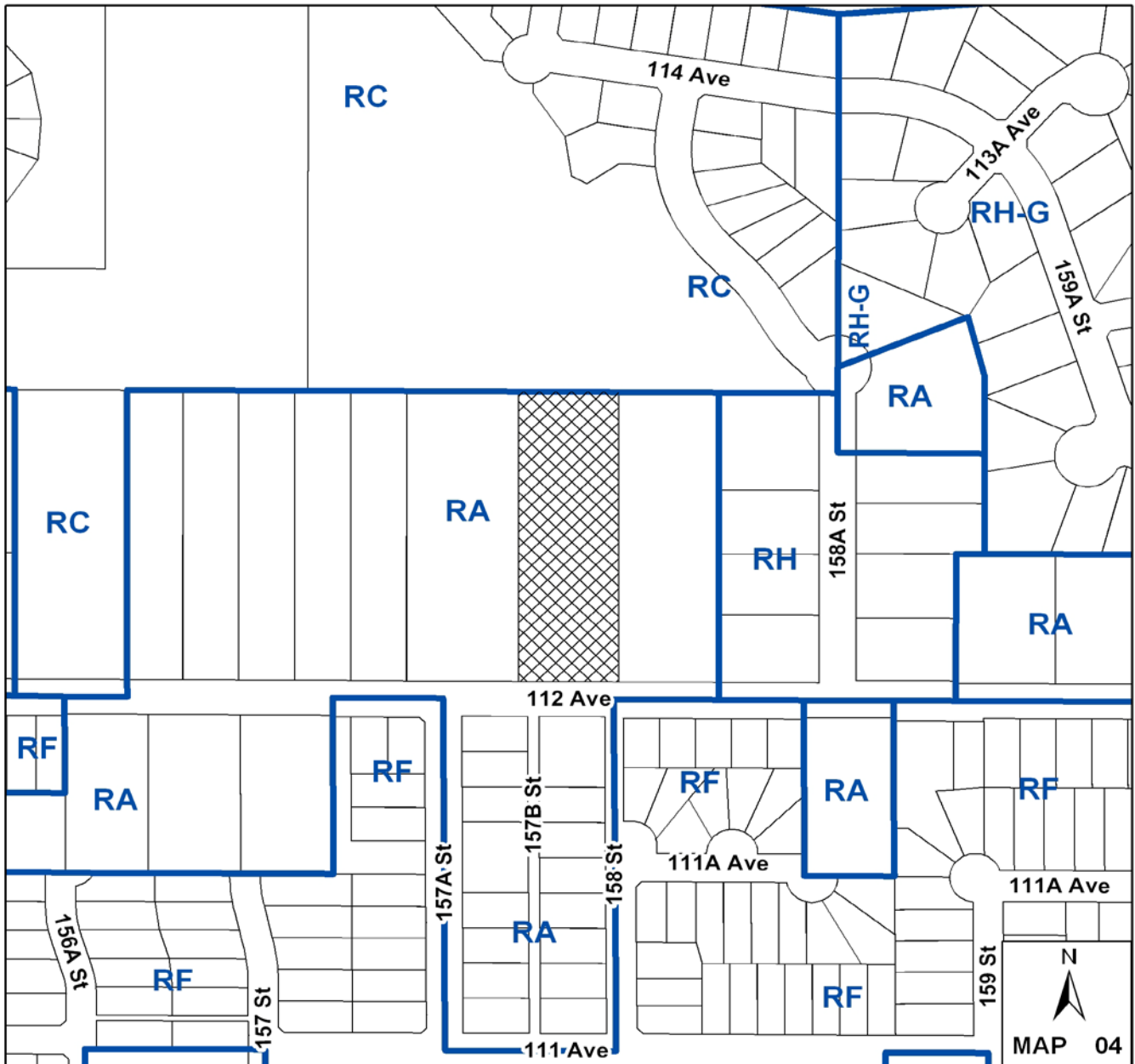


**Proposal:** Rezone from RA to RC in order to allow subdivision into five (5) clustered suburban residential lots. Development Variance Permit to reduce the minimum lot area for subdivision in the RC Zone.

