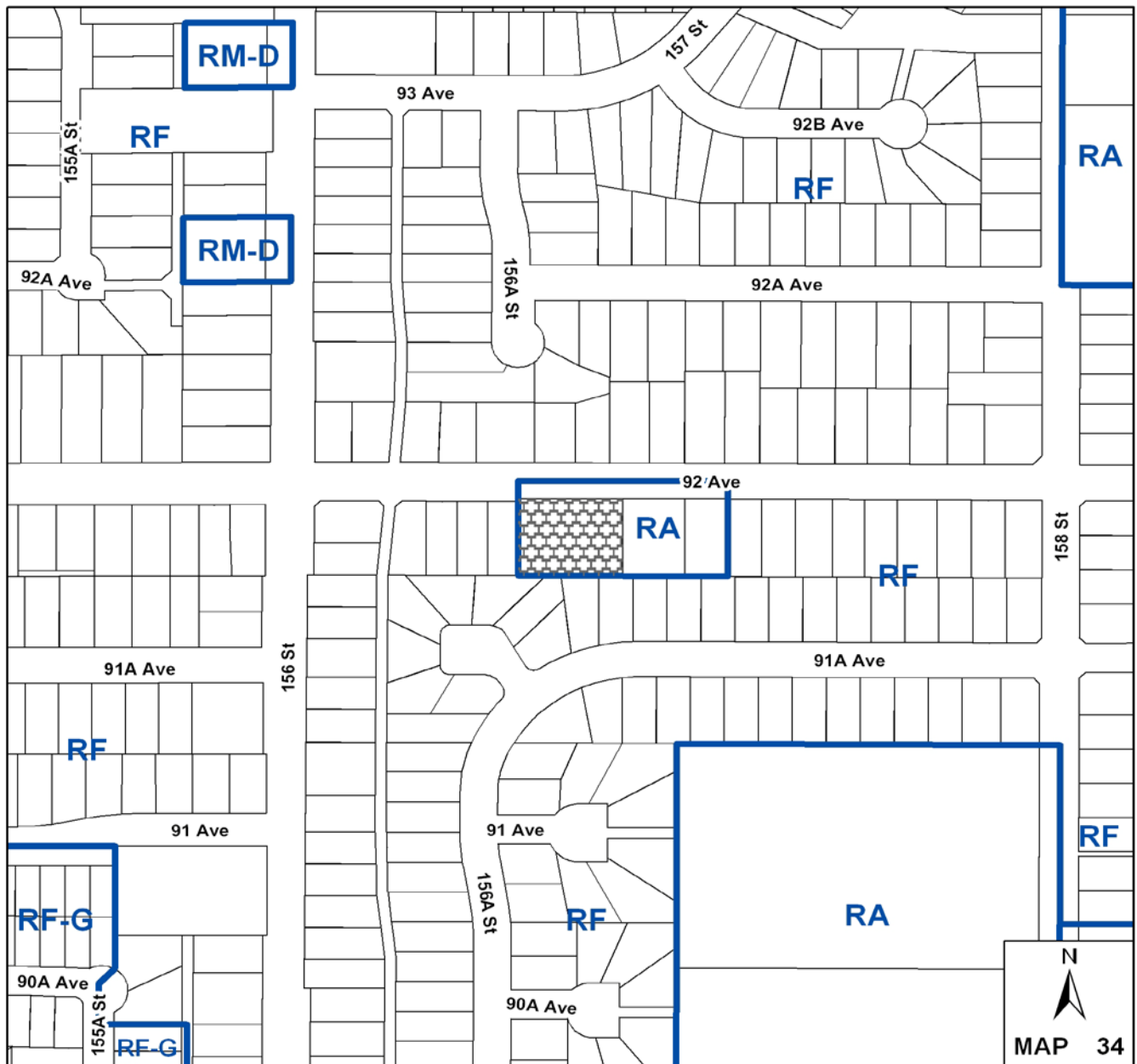


Proposal: Rezone from RA to RF to permit subdivision into three (3) single family lots.

Recommendation: Approval to Proceed

Location: 15672 – 92 Avenue **Zoning:** RA

OCP Designation: Urban **Owner:** 0739593 B.C. Ltd., Inc.
 No 0739593



PROJECT TIMELINE

Application Submission Date: December 23, 2005
Revised Building Scheme Submission Date: March 2, 2006
Planning Report Date: March 27, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into three (3) 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. 1200) to "Single Family Residential Zone (RF)" (By-law No. 1200) and a date be set for Public Hearing.
2. Council deny the applicant's request to allow all three proposed lots to accommodate basement-entry style homes.
3. Council instruct staff to resolve the following issue 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;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) revision of the building design guidelines to not permit basement-entry dwellings for any new homes proposed on the three proposed single family lots; and
 - (e) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 3 to require a minimum side yard setback of 3.0 metres (10 ft.) for the west side of proposed Lot 1 and the east side of proposed Lot 3 in order to protect the cedar hedges along the west and east property lines.

