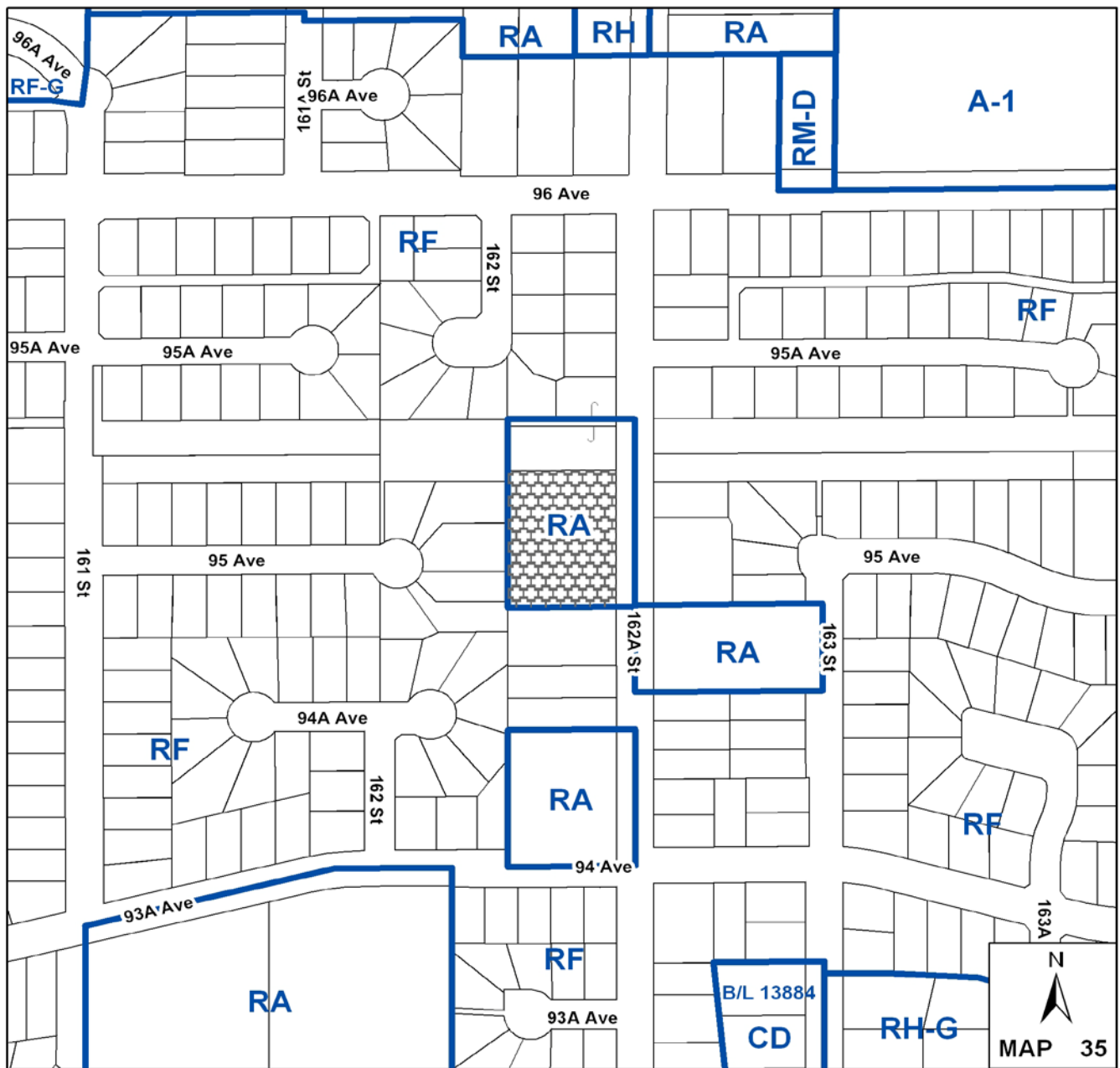


Proposal: Rezone from RA to RF to permit subdivision into 4 single family lots.

Recommendation: Approval to Proceed

Location: 9505 - 162A Street **Zoning:** RA

OCP Designation: Urban **Owner:** Karamjit Wahlla



PROJECT TIMELINE

Initial Application Submission Date: December 9, 2005
Completed Application Submission Date: October 19, 2006
Planning Report Date: November 20, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 4 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) 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 the deficiency in replacement trees.

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 applicant may provide cash-in-lieu of parkland dedication (Appendix V).

School District:

School Impacts:**Projected number of students from this development:**

Elementary students = 1 student
 Secondary students = 1 student
 Total new students = 2 students

School Catchment Area/Current Enrollment/School Capacity:

Serpentine Elementary School = 372 enrolled/425 capacity
 North Surrey Secondary School = 1,279 enrolled/1,175 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 = 33 students
 Secondary students = 62 students
 Total new students = 95 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. It is anticipated that there would be an enrolment move to the proposed new North Clayton Area Secondary School when it opens (beyond 5 years).