**Recommendation:** Approval to Proceed.

**Location:** 15775 - 112 Avenue      **Zoning:** RA

**OCP Designation:** Suburban      **Owner:** Harjit and Hardip Sangha



## PROJECT TIMELINE

Completed Application Submission Date: June 13, 2006  
Planning Report Date: September 11, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RC; and
- a Development Variance Permit to relax the following RC Zone regulation:
  - to reduce the minimum lot area for subdivision from 2 hectares (5 acres) to 0.9 hectare (2.2 acres)

in order to allow subdivision into five clustered suburban residential lots and related open space.

## 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 "Cluster Residential Zone (RC)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0129-00, (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot area for subdivision in the RC Zone from 2 hectares (5 acres) to 0.9 hectare (2.2 acres).
3. Council instruct staff to resolve the following issue 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) provision of a voluntary contribution to facilitate the restoration of the proposed parkland area, to the satisfaction of the Parks, Recreation and Culture Department.

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, Recreation & Culture support the proposed open space layout as shown and recommend that the applicant provide a voluntary financial contribution to offset the costs of developing the proposed parkland that results from the subdivision (Appendix V).

School District: **School Impacts:**

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

Elementary students = 2 students  
Secondary students = 1 student  
Total new students = 3 students

**School Catchment Area/Current Enrollment/School Capacity:**

Dogwood Elementary School = 369 enrolled/530 capacity  
Fraser Heights Secondary School = 1,315 enrolled/1,000 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 = 3 students  
Secondary students = 10 students  
Total new students = 13 students

**Approved Capacity Projects and Future Space Considerations**

*A boundary change from a neighbouring school is being proposed for Dogwood Elementary. An addition at Fraser Heights Secondary is proposed in the Five Year Capital Plan.*

(Appendix VI).

### SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling which will be removed.
- **East:** Single family dwelling on an acreage lot with future subdivision potential, zoned RA, and single family dwellings on half-acre lots, zoned RH, all designated Suburban.
- **South:** Across 112 Avenue, single family dwellings, zoned RF, designated Urban.
- **West:** Single family dwellings on one-acre lots containing tributaries of a Class B (yellow coded) watercourse, zoned RA, designated Suburban.
- **North:** Open space containing tributaries of a Class B (yellow coded) watercourse and single family dwellings on cluster residential lots, zoned RC, designated Suburban

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The 0.9-hectare (2.2-acre) subject site is located on the north side of 112 Avenue, between 157A and 158A Streets in Fraser Heights and is designated Suburban in the Official Community Plan (OCP).
- The site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone the property to "Cluster Residential Zone (RC)" to allow subdivision into five (5) cluster residential lots.
- The RC Zone requires that a percentage of the site be preserved in its natural state or retained for park and recreational purposes based on the lot types proposed. The applicant has proposed a combination of four Type I and one Type II lots. The amount of open space is calculated based on the proportion of lot types; a minimum of 50% of the site area for Type I lots, and a minimum of 70% for Type II lots. Based on the proposed lots, the amount of open space required is 54% or 0.5 hectare (1.2 acres).
- The applicant proposes to dedicate approximately 4,935 square metres (1.2 acres) of the northern portion of the subject site as open space or 54% of the gross site area, to preserve the environmentally sensitive area. This meets the minimum open space requirement of the RC Zone.
- In accordance with the requirements of the Department of Fisheries and Oceans (DFO), the applicant is required to provide a 15-metre (50 ft.) setback from the top-of-bank of any watercourse on site. The applicant has exceeded the 15-metre top-of-bank setback by dedicating 54% of the subject site, including the watercourse area, as open space.

