

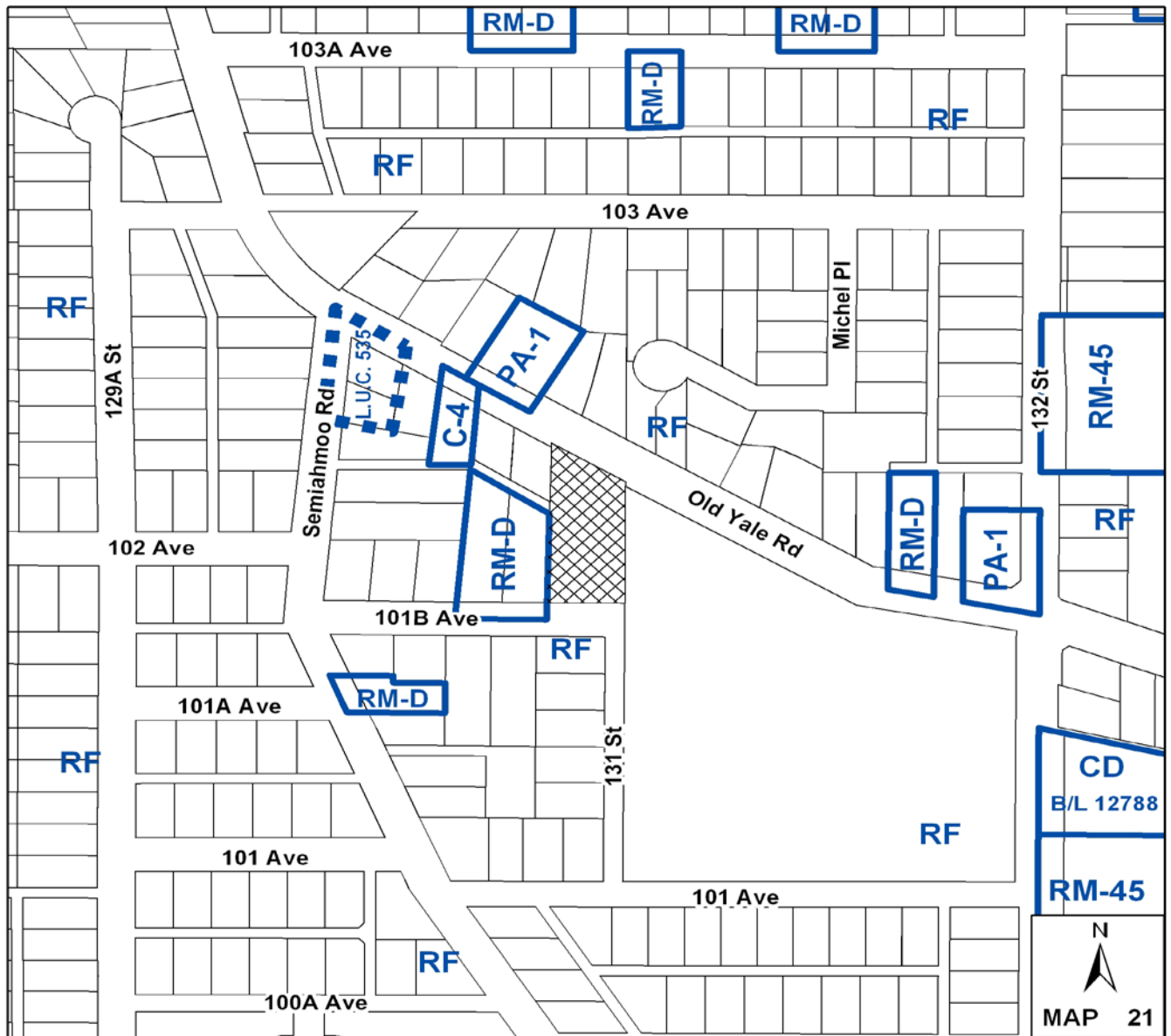
**Proposal:** Rezone from RF to RF-SD in order to permit development of 4 semi-detached (duplex) residential buildings on 8 single family residential lots.

**Recommendation:** Approval to Proceed

**Location:** 13086 Old Yale Road    **Zoning:** RF

**OCP Designation:** Urban

**Owners:** Gurnam Singh Randhawa & Harbans Singh Randhawa



## PROJECT TIMELINE

Initial Application Submission Date: June 12, 2006  
Application Revision & Re-submission Date: February 9, 2007  
Planning Report Date: April 2, 2007

## PROPOSAL

The applicant is proposing:

- a rezoning from RF to RF-SD

in order to permit development of 4 semi-detached (duplex) residential buildings on 8 single family residential lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (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 party wall and corresponding easement agreements for proposed Lots 1 to 8 inclusive; and
  - (e) removal of all existing buildings 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: No concerns. The applicant may provide cash-in-lieu of parkland dedication (Appendix V).

