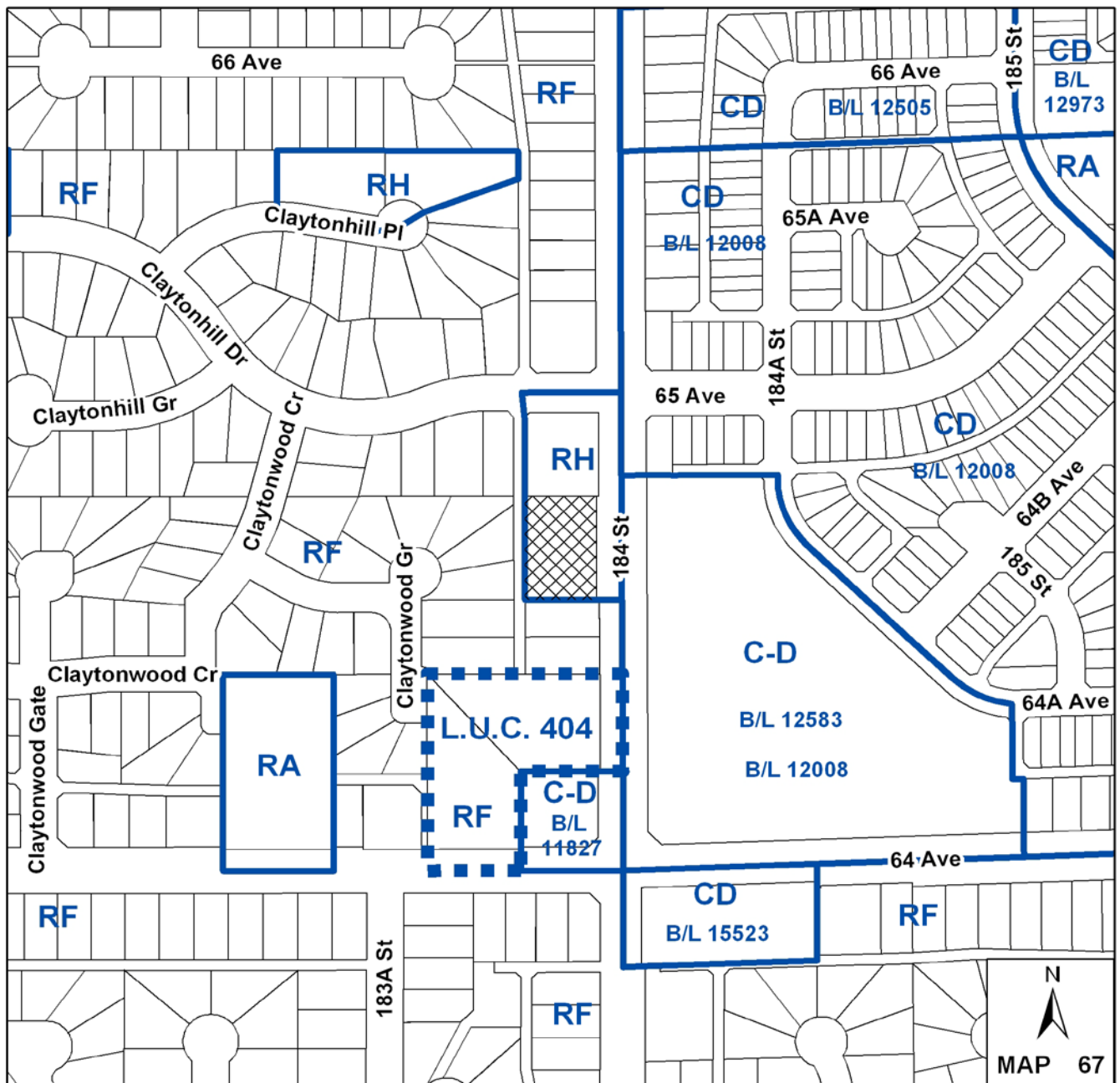


Proposal: Rezone from RH to RF to permit subdivision into three (3) single family lots.

Recommendation: Approval to Proceed.

