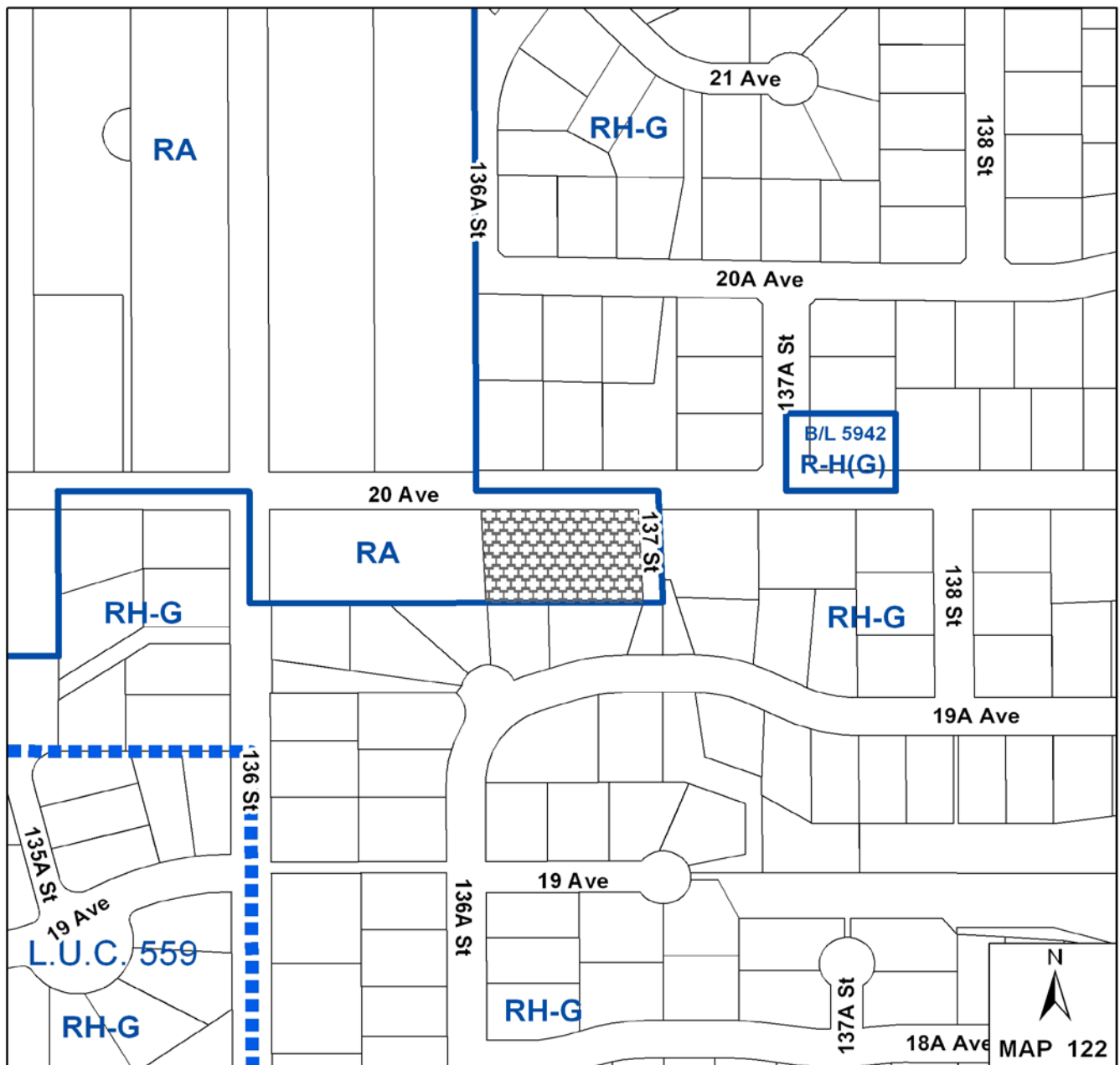


Proposal:	Rezone from RA to RH to create two half-acre lots.		
Recommendation:	Approval to Proceed		
Location:	13668 - 20 Avenue	Zoning:	RA
OCP Designation:	Suburban	Owner:	Graham and Gail Russell
LAP Designation:	Suburban Residential		



PROJECT TIMELINE

Completed Application Submission Date: January 20, 2006
Planning Report Date: July 10, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RH

in order to allow subdivision into two half-acre lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file By-law No. 14052.
2. 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.
3. 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 an acceptable tree survey and a statement regarding tree preservation; and
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 13668 - 20 Avenue until future consolidation with the adjacent property to the west (13608 - 20 Avenue).

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).

School District:

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

Elementary students = 0 students
 Secondary students = 0 students
 Total new students = 0 students

School Catchment Area/Current Enrollment/School Capacity:

Ray Shepherd Elementary School = 378 enrolled/375 capacity
 Elgin Park Secondary School = 1,185 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 = 12 students
 Secondary students = 9 students
 Total new students = 21 students

Approved Capacity Projects and Future Space Considerations

Maturing trends occurring in the neighbourhood results in fewer children per household than District average.

There are no new capital projects identified for the secondary school.

