

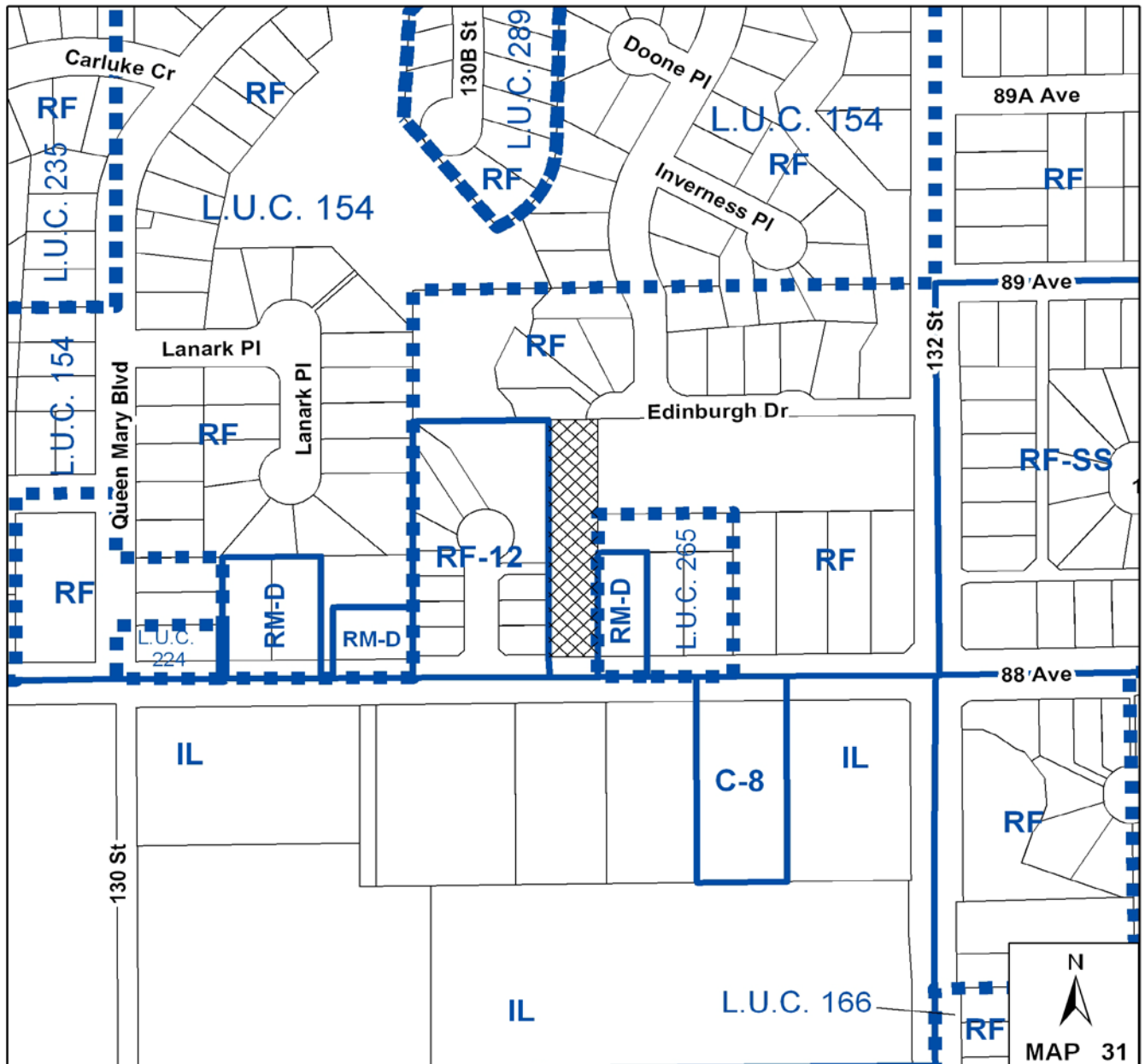
Proposal: Rezone the southern portion from RF to RF-12 and DVP to relax the minimum lot depth and rear yard setback of the remainder lot to allow subdivision into 3 single family lots and open space.