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling which is to be demolished.
- **Significant Site Attributes** The site is impacted by two statutory right-of-ways and is abutting a BC Hydro right-of-way.
- **East:** Across 162A Street, single family residential lots, zoned RF, designated Urban in the OCP.
- **South:** Single family residential lots, zoned RF, designated Urban in the OCP.
- **West:** Single family residential lots, zoned RF, designated Urban in the OCP.
- **North:** Green Timbers Greenway and utility right-of-way, zoned RF, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Land Use and Lot Layout

- The site is comprised of one (1) lot, located at 9505 - 162A Street. The site is designated "Urban" in the Official Community Plan (OCP) and has a total site area of approximately 4,503 square metres (48,471 square feet).
- The subject site is currently zoned "One-Acre Residential Zone (RA)".
- The subject area is characterized by newer single-family homes on RF zoned lots. The proposed rezoning and subdivision is in keeping with the form and character of the area, as well as with the established range of parcel sizes.
- The proposal is to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to allow subdivision into 4 single family lots. The proposed RF Zone is consistent with the Urban designation in the OCP.
- The existing house and other structures on the site are to be demolished.
- The proposed lots exceed all of the minimum area and dimensional requirements of the RF Zone with lots ranging in size from approximately 935.4 square metres (10,068.9 sq.ft.) to 1,701.1 square metres (18,311.1 sq.ft.), lot widths ranging from 16 metres (52 ft.) to 29 metres (95 ft.), and lot depths of approximately 58 metres (190 ft.).
- The proposed lots will both front onto and gain access from 162A Street.
- The subdivision layout shows three (3) lots (proposed Lots 1, 2 and 3), which are 935.4 square metres, with one (1) lot (proposed Lot 4) at 1,701.1 square metres (18,311.1 sq.ft.). This is because of two statutory rights-of-way on the northern portion of proposed Lot 4, which impacts the building envelope on this lot.

Proposed Building Scheme and Lot Grading

- The applicant for the subject site has retained Michael E. Tynan (Tynan Consulting Ltd.) as the design consultant. The design consultant conducted a character study of the surrounding homes, and based on the findings, propose a set of building design guidelines.
- In-ground basements are proposed based on the preliminary lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. This information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.

Tree Preservation

- MGF Horticultural Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed generally acceptable.
- The Arborist Report indicates that there are 38 mature trees on the subject site. The report proposes the removal of 23 trees because they are located within a potential building envelope, will be significantly impacted by excavation and construction, or have been declared hazardous due to natural causes. The report proposes that 15 trees be retained. The majority of the trees located along the eastern portion of the property are to be retained, ameliorating the concerns expressed by the owner of a neighbouring property to the east of the subject site.
- A total of 8 replacement trees are being proposed. There will be a minimum of 2 replacement trees per lot and an overall average of 5.75 trees per lot.
- The development application was submitted prior to the final adoption of Tree Protection By-law No. 16100 and is covered by the one year grace period.
- Under the new Tree Protection By-law No. 16100, a tree replacement of 2:1 applies, i.e. two replacement trees for every protected tree that is cut. Lots zoned RF can accommodate a minimum of 3 replacement trees per lot. In the case of the subject application, where 23 trees will be removed, a total of 46 replacement trees would be required.
- When the new Tree Protection By-law No. 16100 is considered, there is a substantial deficiency in the number of replacement trees proposed (8) versus the number of replacement trees required under the new Tree Protection By-law (46). The applicant has been informed of the requirements of the new By-law and has agreed to work with staff to address this deficiency by providing a combination of additional replacement trees where suitable and a voluntary monetary contribution towards the Green City fund based on a maximum of \$300 per tree for the remaining required replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent on January 12, 2006, and staff received the following comments:

- One neighbourhood resident called and followed up with an e-mail noting that they do not support the development. This resident expressed concerns that the proposed development would detract from the character and beauty of their neighbouring property if the trees located along the Westerly portion of the subject lot are impacted or removed. The resident questioned if it was a reasonable request that the trees not be removed.

(Staff informed the resident that an Arborist report is required of the applicant and that this report will provide recommendations on tree retention and replacement)

(According to the Tree Preservation and Replacement Plan, the trees located along the westerly portion of the subject lot are to be preserved.)

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 March 1, 2006.
- Building Scheme dated May 29, 2006.
- Neighbourhood Character Study dated May 29, 2006.
- Tree Survey Plan dated October 11, 2006.
- Arborist Report dated October 11, 2006.
- Tree Preservation and Replacement Plan dated October 11, 2006.
- Lot Grading Plan dated April 17, 2006.
- Soil Contamination Review Questionnaire prepared by Dharam Kajal dated December 2, 2005.

How Yin Leung
Acting General Manager
Planning and Development

MP/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: Dharam Kajal, P. Eng.
 Address: 3565 Monmouth Avenue
 Vancouver, B.C.
 V5R 5S1
 Tel: 604-789-9520

2. Properties involved in the Application
 - (a) Civic Address: 9505 - 162A Street

 - (b) Civic Address: 9505 - 162A Street
 Owner: Karamjit Wahlla
 PID: 010-346-023
 Lot C Section 36 Township 2 New Westminster District Plan 18391

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF

| Requires Project Data | Proposed |
|--|---|
| GROSS SITE AREA | |
| Acres | 1.114 ac |
| Hectares | 0.45 ha |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 4 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 16 m - 29.1 m |
| Range of lot areas (square metres) | 935.4 m ² - 1,701.1 m ² |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 8.8 /ha. 3.6/ac. |
| Lots/Hectare & Lots/Acre (Net) | 10.8/ha. 4.3/ac. |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | |
| Estimated Road, Lane & Driveway Coverage | |
| Total Site Coverage | |
| 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

