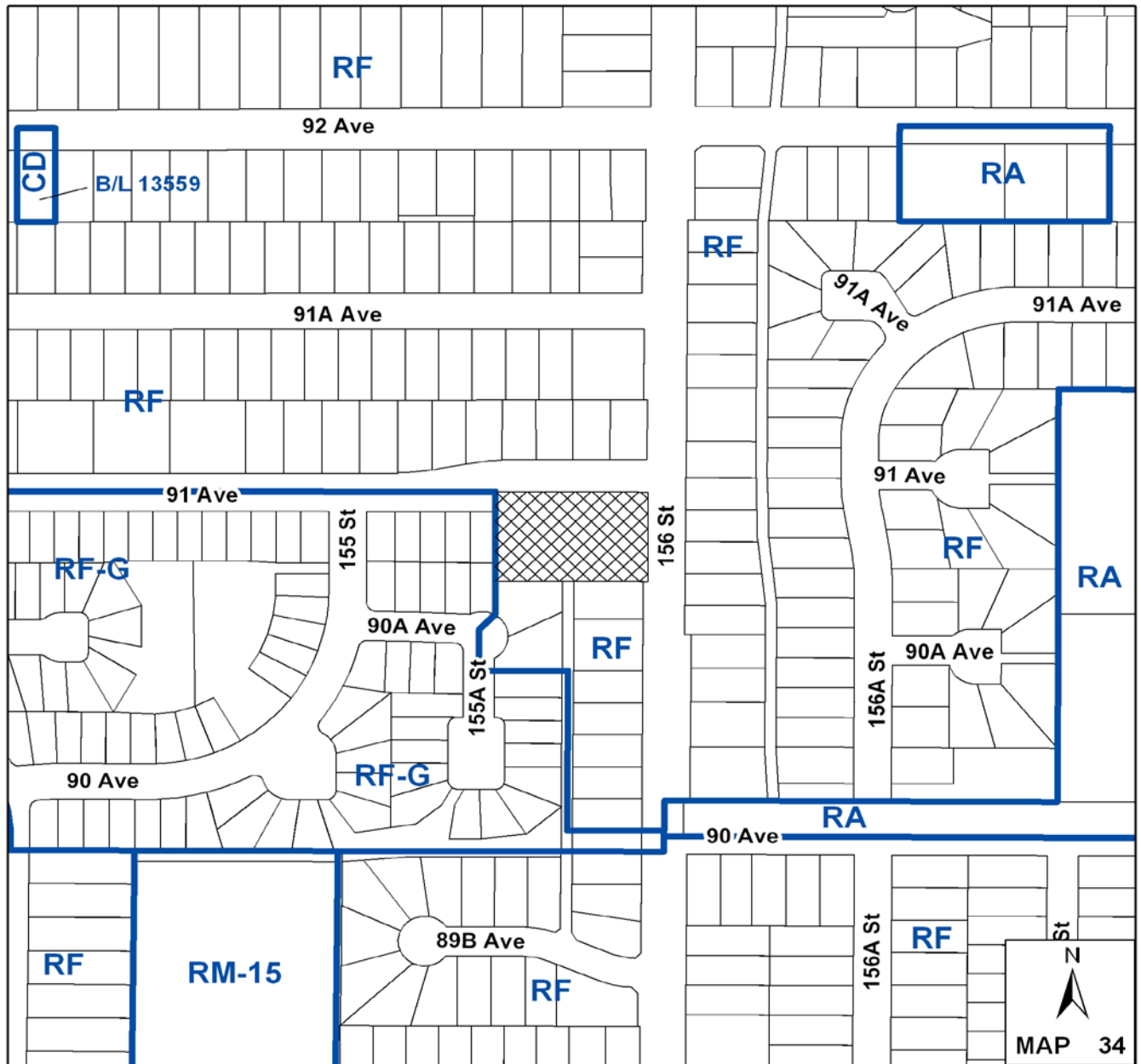


**Proposal:** Rezone a portion from RF to RF-12 to permit subdivision into 3 single family lots.

**Recommendation:** Approval to Proceed

**Location:** 9087/9089 - 156 Street      **Zoning:** RF

**OCP Designation:** Urban      **Owner:** Michael Fournegerakis



## PROJECT TIMELINE

Completed Application Submission Date: August 2, 2006  
Application Revision & Re-submission Date: November 2, 2006  
Planning Report Date: December 18, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RF to RF-12 on a portion of the lot

in order to allow subdivision into six single family lots, consisting of 3 RF-12 lots and 3-RF lots..