Recommendation: Approval to Proceed

Location: 8869 Edinbrough Drive **Zoning:** RF

OCP Designation: Urban

Owners: Harmadan Singh Gadhri
 & Sarbjeet Kaur Gadhri



PROJECT TIMELINE

Initial Application Submission Date: February 10, 2006
Completed Application Submission Date: December 15, 2006
Planning Report Date: January 22, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RF to RF-12 on a portion of the site; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - reduce the minimum lot depth of the RF Zone, for proposed Lot 1 from 28 metres (90 ft.) to 20.5 metres (67 ft.); and
 - reduce the minimum rear yard setback of the RF Zone, for proposed Lot 1, from 7.5 metres (25 ft.) to 1.8 metres (5.9 ft.)

in order to allow subdivision into 3 single family lots (2 RF-12 lots and 1 RF lot) and open space.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block "A") and a date be set for Public Hearing (Appendix III).
2. Council approve Development Variance Permit No. 7906-0054-00, (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone, for proposed Lot 1, from 28 metres (90 ft.) to 20.5 metres (67 ft.); and
 - (b) to reduce the minimum rear yard setback of the RF Zone, for proposed Lot 1, from 7.5 metres (25 ft.) to 1.8 metres (5.9 ft.).
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (d) address concerns about riparian area restoration and hazardous tree removal to the satisfaction of the General Manager, Parks, Recreation and Culture.

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: Parks supports the proposed open space dedication. The applicant should discuss with staff representatives and resolve issues relating to riparian area restoration and hazardous tree removal. At the land clearing stage, permanent hard fencing is required at the property line bordering the park area (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:

David Brankin Elementary School = 481 enrolled/555 capacity
 Queen Elizabeth Secondary School = 1,335 enrolled/1,600 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 = 5 students
 Secondary students = 9 students
 Total new students = 14 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):

On July 19, 2006, the ERC, which includes a Department of Fisheries and Oceans (DFO) representative, approved the applicant's proposal to reduce the proposed property line setback from top-of-bank for a Class A watercourse on proposed Lot 1 from 15 metres (50 ft.) to 7.5 metres (25 ft.), subject to the restoration of landscaping north of the watercourse from top-of-bank to the proposed property line and enhancement of the riparian area between the south bank and proposed lane.

SITE CHARACTERISTICS

- **Existing Land Use** Existing single family dwelling on the north portion of the subject site (proposed Lot 1) to be retained.
- **Significant Site Attributes** A Class "A" (red-coded) tributary to Mahood Creek transects west to east across the middle of the property.
- **East:** The north portion of the site abuts vacant land currently under development application (No. 7902-0341-00) to create 8 single family lots, zoned RF, designated Urban (PLA issued). The middle portion of the site abuts a City-owned lot encumbered by a creek, regulated under Land Use Contract No. 265, designated Urban. The south portion of the site abuts a duplex building, regulated under Land Use Contract No. 265 (underlying RM-D Zone, designated Urban).
- **South:** Across 88 Avenue, light industrial buildings, zoned IL, designated Industrial.
- **West:** Vacant land under development for 10 small urban single family dwellings and parkland under Development Application No. 7904-0275-00, which received final adoption on July 27, 2006, zoned RF-12, designated Urban.
- **North:** Single family dwellings, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site consists of one 3,076-square metre (0.76 acre) property located mid-block on the north side of 88 Avenue between Queen Mary Boulevard and 132 Street. The property is designated Urban in the Official Community Plan and zoned "Single Family Residential Zone (RF)".