- All of the proposed lots meet the minimum area, width and depth requirements for Type I and II lots in the RC Zone. The lot area for the four Type I lots proposed (Lots 1, 2, 4 and 5) is 700 square metres (7,535 sq. ft.). The lot widths range from 18 metres (60 ft.) to 21.4 metres (70 ft.) with a minimum depth of 30 metres (98 ft.). The one Type II (proposed Lot 3) lot is 635 square metres (6,835 sq. ft.) in area, with a lot width of 14.8 metres (49 ft.) and 43-metre (141 ft.) depth.
- The single family dwelling on the northern portion of the subject site will be removed.
- To complement the existing residential streetscape along 112 Avenue, two of the proposed lots (Lots 1 and 2) will front onto 112 Avenue (Appendix III). Proposed Lots 3-5 will front and gain access from the new 158 Street cul-de-sac proposed off of 112 Avenue.
- With undeveloped parcels located at 15751 and 15817 – 112 Avenue, to the immediate east and west of the subject site, the applicant has prepared a potential development concept to ensure a practical subdivision layout can be achieved in the future.
- The subdivision concept for the adjacent lot to the west is based on the RC Zone and includes a minimum of 50% open space preserved in its natural state or retained for park purposes on the northern portion of the lands with lots fronting 112 Avenue.
- The parcel immediately to the east is based on the RC Zone and includes a minimum of 50% open space preserved in its natural state or retained for park purposes on the northern portion of the lands with lots fronting 112 Avenue and four (4) lots fronting a cul-de-sac off of 158 Street.
- The precise number of future potential lots for each parcel, will be determined by a detailed survey of the Class B (yellow coded) creek and DFO requirements at the time of application.
- The applicant for the subject site has retained 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 for all lots (Appendix VI).
- Basement-entry homes and secondary suites are not permitted.
- The applicant proposes to have in-ground basements on all lots. The eastern portion of proposed Lots 2-5 will have approximately 1.0 metre (3.2 ft.) to 1.5 metres (4.9 ft.) of fill to achieve the ultimate road grade. A preliminary lot grading plan was submitted and reviewed by staff and found to be generally acceptable.
- MGF Horticultural Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect. More information and minor revisions will be required (Appendix VIII).
- A total of 70 mature trees have been identified on the developable portion of the subject site. These trees consist mainly of Western Hemlock, Western Red Cedar and Sitka Spruce. Of this total, 18 trees, or potentially 20 trees, will be retained in the rear yard of proposed Lots 1, 3,4 and 5. An additional 8 will be preserved within the open space dedication (these trees are not included in the 70 trees identified).

- There will be 50 or 52 trees removed as they are located in the proposed cul-de-sac or future building envelope and an additional 8 trees will be removed as they are in poor condition and are declared hazardous.
- A total of 9 replacement trees consisting of six, 4-metre conifers and three 8-cm caliper deciduous trees are being proposed. There will be a minimum of 3 trees per lot.

### PRE-NOTIFICATION

Pre-notification letters were sent on August 3, 2006, and staff received no comments.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the required minimum lot area for subdivision in the RC Zone from 2.0 hectares (5 acres) to 0.9 hectare (2.2 acres).

Applicant's Reasons:

- The size of the parcel does not meet the minimum required lot area for subdivision under the RC Zone; however, the property can be subdivided in accordance with all other RC Zone regulations.

Staff Comments:

- The applicant has demonstrated that development of surrounding lands is not compromised.
- Staff support the proposed 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.	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
Appendix IX.	Development Variance Permit No. 7906-0129-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 4, 2006.
- Tree Preservation and Replacement Plan dated May 17, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

JJ/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, HY Engineering Ltd.  
                         Address:                 200 - 9128 - 152 Street  
   Surrey, BC  
   V3R 4E7  
                         Tel:                         604-583-1616
  
2.      Properties involved in the Application
  - (a)      Civic Address:                 15775 - 112 Avenue
  
  - (b)      Civic Address:                 15775 - 112 Avenue  
                 Owners:                         Harjit and Hardip Sangha  
                 PID:                                     010-152-016  
                 Lot 10, Section 10, Block 5 North, Range 1 West, New Westminster District,  
                 Plan 15817
  
3.      Summary
  - (a)      Introduce a By-law to rezone the property.
  
  - (b)      Proceed with Public Notification for Development Variance Permit No. 7906-0129-00.



## SUBDIVISION DATA SHEET

**Proposed Zoning: RC**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.26 ac
Hectares	0.91 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	11.7 m - 21.4 m
Range of lot areas (square metres)	637 m <sup>2</sup> - 743 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	2.2 lots/ac 5.5 lots/ha
Lots/Hectare & Lots/Acre (Net)	5.7 lots/ac 14.2 lot/ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	15.4%
Estimated Road, Lane & Driveway Coverage	10.5%
Total Site Coverage	25.9%
<b>PARKLAND</b>	
Area (square metres)	4,935 m <sup>2</sup>
% of Gross Site	54%
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Site Area for Subdivision	YES

CONTOUR MAP FOR SUBJECT SITE