## 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) and a date be set for Public Hearing (Appendix I).
2. 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;
  - (d) resolution of the impact on park facilities to the satisfaction of the General Manager, Parks, Recreation & Culture;
  - (e) registration of a Section 219 Restrictive Covenant that will ensure siting requirements for proposed Lots 1, 2 and 3 (as indicated in Appendix VIII) and proposed Lot 4, to maximize tree preservation and rear yard open space of these lots;
  - (f) registration of a "No-Build" Restrictive Covenant on the south portion of Lot 1 for future consolidation with 9052 - 155A Street;
  - (g) resolution of tree replacement issues to the satisfaction of the Acting General Manager, Planning and Development; and

- (h) removal of all existing buildings and structures to the satisfaction of the Building Division.

## 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:** The applicant should provide an amenity contribution on a per lot basis and provided 5% cash-in-lieu of open space dedication (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:**

Berkshire Park Elementary School = 449 enrolled/580 capacity  
 Johnston Heights Secondary School = 1,330 enrolled/1,450 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 = 0 students  
 Secondary students = 40 students  
 Total new students = 40 students

### **Approved Capacity Projects and Future Space Considerations**

*New housing would help fill surplus capacity at Berkshire Park Elementary and at Johnston Heights Secondary. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.*

(Appendix VI)

## SITE CHARACTERISTICS

- **Existing Land Use** An existing duplex on a one-acre parcel, which will be removed.
- **East:** Across 156 Street, existing single family residential lots, zoned RF, designated Urban.
- **South:** Existing single family residential lots, zoned RF, designated Urban.
- **West:** Existing single family residential lots, zoned RF-G, designated Urban.
- **North:** Across 91 Ave, existing single family residential lots, zoned RF, designated Urban.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Site Context and Background

- The 0.45 ha (1 acre) subject site is located at the southwest corner of 156 Street and 91 Avenue in the Fleetwood area. The site is designated Urban in the Official Community Plan (OCP), and is to the west of the boundary for the Fleetwood Town Centre Plan area.
- A significant number of protected trees have been identified on this site, consisting primarily of Western Red Cedar but also including Maple, Cherry, Birch, Spruce and Douglas Fir. Several of these are located in the boulevard along 91 Avenue, and are candidates for tree retention. The applicant is proposing to maximize the retention of protected trees, both on the proposed lots and within the boulevard.
- The subject site is currently zoned "Single Family Residential Zone" (RF). The applicant is proposing to rezone a portion of the site to "Single Family Residential (12) Zone" (RF-12) to allow subdivision into three (3) RF-12 and three (3) RF lots, as demonstrated in the attached survey plan (see Appendix I). The RF Zone and proposed RF-12 Zone are consistent with the Urban designation in the OCP.
- The proposed RF-12 lots will continue the lot pattern established by the existing RF-G lots to the west.

### Proposed Subdivision Layout

- The three proposed RF-12 lots (proposed Lots 1-3) will front 91 Avenue. The three proposed RF lots (proposed Lots 4-6) will front 156 Street.

- The applicant will complete a 6.0 metre (20 ft.) wide lane through to 91 Avenue, which will allow for the closure of the temporary lane access from 156 Street (registered on 9061 – 156 Street).
- To minimize disruption to the trees in the north-west portion of the site, rear driveways are proposed from a new lane at the rear of proposed Lots 1-3.
- Proposed Lots 1-3 conform to the minimum requirements of the RF-12 Zone in terms of lot area, width and depth. They range in size from 357 square metres (3,843 sq.ft.) to 699 square metres (7,524 sq.ft.) including a future remainder portion.
- Proposed Lot 1 will be "over-sized" as a result of a portion, which will remain zoned RF. The southern portion of proposed Lot 1 will have a Section 219 "no-build" Restrictive Covenant registered over it for future consolidation with 9052 – 155A Street, to the south.
- Ultimately, proposed Lots 1-3 will range in size from 357 square metres (3,843 sq.ft.) to 370 square metres (3,983 sq.ft.) (see Appendix III). The lots are all 12 metres (39 ft.) wide.
- Proposed Lots 1-3 will front onto 91 Avenue. Vehicle access to the lots will be gained from a lane that connects to 91 Avenue.
- The remainder portion is intended for future sale to the owners of 9052 – 155A Street, the neighbouring property to the south. The existing house was sited along the southeast property line, presumably with the intent of further subdivision with a portion of the subject lot.
- Proposed Lots 4-6 conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 560 square metres (6,027 sq.ft.) to 564 square metres (6,071 sq.ft.). The lots range in width from 15.9 metres (52 ft.) to 16.0 metres (52.5 ft.).
- Proposed Lots 4-6 will front onto 156 Avenue. Vehicle access to the lots will be gained from a lane that connects to 91 Avenue.

#### Residential Design and Proposed Lot Grading

- The applicant for the subject site has retained Mike 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 VII).
- In-ground basements are not proposed based on the lot grading and tree preservation information that was provided by the applicant. There will be minimal cut and fill throughout the site. The information has been reviewed by staff and found to be generally acceptable.
- Proposed Lots 1-3 have special siting requirements that will be protected through a Restrictive Covenant (see Appendix VIII). The Restrictive Covenant will ensure the siting and size of garages and the size and shape of open space, in order to maximize the rear yard open space of these lots.