(Appendix V)

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling.
- **Significant Site Attributes** The site is moderately treed and landscaped, particularly around the perimeter of the property.
- **East:** Unopened road allowance (137 Street) which functions as a walkway linkage to a small City-owned park fronting on 19A Avenue and single family homes, zoned RH-G, designated Suburban in the OCP and Suburban Residential in the Semiahmoo Peninsula LAP.
- **South:** Single family homes, zoned RH-G, designated Suburban in the OCP and Suburban Residential in the Semiahmoo Peninsula LAP.
- **West:** One single family home, zoned RA, designated Suburban in the OCP and Suburban Residential in the Semiahmoo Peninsula LAP.

- **North:** Single family homes, zoned RH-G, designated Suburban in the OCP and Suburban Residential in the Semiahmoo Peninsula LAP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property, 13668 – 20 Avenue, was originally part of a Development Application No. 7997-0164-00 with the adjacent property at 13608 – 20 Avenue. The application involved rezoning and subdivision of the two lots, zoned "One-Acre Residential" (RA), into five residential lots, zoned "Comprehensive Development" (CD) and based on "Half-Acre Gross Density Zone" (RH-G). This proposal received third reading on June 19, 2000. Subsequently, the application could not proceed to completion due to a private legal dispute amongst the property owners and the previous agents for the project. As a result of this dispute, the application was withdrawn. Based on the City's legal advice, File No. 7997-0164-00 is now awaiting closure and new applications must be submitted independently for development of each of the two properties involved.
- Staff worked with the owners of both properties (13608 and 13668 - 20 Avenue) to try and proceed with a new joint development proposal. However, no agreement was achieved among the owners and the owners of 13668 - 20 Avenue insisted on proceeding independently.
- The owners of 13668 – 20 Avenue have submitted a new application for development.

Proposed Land Use

- The applicant proposes to rezone the subject property (0.97 acre) from One-Acre Residential Zone (RA) to Half-Acre Residential Zone (RH) and to subdivide the property into two residential lots with the existing single family home retained on proposed Lot 1.
- The proposed development is consistent with the "Suburban" designation in the Official Community Plan (OCP), and the Semiahmoo Peninsula Local Area Plan, with a proposed density of 2 units per acre (5 units per hectare).

- To achieve coordination with the future subdivision of the adjacent property to the west, the applicant will be required to register a Section 219 Restrictive Covenant over the easterly 3 metres (10 ft.) approximately, of the site. A subdivision concept plan for both sites has been prepared to ensure efficient development of these properties (Appendix V). The Restrictive Covenant will include a mechanism to ensure the joint development of this land is achieved in an equitable way.

Building Design

- The applicant has retained Mike Tynan 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 VI).
- The design of the new homes will include a high architectural standard found in most executive estate quality subdivisions, and will include homes identifiable with the following design styles: Traditional (formal, stately character), Classical Heritage, Neo-Heritage and Neo-Traditional.
- A Building Scheme shall be registered on the title of each lot in order to ensure that the homes are compatible with the character with the existing neighborhood and that secondary suites will not be permitted.
- Basement-entry homes are not permitted in this development.

Lot Grading

- A preliminary Lot Grading Plan submitted by the applicant's consultant has been reviewed by staff and is considered satisfactory. No fill is proposed, and the applicant will not be able to achieve in-ground basements due to servicing constraints.

Tree Preservation

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Replacement Plans. This information has been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report identifies 8 mature trees on the subject property. The report proposes the removal of 1 tree because it is has been assessed as hazardous. The report proposes 6 mature trees to be retained, on proposed Lot 1 and 1 on proposed Lot 2 with additional replacement trees to be planted.

PRE-NOTIFICATION

Pre-notification letters were sent on February 23, 2006, and staff received the following comments:

- The owner of the adjacent property to the west at 13608 - 20 Avenue expressed concerns that the proposed development will inhibit their development potential.

(The applicant is required to register a Section 219 Restrictive Covenant for "no build" on a portion (approximately 3.0 metres [10 ft.] wide) of the subject property, 13668 – 20 Avenue, until future consolidation of this portion of the land with the adjacent property, 13608 – 20 Avenue, to ensure future subdivision is permitted.)

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.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Development Concept

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated April 10, 2006
- Building Scheme dated February 2, 2006.
- Neighbourhood Character Study dated February 2, 2006.
- Tree Survey Plan dated June 28, 2006
- Arborist Report dated June 28, 2006.
- Tree Preservation and Replacement Plan dated June 28, 2006
- Lot Grading Plan dated January 2006.
- Soil Contamination Review Questionnaire prepared by Michael Helle dated January 16, 2006.

How Yin Leung
Acting General Manager
Planning and Development

LCR/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: Mike 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: 13668 - 20 Avenue

(b) Civic Address: 13668 - 20 Avenue
 Owners: Graham and Gail Russell
 PID: 011-128-071
 Parcel "A" (Explanatory Plan 14471) Lot 1 Section 16 Township 1 New
 Westminster District Plan 7224

3. Summary

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

(b) File the previous By-law No. 14052.

SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.97 ac
Hectares	0.39 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	38.5 m and 40.99 m
Range of lot areas (square metres)	1,860 m ² and 1,982 m ² (0.5 acre)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2 upa
Lots/Hectare & Lots/Acre (Net)	5 upha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	24.5%
Estimated Road, Lane & Driveway Coverage	5.5%
Total Site Coverage	30.0%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	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