- A Class A (red-coded) tributary to Mahood Creek transects the property from west to east. A new single family dwelling was constructed on the north side of the watercourse in 2004 and is to be retained. This dwelling is sited 15 metres (50 ft.) from the top-of-bank of the watercourse. A portion of the property south of the watercourse was previously developed and was the site of a house that has since been demolished.
- The applicant proposes to rezone 1,160 square metres (0.29 acre) of the subject property south of the watercourse to "Single Family Residential (12) Zone (RF-12)" in order to develop two small single family lots (identified as Block A in Appendix III) with access from a proposed lane. The existing house will be retained on the remainder RF-zoned portion of the site (Block B).
- Parts of the immediate area surrounding the subject site are currently undergoing residential development. On the adjacent properties to the west, 10 RF-12-zoned lots and parkland are being developed under Development Application No. 7904-0275-00, which received final adoption by Council on July 27, 2006. The abutting property to the east of the north portion of the subject site (proposed Lot 1) is currently under development application (No. 7902-0341-00) to subdivide into 8 single family lots (under existing RF Zone). Preliminary Layout Approval was issued for this application on May 13, 2004.

Proposed Subdivision Layout

- The subdivision layout proposes a lane extension from 130B Street, a new local road off 88 Avenue that was created from the recently approved adjacent development (Application No. 7904-00275-00) west of the subject property. A total of two RF-12 lots (proposed Lots 2 and 3) fronting 88 Avenue are proposed, each having rear lane access from the lane extension (Appendix VIII).
- The applicant is proposing to dedicate 1,101 square metres (0.27 acre) of the property containing the creek as parkland, an area amounting to 38% of the gross site area. The remainder RF-lot (proposed Lot 1) will front Edinburgh Drive.
- Proposed Lots 2 and 3 meet or exceed the 320-square metre (3,445 sq. ft.) minimum lot area, 12-metre (40 ft.) minimum lot width and 26-metre (85 ft.) minimum lot depth requirements for Type I Interior Lots in the RF-12 Zone.
- The remaining RF lot (proposed Lot 1) has an area of 769 square metres (8,281 sq. ft.), which exceeds the 560-square metre (6,000 sq. ft.) minimum lot area requirement of the RF Zone.
- Proposed Lot 1 requires a relaxation of the minimum lot depth in the RF Zone from 28 metres (90 ft.) to 20.5 metres (67 ft.) (see By-law Variance section). This remainder lot is irregular-shaped and has a range of lot depth from a minimum of 20.5 metres (67 ft.) to 27.3 metres (90 ft.) and side yard lengths of 18.7 (61 ft.) metres and 29.2 metres (96 ft.).
- The floor area ratio (FAR) for the existing building on proposed Lot 1 is 0.43, which is below the maximum FAR of 0.48 permitted for RF lots in excess of 560 square metres (6,000 sq. ft.).

Building Design Guidelines, Lot Grading and Tree Preservation

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. 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 VIII).
- The guidelines endeavour to create streetscape continuity by ensuring that homes on the subject site fronting 88 Avenue are consistent with the emerging character of the area, specifically with the adjacent properties to the west (Application No. 7904-0275-00). Compatibility with other homes on 88 Avenue will be limited to "general style compatibility" only and not "emulation" of the older existing homes, which do not provide a suitable architectural context for today's standards.
- The applicant is not proposing in-ground basements for proposed Lots 2 and 3 and consequently was not required to provide a preliminary lot grading plan for review by staff. Basement-entry homes and secondary suites will not be permitted.
- The applicant retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an Arborist Report. The Arborist Report indicates there are four mature trees on the residential portion of the site, including three alders growing in the area of the proposed lane. Trees located in the proposed parkland are not included in the tree preservation summary. The report indicates the removal of all four trees because they are either located in the area of the proposed lane or been assessed as having internal damage and rot. The report proposes a total of nine replacement trees, with an average of three trees on each lot (Appendix IX).
- The Arborist Report identifies native Alder trees growing in the area adjacent to the watercourse on the subject property. The Department of Fisheries and Oceans (and the Environmental Review Committee) specified the extent of riparian area restoration required for this application, which is to restore landscaping north of the watercourse from top-of-bank to the proposed property line and to enhance the riparian area between the south bank and proposed lane. The Parks, Recreation and Culture Department will review the applicant's plans for the proposed restoration prior to final approval.

