

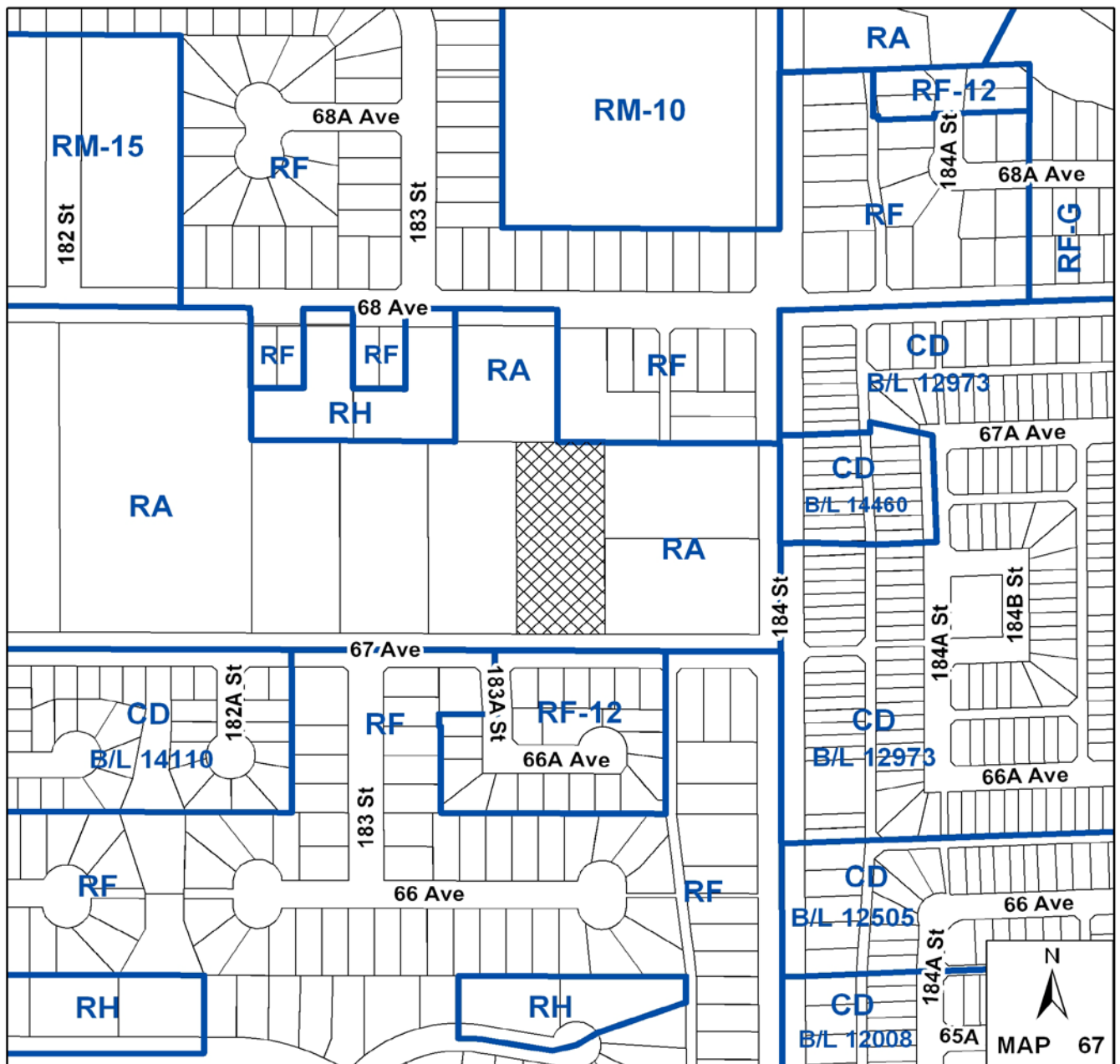
**Proposal:** Rezone a portion from RA to RF to create 2 RF lots and 1 remainder lot.