Location: 6489 - 184 Street **Zoning:** RH

OCP Designation: Urban **Owners:** Gurdial Sohal et al



PROJECT TIMELINE

Initial Application Submission Date: March 28, 2006
Completed Application Submission Date: May 31, 2006
Planning Report Date: September 11, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RH to RF

in order to allow subdivision into three single family residential lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (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 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; 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).

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:

Don Christian Elementary School = 413 enrolled/405 capacity
 Lord Tweedsmuir Secondary School = 1,235 enrolled/ 1,400 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 = 116 students
 Secondary students = 124 students
 Total new students = 240 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.

SITE CHARACTERISTICS

- **Existing Land Use** A single family dwelling on a one-acre parcel, which will be retained.
- **East** Across 184 Street, townhouse development zoned C-D (By-law No. 12008 amended by By-law No. 12583), designated Urban.
- **South:** Existing single family residential lots, zoned RF, designated Urban.
- **West:** Existing single family residential lots, zoned RF, designated Urban.
- **North:** Existing half-acre single family residential lot, zoned RH, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of 184 Street in the Cloverdale area, across from the Clover Valley neighbourhood. The site is designated Urban in the Official Community Plan (OCP).
- The subject site is currently zoned "Half-Acre Residential Zone (RH)". The applicant is proposing to rezone the site to "Single Family Residential Zone (RF)" to allow subdivision into approximately three single family lots. The proposed RF Zone is consistent with the Urban 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 591 square metres (6,361.5 sq.ft.) to 1,012 square metres (10,893 sq.ft.). The lots range in width from 15.3 metres (50.2 ft.) to 26.2 metres (86 ft.).
- The proposed lots will front onto 184 Street and will gain access from a lane off of Claytonhill Drive.
- The applicant for the subject site has retained Carolyn Stewart of Sandbox Design Works Inc. 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).
- In-ground basements are not proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.
- MGF Horticultural Inc. prepared the Arborist Report and Trees Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are two (2) mature trees on the subject site. The report proposes the removal of two (2) trees because they are of poor quality. The Report proposes that no trees be retained. Nine (9) replacement trees will be planted for a total of nine (9) trees on site, providing for an average of (3) trees per lot (Appendix VII).

PRE-NOTIFICATION

Pre-notification letters were sent out on May 9, 2006 and staff received the following response:

- One caller requested that the City not allow basements as part of this application. They felt that there were too many basements with illegal secondary suites in the neighbourhood. The caller was also concerned with drainage issues, as they felt the lot and adjacent lane sloped towards neighbouring properties.

(Staff informed the caller that basements were not proposed for this site, based on a review of the lot grading plan, and that secondary suites would not be permitted. They were also informed that the lot grading plan indicates appropriate treatment of drainage.)

- A second caller also requested that basements not be permitted. They felt that basements have been allowed in the area before, despite neighbours being opposed and their understanding that City policy forbade them.

(Staff advised that basements were not proposed for the site. The caller was also informed that basements are generally permitted wherever site conditions allow.)

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

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 3, 2006.
- Building Scheme dated May 25, 2006.
- Tree Preservation and Replacement Plan dated April 20, 2006.

How Yin Leung
Acting General Manager
Planning and Development

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, B.C. V3R 4E7
 Tel: 604-583-1616

2. Properties involved in the Application

- (a) Civic Address: 6489 - 184 Street
- (b) Civic Address: 6489 - 184 Street
 Owners: Gurdial Singh Sohal, Sucha Singh Sohal, Rajandeep
 Kaur Sohal and Piari Kaur Sohal
 PID: 017-529-891
 Lot 14, Section 17, Township 8, New Westminster District, Plan LMP 1953

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	0.5468 ac
Hectares	0.2213 ha
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	15.3 m - 26.2
Range of lot areas (square metres)	591 m ² - 1,012 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.6 lots/ha 5.5 lots/ac
Lots/Hectare & Lots/Acre (Net)	13.6 lots/ha 5.5 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	34.9%
Estimated Road, Lane & Driveway Coverage	7.4%
Total Site Coverage	47.3%
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

