

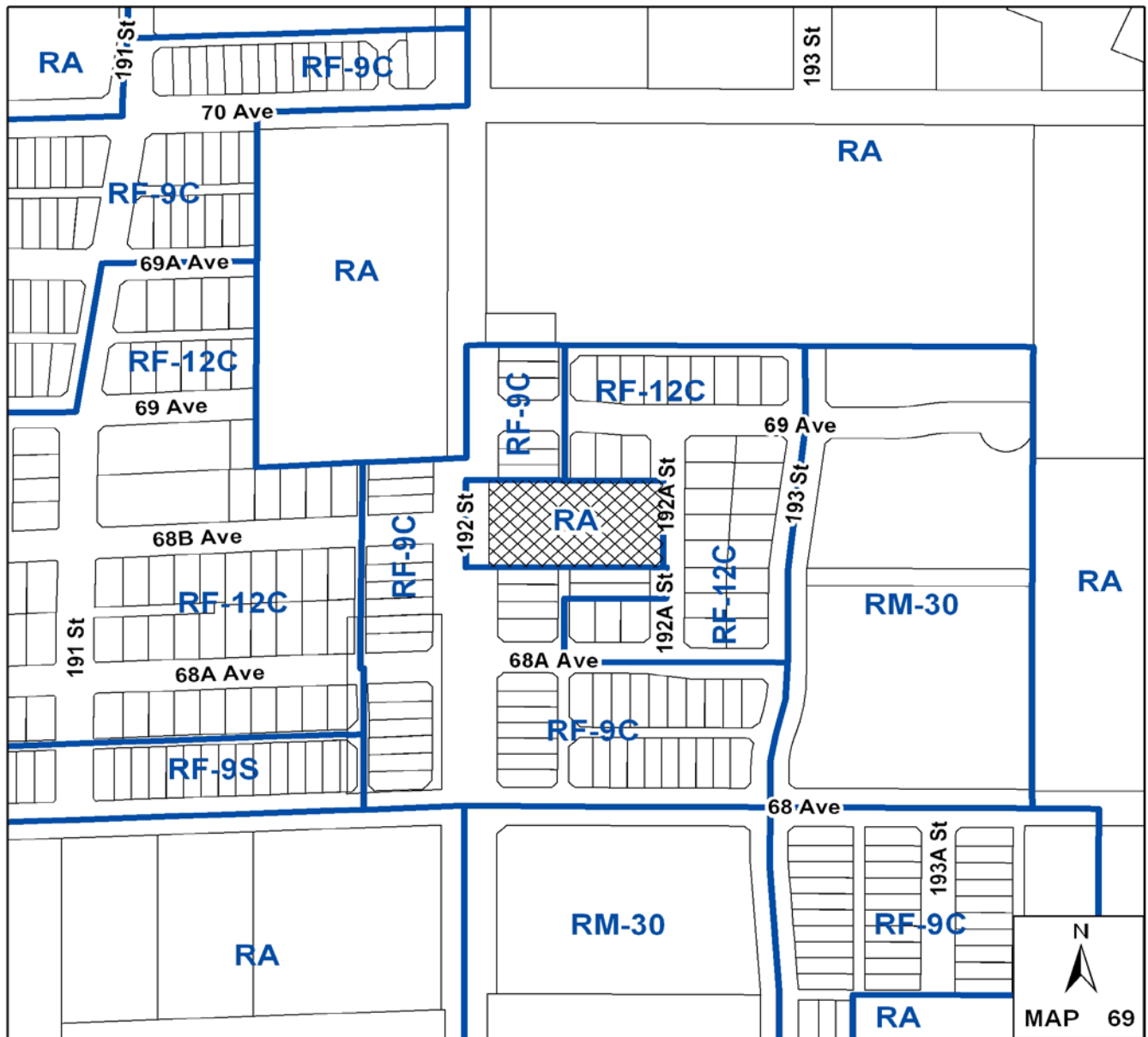
Proposal: Rezone from RA to RF-9C to permit subdivision into approximately 10 small single family lots with coach houses.

Recommendation: Approval to Proceed

Location: 6886 - 192 Street **Zoning:** RA

OCP Designation: Urban

NCP Designation: Med-Density/
Low Density **Owners:** Melchior Deglint and
Janna Deglint



PROJECT TIMELINE

Completed Application Submission Date: June 23, 2006
Planning Report Date: October 30, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-9C

in order to allow subdivision into approximately 10 small single family lots with coach houses.