PRE-NOTIFICATION

Pre-notification letters were sent on September 12, 2006, and staff received no comments.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum lot depth of the RF Zone, for proposed Lot 1, from 28 metres (90 ft.) to 20.5 metres (67 ft.); and
- To reduce the minimum rear yard setback of the RF Zone, for proposed Lot 1, from 7.5 metres (25 ft.) to 1.8 metres (5.9 ft.).

Applicant's Reasons:

- The applicant advises that when he applied to construct a new dwelling on the portion of the subject site fronting Edinburgh Drive in 2004 he was informed by the City and DFO that the house foundation could be no closer than 15 metres (50 ft.) from top-of-bank.
- It is not anticipated that this new home will be demolished in the near future. While no change is proposed to the location of the west property line, this property line will change from a side lot line to a rear lot line for the existing house on proposed Lot 1, and thus will require a relaxation of lot depth and rear yard setback in order to maintain the existing dwelling.

Staff Comments:

- Proposed Lot 1 is 769 sq. m. (8,281 sq. ft.) in area and exceeds the minimum 560 sq. m. (6,000 sq. ft.) lot area requirement of the RF Zone. The west property line, which is currently defined under the Zoning By-law as a side lot line for the parent parcel, will become a rear lot line of proposed Lot 1. The lot is irregular-shaped and has a range of lot depths from a minimum of 20.5 metres (67 ft.) to 27.3 metres (90 ft.) and side yards of 18.7 metres (61 ft.) and 29.2 metres (96 ft.).
- The existing dwelling on proposed Lot 1 is situated 1.8 metres (5.9 ft.) from the rear lot line west of the structure. From the rear lot line south of the structure, there is 7.5 metres (24.6 ft.) to the nearest corner of the building and 5.36 metres (17.6 ft.) to the near corner of the covered deck.
- DFO has agreed to the reduced watercourse setback established by the portion of the proposed rear lot line that roughly parallels the top-of-bank for the watercourse. This continuation of the rear lot line along the southern portion of proposed Lot 1 provides a usable "backyard".
- Staff support the requested 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.	Survey Plan Showing Zoning Areas
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	In-stream and Recently Completed Application
Appendix VIII.	Proposed Subdivision Layout
Appendix IX.	Building Design Guidelines Summary
Appendix X.	Summary of Tree Survey and Tree Preservation
Appendix XI.	Development Variance Permit No. 7906-0054-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 17, 2007.
- Building Scheme dated January 9, 2007.
- Soil Contamination Review Questionnaire prepared by Harmadan Gadhri dated February 4, 2006.

How Yin Leung
Acting General Manager
Planning and Development

HC/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: Greg Sewell, 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: 8869 Edinburgh Drive
- (b) Civic Address: 8869 Edinburgh Drive
 Owner: Harmadan Singh Gadhri and Sarbjeet Kaur Gadhri
 PID: 001-581-783
 Lot K Except: Parcel 3 (By-law Plan LMP 3170) Section 32 Township 2 New
 Westminster District Plan 13771

3. Summary of Actions for City Clerks Office

- (a) Introduce a By-law to rezone a portion of the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7906-0054-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF/RF-12

Requires Project Data	Proposed	
GROSS SITE AREA	RF	RF-12
Acres	0.473 ac	0.287 ac
Hectares	0.191 ha	0.116 ha
NUMBER OF LOTS		
Existing	1	
Proposed	1	2
SIZE OF LOTS	RF	RF-12
Range of lot widths (metres)	13.18 m	12.19 m
Range of lot areas (square metres)	769.3 sq.m.	475 sq.m. - 503.6 sq.m.
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	2.1 ac (5.2 ha)	7.0 ac (17.2 ha)
Lots/Hectare & Lots/Acre (Net)	2.2 ac (5.3 ha)	8.3 ac (20.4 ha)
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	38%	26%
Estimated Road, Lane & Driveway Coverage	8%	26%
Total Site Coverage	46%	52%
PARKLAND		
Area (square metres)	1,100.7 sq.m.	
% of Gross Site	35.8%	
	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	
Lot Depth for Proposed Lot 1	YES	
Rear Yard Setback for Proposed Lot 1	YES	

CONTOUR MAP FOR SUBJECT SITE