**Recommendation:** Approval to Proceed

**Location:** 18341 - 67 Avenue      **Zoning:** RA

**OCP Designation:** Urban

**NCP Designation:** Single Family Res/Townhouse      **Owners:** Svend & Kathleen Hansen



## PROJECT TIMELINE

Initial Application Submission Date:	May 19, 2006
Completed Application Submission Date:	October 16, 2006
Planning Report Date:	November 20, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF of a portion of the site

in order to allow subdivision into two (2) RF lots and one remainder lot.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) (Blocks B and C on the attached Survey Plan) 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) registration of a statutory right-of-way protecting the alignment of the future 183 Street;
  - (e) registration of a Restrictive Covenant to increase the side yards of proposed Lots 1 and 3 to comply with side yards along a flanking street; and
  - (f) resolution of tree replacement requirements under the new Tree Protection By-law

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:** Support. The applicant should provide a park amenity contribution on a per unit basis as per Stage II of the NCP adopted by Council (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:**

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 = 171 students  
 Secondary students = 156 students  
 Total new students = 327 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)

SITE CHARACTERISTICS

- **Existing Land Use** A single family dwelling on a one-acre parcel, which is to be retained.
- **East:** Acreage lots, zoned RA, designated Single Family Residential and Townhouse, in the North Cloverdale West NCP.
- **South:** Across 67 Avenue. Single family residential lots, zoned RF-12, designated small lots in the North Cloverdale West NCP.

- **West:** Acreage lots, zoned RA, designated Single Family Residential and Townhouse, in the North Cloverdale West NCP.
- **North:** Acreage lots, zoned RA, designated Single Family Residential and Townhouse, in the North Cloverdale West NCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north side of 67 Avenue in the North Cloverdale West NCP area. The site is designated Urban in the Official Community Plan (OCP) and Single Family Residential and Townhouse in the North Cloverdale West Neighbourhood Concept Plan (NCP).
- The subject site is currently zoned One-Acre Residential (RA). The applicant is proposing to rezone a portion of the site to Single Family Residential (RF) to allow subdivision into two single family lots, with the existing house to be retained on a remainder acreage lot. The proposed RF Zone is consistent with the designations in the OCP and the North Cloverdale West NCP.
- A portion of the site will remain One-Acre Residential (RA) until such time as it is re-developed in accordance with the North Cloverdale West Neighbourhood Concept Plan.
- Each of the two proposed single family lots conform to the minimum requirements of the RF Zone with a lot area of 560 square metres (6027.8 sq.ft.), a width of 15.2 metres (49.7 ft.) and a depth of 37.3 m (122.4 ft).
- Proposed Lot 3 conforms to the minimum requirements of the RA Zone with a lot area of 4,650 square metres (1.1 acres), a lot width of 50.3 metres (165.1 ft.) and a lot depth of 77.3 metres (253.6 ft.).
- The proposed lots will front onto and gain access from 67 Avenue.
- The applicant is proposing to register a statutory right-of-way to protect the proposed future road alignment of 183 Street. A Restrictive Covenant will be required to ensure the building setbacks on proposed Lots 1 and 3 comply with those for corner lots
- 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 lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.
- C. Kavolinas & Associates 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 44 mature trees on the subject site. The report proposes the removal of 8 trees because they are either located within the building envelopes, or are assessed as in poor condition. The Report proposes 38 trees be retained on proposed Lot 2. Six (6) replacement trees will be planted for a total of forty-four (44) trees on site, providing for an average of 14.7 trees per lot.
- Under the recently approved new Tree Preservation By-law, tree replacement at a ratio of 2:1 would be required. As eight (8) trees are proposed to be removed, a total of sixteen (16) replacement trees would be required for this application. The applicant proposes six (6) replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of ten (10) trees.
- The applicants have yet to indicate how they will address the tree replacement deficit. However, the resolution of this issue will be a condition of Final Adoption.

### PRE-NOTIFICATION

Pre-notification letters were sent on July 18, 2006, and staff received no comments.

### 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 November 9, 2006.
- Soil Contamination Review Questionnaire prepared by Mike Helle, Coastland Engineering & Survey Ltd. dated May 18, 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:                      Mike Helle, 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:                      18341 - 67 Avenue

(b)      Civic Address:                      18341 - 67 Avenue  
            Owners:                                      Sven and Kathleen Hansen  
            PID:    005-527-015  
            Lot 19 Section 17 Township 2 New Westminster District Plan 56845

3.      Summary

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

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.426 ac
Hectares	0.577 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.16 - 50.32 m
Range of lot areas (square metres)	560 - 4,650 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.19/ha      2.1/ac
Lots/Hectare & Lots/Acre (Net)	5.19 ha      2.1/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25.4%
Estimated Road, Lane & Driveway Coverage	6.2%
Total Site Coverage	31.6%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
<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
Others	NO



CONTOUR MAP FOR SUBJECT SITE