School District: **School Impacts:**

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

Elementary students = 3 students  
 Secondary students = 1 student  
 Total new students = 4 students

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

Old Yale Road Elementary School = 364 enrolled/455 capacity  
 Kwantlen Park Secondary School = 1,460 enrolled/1,200 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 = 30 students  
 Secondary students = 41 students  
 Total new students = 71 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 District is considering a district program move from Kwantlen Park to another secondary school site, to eliminate projected overcrowding at Kwantlen Park Secondary School. The proposed development will not have an impact on these projections.*

(Appendix VI)

**SITE CHARACTERISTICS**

- **Existing Land Use** Single family dwelling to be removed as part of this development.
- **Significant Site Attributes** Site has largely been cleared and drops in elevation by less than 0.5 metre (1.6 ft.) from north to south over most of the site.
- **East:** Old Yale Road Elementary School and school playgrounds, zoned RF, designated Urban.
- **South:** Across 101B Avenue, single family dwellings, zoned RF, designated Urban.

- **West:** Single family dwellings, zoned RF, and duplex buildings, zoned RM-D, both designated Urban.
- **North:** Across Old Yale Road, vacant lot and single family dwellings, zoned RF, designated Urban.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

#### Background and Site Context

- The subject site consists of one property totalling approximately 0.34 hectare (8.34 acres) located between Old Yale Road and 101B Avenue. The east property line abuts the playgrounds of Old Yale Road Elementary School.
- The property is zoned Single Family Residential Zone (RF) and designated Urban in the Official Community Plan (OCP). The applicant proposes to rezone the entire site to Semi-Detached Residential Zone (RF-SD) to allow subdivision into eight (8) single family residential lots in order to permit development of four (4) semi-detached buildings.
- There are a number of duplex buildings in the vicinity of the site, both legal duplexes zoned Duplex Residential Zone (RM-D) and two non-conforming duplexes zoned RF. These non-conforming duplexes were built prior to 1988 when duplexes were a permitted use in the old R-F Zone (By-law No. 5942).

#### Proposed Subdivision Layout

- The applicant originally proposed rezoning and subdivision to permit development of two properties zoned RF and two properties zoned RM-D. To provide a better streetscape for the predominantly single-family character of the neighbourhood, the development concept was revised to the current proposal for four (4) semi-detached buildings that will be designed to resemble 2 single-family dwellings facing Old Yale Road and 2 facing 101B Avenue.
- The applicant is proposing to build 8 semi-detached residential units on lots that are approximately 8.5 metres (28 ft.) to 11.6 metres (38 ft.) in width.

- A variation of the standard duplex units that have been built in the past, RF-SD units are considerably different from the traditional duplex units that are permitted under the RM-D Zone as outlined below:

	RM-D Zone	RF-SD Zone
<b>Type of Housing</b>	A maximum of 2 dwelling units within a duplex building, considered multiple residential units and are subject to a Development Permit	Two side by side dwelling units with common wall, each unit located on a fee simple lot and is not subject to a Development Permit but rather, to a Building Scheme.
<b>Type of Lot</b>	Two units on a fee simple lot and can be stratified into 2 strata lots	Each unit is on a fee simple lot
<b>Minimum Lot Size</b>	930 m <sup>2</sup> (10,000 ft <sup>2</sup> )	200 m <sup>2</sup> (2,150 ft <sup>2</sup> ) for <i>interior lots</i> ; 226 m <sup>2</sup> (2,430 ft <sup>2</sup> ) for <i>corner lots</i>
<b>Maximum Floor Area</b>	446 m <sup>2</sup> (4,800 ft <sup>2</sup> ) for <i>corner lots</i> ; 372 m <sup>2</sup> (4,000 ft <sup>2</sup> ) for <i>interior lots</i> (combined for 2 dwelling units)	181 m <sup>2</sup> (1,950 ft <sup>2</sup> ) for each unit

- Based on the proposed subdivision layout (Appendix III), the applicant is proposing 8 fee simple lots (and ultimately 4 buildings with 2 units in each building), with lot dimensions conforming to the RF-SD Zone as indicated below:

	RF-SD Zone	Proposed Lots
<b>Lot Size</b>	200 m <sup>2</sup> (2,150 ft <sup>2</sup> ) for <i>interior lots</i>	306 – 419 m <sup>2</sup> (3,294 – 4,510 ft <sup>2</sup> ) for <i>interior lots</i>
<b>Lot Width</b>	7.2 m (24 ft) for <i>interior lots</i>	8.5 – 11.6 m (28 – 38 ft) for <i>interior lots</i>
<b>Lot Depth</b>	28 m (90 ft)	31.1 – 48.3 m (102 – 158 ft)

- Each proposed lot will have rear lane access. The subdivision layout (Appendix III) proposes a lane that will eventually extend through to Semiahmoo Road, west of the subject site. The dedicated lane between the adjacent properties to the west is as yet unopened. The proposed layout provides for a lane accessing 101B Avenue located between proposed Lot 5 and Old Yale Road Elementary School.
- Proposed homes on these lots will have attached single car garages attached to each other (at zero lot line along the common side yard) at the rear of the lots, with access off the proposed east-west lane. The siting of the proposed garages will provide each lot with a usable rear yard.
- As semi-detached units, the proposed homes will have shared walls (party walls) and therefore, a party wall agreement will be required, as well as an easement agreement to facilitate future maintenance and repair. Registration of party wall agreements and the associated easement agreements are a subject condition of the rezoning.

