



Proposal: Rezone from RA to RF to create 3 residential lots and a remainder lot in Fraser Heights.

Recommendation: Approval to Proceed

Location: 16156 - 112 Avenue **Zoning:** RA

OCP Designation: Urban **Owner:** Andrew Rzepka



PROJECT TIMELINE

Initial Application Submission Date: May 15, 2006
Completed Application Submission Date: June 6, 2007
Planning Report Date: July 23, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into three residential lots and a remainder lot in Fraser Heights.

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 "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 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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future consolidation with the adjacent property to the east; and
 - (e) registration of a Section 219 Restrictive Covenant for an increased (east) side yard setback of 3.0 metres (10 ft.) on proposed Lot 2.

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, Recreation and Culture: The Parks, Recreation and Culture Department supports the proposed development (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

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

School Catchment Area/Current Enrollment/School Capacity:

Erma Stephenson Elementary School = 497 enrolled/405 capacity
 Fraser Heights Secondary School = 1,375 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 = 12 students
 Total new students = 15 students

Approved Capacity Projects and Future Space Considerations

A boundary change from a neighbouring school is being proposed for Erma Stephenson Elementary. An addition at Fraser Heights Secondary is proposed in the Five Year Capital Plan (proposal not approved in 2006). The proposed development will not have an impact on these projections

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** A single family dwelling on a one-acre parcel, which is to be retained, zoned RA, designated Urban in the OCP.
- **East:** Existing single family residential lots, zoned RF, designated Urban in the OCP.
- **South:** Across 111A Avenue, existing single family residential lots, zoned RF, designated Urban in the OCP.
- **West:** Existing single family residential lots, zoned RF, designated Urban in the OCP.
- **North:** Across 112 Avenue, existing single family residential lots and Fraser View Park, zoned RH-G, designated Suburban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south side of 112 Avenue in the Fraser Heights area. The site is designated Urban in the Official Community Plan (OCP).
- The subject site is currently zoned “One-Acre Residential Zone” (RA). The applicant is proposing to rezone the site to “Single Family Residential Zone” (RF) to allow subdivision into approximately four single family lots, including one remainder lot. The proposed RF Zone is consistent with the Urban designation.
- The applicant is proposing to dedicate and construct the remaining portions of 111A Avenue and 112 Avenue.
- All four proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 622 square metres (6,695 sq.ft.) to 2,651 square metres (28,536 sq.ft.). The lots range in width from 17.37 metres (57 ft.) to 52.15 metres (171 ft).
- The existing house will be retained on proposed Lot 1, which will front onto 112 Avenue and have further subdivision potential. Proposed Lots 2-4 will front onto 111A Avenue. Access will be from driveways off the respective roads.
- 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 proposed based on the proposed lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with fill.
- Basement-entry homes and secondary suites will not be permitted.
- The applicant will be required to register a Restrictive Covenant for an increased (east) side yard setback of 3.0 metres (10 ft.) for proposed Lot 2, in order to provide for a more gentle slope and a more suitable interface between the subject lot and the existing neighbour to the east.
- C. Kavolinas and Associates Ltd. 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 sixty-one (61) mature trees on the subject site. The report proposes the removal of twenty-seven (27) trees. Twenty-five (25) trees are proposed to be removed because they are located within the building envelopes or roadway; and two (2) trees

located on the remnant parcel (proposed Lot 1) because they are assessed as hazardous. The Report proposes thirty-four (34) trees be retained; thirty-one (31) on proposed Lot 1, two (2) on proposed Lot 2, and two (2) on the boulevard along 111A Avenue. Eight (8) replacement trees will be planted for a total of forty-two (42) trees on site, providing for an average of 10.5 trees per lot.

- Under the new Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. Based on a preliminary assessment, two (2) alder and cottonwood trees are proposed to be removed, and twenty-five (25) other trees are to be removed, a total of fifty-two (52) replacement trees would be required for this application. The applicant proposes eight (8) replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of forty-four (44) trees. As such, under the new By-law, monetary compensation for the remaining 44 trees would be approximately \$13,200 based on \$300/tree.
- The applicant has indicated that they will not voluntarily compensate the City for the protected trees removed from the property. However, given that the one-year grace period expires on September 25, 2007 the monetary compensation will be a condition of final subdivision plan approval, which likely will be after the end of September this year. The applicant has been so advised.

PRE-NOTIFICATION

Pre-notification letters were sent out on August 15, 2006 and staff received the following response:

- A request from a neighbouring property owner who has requested that the future development of the remainder parcel (proposed Lot 1) not hinder the redevelopment potential of their property located at 16176 – 112 Avenue. This property owner was required to register a no-build Restrictive Covenant on their property at the time of subdivision for future consolidation with the subject site.

(The neighbouring property owner has been assured that their concerns have been recognized and will be addressed when the remainder parcel (proposed Lot 1) develops in the future. A no-build Restrictive Covenant on proposed Lot 1 to address this concern will be required.)

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

INFORMATION AVAILABLE ON FILE

- Tree Preservation and Replacement Plan dated July 18, 2007.
- Soil Contamination Review Questionnaire prepared by Andrew Rzepka dated May 12, 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: Roger Jawanda, CitiWest Consulting Ltd.
 Address: #101, 9040 King George Highway
 Surrey, B.C.
 V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application
 - (a) Civic Address: 16156 - 112 Avenue

 - (b) Civic Address: 16156 - 112 Avenue
 Owner: Andrew Rzepka
 PID: 008-504-491
 Lot 27 Section 14 Block 5 North Range 1 West New Westminster District Plan
 38624

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.246 ac
Hectares	0.5043 ha
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	17.33 m - 52.16 m
Range of lot areas (square metres)	622 m ² - 2,706 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.93 ha 3.2 ac
Lots/Hectare & Lots/Acre (Net)	8.4 ha 3.3 ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	4%
Total Site Coverage	44%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	YES
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