- Proposed Lot 4 will also have special siting requirements that will be protected through a Restrictive Covenant. The details of these requirements are being developed in conjunction with the applicant and other City departments. The resolution of this issue will be a condition of Final Adoption.
- Basement-entry homes and secondary suites will not be permitted.

#### Arborist Report and Tree Replacement

- MGF Horticultural Inc. prepared the Arborist Report and Tree Preservation/ Replacement Plans. They will be reviewed by the City's Landscape Architect and the applicant will be required to address any concerns prior to Final Adoption.
- The Arborist Report indicates there are 69 mature trees on the subject site. The report proposes the removal of 55 trees because they are located within the building envelopes. The Report proposes 14 mature trees be retained; three on proposed Lot 1, two on proposed Lot 2, one on proposed 3, three on proposed lot 4, and seven on the City boulevard. Fifteen (15) replacement trees will be planted for a total of twenty-nine (29) trees on site, providing for an average of 4.8 trees per lot. In addition, four undersized trees will also be retained.
- Under the recently approved new Tree Protection By-law, tree replacement at a ratio of 2:1 would be required. As fifty-five (55) trees are proposed to be removed, a total of one hundred and ten (110) replacement trees would be required for this application. The applicant proposes fifteen (15) replacement trees. Under the requirement of the new Tree Protection By-law, this would result in a tree replacement deficit of ninety-five (95) trees. Monetary compensation for the tree replacement deficit is \$300/tree. However, the new By-law also stipulates that the maximum compensation is \$15,000 per acre. As this site is one acre in size, the monetary compensation for this site is \$15,000.
- The applicant has volunteered to compensate the City under the requirements of the new Tree Preservation By-law.

#### PRE-NOTIFICATION

Pre-notification letters were sent out on November 17, 2006 and staff received the following responses:

- One caller expressed concern about the proposed extension of the lane through to 91 Avenue. Their concern is that crime will increase in the lane as a result.

*(Staff informed the caller that ultimately there will still only be two entrances to the lane, as the temporary access to 156 Street will be closed once the lane through to 91 Avenue is complete. As the proposed lots will have vehicle access from the lane, the possible benefits of an increase in "eyes-on-the-street" were discussed.)*

- A resident of the neighbourhood called to express their desire that the lane be completed through to 91 Avenue.

*(The caller was informed that the intent is to extend the lane through to 91 Avenue, and eventually close the temporary access to 156 Street.)*

- Another caller stated they had no objection to the proposal. However, they expressed a desire to preserve as many trees as possible. They also stated their concern about basement suites, and the impact on street parking.

*(Staff informed the caller that the applicant is proposing to preserve several mature trees along 91 Avenue. They were also informed basements are not possible in this location due to servicing constraints and that, furthermore, the Building Scheme prohibits secondary suites unless permitted in the Zoning By-law.)*

- One neighbour expressed concern regarding the width of the lane, and the extra traffic that might be generated in the lane as a result of the proposed new houses. The caller also expressed concerns about the size of the homes, the possibility of basement suites, and the loss of trees. The same neighbour also indicated, during the phone conversation and through a letter, that they are concerned that this proposed development may result in the future subdivision of 9052 – 155A Street.

*(Staff informed the caller that the lane will meet the City standard width of 6-metres. Staff also informed the caller that basements are not possible in this location due to servicing constraints and that, furthermore, the Building Scheme prohibits secondary suites unless permitted in the Zoning By-law. The caller was informed that the Zoning By-law limits house size [and that the applicant is proposing to preserve several mature trees along 91 Avenue]. They were also informed that 9052-155A Street is not included in this proposal; however, a remainder portion proposed in this development may be sold to 9052 – 155A Street to permit the future subdivision of that lot.)*

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
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.	Siting Requirements for Lots 1, 2 and 3
Appendix IX.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Building Scheme dated December 5, 2006.
- Tree Preservation and Replacement Plan dated December 2006.
- Soil Contamination Review Questionnaire prepared by Richard Brooks dated April 21, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

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

2.      Properties involved in the Application

- (a)      Civic Address:                9087/9089 - 156 Street
- (b)      Civic Address:                9087/9089 - 156 Street  
                 Owner:                        Michael Fournegerakis  
                 PID:                                002-296-691  
                 Lot 45 Section 15 Township 2 New Westminster District Plan 53576

3.      Summary of Actions for City Clerks Office

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

## SUBDIVISION DATA SHEET

**Proposed and Existing Zoning: RF-12 and RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.00 ac
Hectares	.4057 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12.0 - 16.0 m
Range of lot areas (square metres)	357 - 699 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	14.8 lots/ha      6 lots/ac
Lots/Hectare & Lots/Acre (Net)	19.1 lots/ha      7.7 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	68%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<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
Others	NO

CONTOUR MAP FOR SUBJECT SITE