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).

SITE CHARACTERISTICS

- **Existing Land Use** One basement-entry single family dwelling proposed to be retained.
- **East:** Single family lots, zoned RA, designated Urban.
- **South:** Single family lots, zoned RF, designated Urban.
- **West:** Single family lots, zoned RF, designated Urban.
- **North:** Across 92 Avenue, single family lots, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south side of 92 Avenue, east of 156 Street, in the Fleetwood area. The site is designated Urban in the Official Community Plan (OCP).
- The subject site is currently zoned "One-Acre Residential" (RA). The applicant is proposing to rezone the site to "Single Family Residential" (RF) to allow subdivision into approximately three (3) single family lots. The proposed RF Zone is consistent with the designation in the Official Community Plan (OCP).
- All three proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 769 square metres (8,278 sq.ft.) to 772 square metres (8,310 sq.ft.). The lot widths range from 18.40 metres (60.3 ft.) to 18.53 (60.8 ft.) metres wide and are consistent with the lot widths in this block.
- There is an existing basement-entry single family dwelling on proposed Lot 2 which is proposed to be retained.
- The applicant for the subject site has retained Carolyn Stewart of Sandbox Design Works 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 (Appendix V).

- According to the preliminary lot grading proposal, due to the depth of the existing servicing, in-ground basements will not be permissible on any of the lots within the proposed subdivision. Lot grading and tree preservation information has been reviewed by staff and found to be adequate.
- Basement-entry homes are proposed on all three of the proposed lots. This is contrary to the Council policy regarding basement-entry style homes wherein a maximum of 20% of the proposed lots within each new subdivision may be permitted to be basement-entry. This project includes three proposed single family lots, therefore, in accordance with the policy, no basement-entry homes are permitted. However, it is recognized that proposed Lot 2 will contain the existing basement-entry style home.
- The applicant has provided a rationale for proposing basement-entry style homes for the three proposed single family lots (Appendix VI). Basement-entry style homes are evident in the subject neighbourhood, as demonstrated in the Neighbourhood Character Study dated January 18, 2006, prepared by the applicant's design consultant, Carolyn Stewart. Of the existing homes surveyed in the Character Study, the design consultant has concluded that approximately forty percent (40%) may be classified as basement-entry style homes from their exterior façade. Staff question some of these homes being categorized as basement-entry, however acknowledge this house style does exist in the neighbourhood. Therefore, the applicant believes that basement-entry homes are an acceptable housing style alternative in this subdivision.
- While basement-entry style homes may be evident in the subject neighbourhood, the applicant's proposal for this housing style cannot be supported by Planning & Development Department staff since it is contrary to Council policy and there are no topographic reasons to justify this house style. Council's rationale for restricting this house style is due to their ease of conversion to accommodate a second separate dwelling unit, which is not in accordance with the proposed RF Zone.
- Secondary suites will not be permitted.
- It is recommended that basement-entry style homes be prohibited for any new homes proposed on the three proposed lots.
- Michael Fadum prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 10 mature trees on the subject site. The report proposes the removal of one (1) tree because it is assessed as hazardous. The Report proposes nine (9) trees be retained to provide three (3) trees per lot.
- To protect the cedar hedges along the east and west property lines, the minimum side yard setback will be 3.0 metres (10 ft.) for the west side of proposed Lot 1 and the east side of proposed Lot 3.

PRE-NOTIFICATION

Pre-notification letters were sent on February 2, 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.	Building Design Guidelines Summary
Appendix VI.	Applicant's Rationale for Basement-Entry Style Homes
Appendix VII.	Summary of Tree Survey and Tree Preservation Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 10, 2006.
- Building Scheme dated March 2, 2006.
- Neighbourhood Character Study dated January 18, 2006.
- Tree Preservation and Replacement Plan dated January 10, 2006.
- Soil Contamination Review Questionnaire prepared by Richard Brooks dated December 22, 2005.

Murray Dinwoodie
General Manager
Planning and Development

SR/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: Richard Brooks, H.Y. Engineering Ltd.
 Address: 200 – 9128 – 152 Street
 Surrey, BC
 V3R 4E7
 Tel: 604-583-1616

2. Properties involved in the Application
 - (a) Civic Address: 15672 – 92 Avenue

 - (b) Civic Address: 15672 – 92 Avenue
 Owner: 0739593 B.C. Ltd., Inc. No. 0739593
 PID: 009-619-542
 Lot 5 Section 35 Township 2 New Westminster District Plan, 11889

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	0.599 ac
Hectares	0.2423 ha
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	18.4 m – 18.5 m
Range of lot areas (square metres)	768 m ² – 772 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.0 lots/ac 12.4 lots/ac
Lots/Hectare & Lots/Acre (Net)	5.2 lots/ac 12.9 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	11%
Total Site Coverage	49%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	NO
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