- The Parks, Recreation & Culture Department has not identified a need for parkland dedication at this location. The applicant will provide 5% cash-in-lieu of parkland dedication.

### Lot Grading

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable. No basements are proposed on any of the lots. However, due to servicing constraints and an attempt to provide positive slopes to proposed lot frontages along Old Yale Road, the applicant is proposing less than one (1) metre (3.3 ft.) of fill on a portion of each of the proposed lots.

### Residential Design

- The applicant has retained Michael 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).
- The homes in the surrounding area do not provide a suitable architecture reference for current development standards and the proposed semi-detached dwellings. Rather the guidelines endeavour to create new homes that are reasonably compatible with the existing homes in the 13000 Block of 101B Avenue. Specifically, the proposed dwellings will be designed to appear as single family dwellings and will not appear as mirror image or overtly symmetrical designs.
- Building footprints for the two semi-detached buildings fronting Old Yale Road on proposed Lots 1 to 4 have been staggered to respond to the irregular geometry of the proposed lots. The building design guidelines for the proposed development increases the minimum 3.5-metre (21-foot) front yard setback requirement of the RF-SD Zone to a 6.5-metre front yard setback in order to achieve a better alignment with existing homes along Old Yale Road.
- To integrate an "all-eyes approach" to the neighbouring school grounds consistent with Crime Prevention Through Environmental Design (CPTED) principles, the applicant has integrated various building design and landscaping elements into the building scheme. Subject to the stipulations of the BC Building Code, the dwelling units on proposed Lots 4 and 5 will provide adequate window areas to facilitate surveillance of the school yards to the east. On proposed Lots 4 and 5 patios, fences and landscaping will be designed to ensure clear sight lines to the east. The east and south sides of the dwellings constructed on proposed Lots 4 and 5 will be treated with architectural features to present an attractive design visible from the school grounds.
- Sample building facades for the proposed dwellings were reviewed by City staff and found to be generally acceptable. Sample facades for all the proposed lots and the proposed increased front yard setback for properties fronting Old Yale Road are shown in Appendix VIII.
- No basements are proposed for the development. Basement-entry homes and secondary suites will not be permitted.

### Arborist Report and Tree Retention/Replanting

- The applicant retained Peter Mennel of MGF Horticultural Inc. to conduct a tree survey and prepare an Arborist report.

- The Arborist Report indicates there are 18 mature trees on the subject site. The report indicates the removal of 16 trees because they are either in poor condition or unable to survive building or lane construction. The report proposes a total of 8 replacement trees, providing an average of 1.25 trees on each lot (Appendix IX).
- The applicant has agreed to work with the Parks Division to resolve issues relating to the proposed removal of a Shore Pine located on City property along Old Yale Road prior to final adoption.
- While the applicant is not subject to the newly adopted Tree Protection By-law, the applicant has agreed to work with the City to increase the number of trees to be planted in the community. Under the new By-law, a tree replacement ratio of 2:1 applies, i.e., two replacement trees for every protected tree that is cut. Based on this calculation, 32 replacement trees would be required. The proposed lots cannot accommodate this number of replacement trees. Instead, the applicant has agreed to provide \$300 per tree that is not replaced, i.e. a total of \$7,200, toward the Green City Fund for the 24 trees that will not be replaced.

#### PRE-NOTIFICATION

Pre-notification letters were sent on February 27, 2007, 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.	Sample Building Facades and Setback Requirements
Appendix IX.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 27, 2007.
- Building Scheme dated March 20, 2007.
- Soil Contamination Review Questionnaire prepared by Richard Brooks dated June 12, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

HC/kms

v:\wp-docs\planning\plncom07\03061534.hc.doc  
KMS 3/6/07 3:45 PM





## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-SD**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.8379 ac
Hectares	0.3391 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	8
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	8.5 m - 11.6 m
Range of lot areas (square metres)	306 sq.m. - 419 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	9.5 ac (23.5 ha)
Lots/Hectare & Lots/Acre (Net)	11.7 ac (29.0 ha)
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	48.7%
Estimated Road, Lane & Driveway Coverage	31.5%
Total Site Coverage	80.2%
<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