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 (9) Coach House Zone (RF-9C)" (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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) resolution of the tree replacement requirements to the satisfaction of the General Manager, Planning and Development;
 - (e) registration of a Section 219 Restrictive Covenant on proposed Lots 6 to 10 to require a minimum front yard setback of 7.5 metres (25 ft.);
 - (f) submission of a landscape plan and cost estimates for the 3-metre (10 ft.) wide buffer along 192 Street for proposed Lots 6 to 10;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 6 to 10 to secure the required landscaping within the buffer area along 192 Street; and
 - (h) removal of existing 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: No concerns. The Clayton Multi-Use Pathway runs along 192 Street and is secured through road dedication (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 4 students
 Secondary students = 3 students
 Total new students = 7 students

School Catchment Area/Current Enrollment/School Capacity:

Clayton/ East Clayton Elementary School (combined) = 292 enrolled /240 capacity
 Clayton Heights Secondary School = 1,192 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 = 162 students
 Secondary students = 196 students
 Total new students = 357 students

Approved Capacity Projects and Future Space Considerations

Two new school sites have been purchased in the East Clayton area to address residential build out pursuant to the NCP and a new school is planned for possible opening by the 2007-2008 school year to relieve projected overcrowding at Clayton and East Clayton. There is a new secondary school site approved for purchase in North Clayton Area in the current year with construction proposed for approval in 2008. The proposed development will not have an impact on these projections.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use:** One single family dwelling proposed to be demolished.
- **East:** Recently approved small single family lots with coach houses (Application No. 7903-0166-00), zoned RF-12C, designated Low Density.
- **South:** Recently approved small single family lots with coach houses (Application No. 7903-0158-00), zoned RF-9C, designated Medium and Low Density.
- **West:** Across 192 Street, small single family lots with coach houses, zoned RF-9C, designated Medium Density.
- **North:** Recently approved small single family lots with coach houses (Application No. 7903-0166-00), zoned RF-9C and RF-12C, designated Medium and Low Density.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The proposed rezoning of the subject site from One-Acre Residential (RA) Zone to Single Family Residential (9) Coach House (RF-9C) Zone is to allow subdivision into approximately 10 small single family lots with a coach house or a secondary suite permitted on each lot.
- The 0.46-hectare (1.14-acre) site is designated Urban in the Official Community Plan (OCP). The East Clayton NCP indicates a mix of densities for the subject site including Medium Density (10-15 u.p.a.) and Low Density (6-10 u.p.a.).
- The proposed RF-9C lots will continue the established pattern of small single family lots designated Low and Medium Density, that exist directly north and south of the subject site, recently approved under Application No. 7903-0166-00 (Final Adoption on November 7, 2005) and Application No. 7903-0158-00 (Final Adoption on March 14, 2005).
- The applicant proposes to complete the west portion of 192A Avenue along the east property line. All lots created under this proposal will have access from the proposed lane.

- In accordance with the East Clayton NCP, a multi-use pathway is proposed along the 192 Street corridor. The multi-use pathway will be secured through road dedication and will be constructed through the land development process as per the guidelines in the East Clayton NCP.
- The proposed lots conform to the requirements of the RF-9C Zone. All proposed lots are Type I and range in area from 318 sq.m. (3,423 sq.ft.) to 425 sq.m. (4,575 sq.ft.). The proposed lots are 10 m. (32.8 ft.) wide and the lot depths range from 31.6 m. (104 ft.) to 42.3 m. (139 ft.).
- In accordance with the East Clayton NCP, the applicant will be required to provide a front yard setback of 7.5 metres (25 ft.), compared to the 3.5-metre (11-ft.) minimum front yard setback required under the RF-9C Zone, for proposed Lots 6 – 10. This is in order to improve livability for the proposed lots along 192 Street, a designated arterial road. The proposed lot depth of 31.6 metres (104 ft.) for the lots along 192 Street will allow for an adequate building envelope with the increased front yard setbacks. The increased setback will be specified in the associated Building Scheme and secured through a Restrictive Covenant registered on title.
- To further assist in creating interesting streetscapes in this neighbourhood, a 3-metre (10-ft.) wide landscaped buffer will be secured within the designated front yards of proposed Lots 6 – 10 fronting 192 Street. The submission of a suitable landscape plan for the designated buffer and the corresponding security deposits will be a subject condition of rezoning.
- The applicant for the subject site has retained Michael E. Tynan 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 proposed building design guidelines comply with the General Urban Design Guidelines established in the East Clayton NCP. The design guidelines stipulate that new homes follow the Craftsman-Heritage, Rural-Heritage, Neo-Traditional and Neo-Heritage styles, that are evident in the newly-built homes in this neighbourhood.
- The design guidelines prohibit the construction of basement-entry homes.
- Clark J. Kavolinas prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 31 mature trees, including a row of 15 Poplar trees, on the subject site. The report proposes the removal of all the mature trees because they are located either within the building envelopes, within the footprint of proposed driveways or underground services, or are assessed as hazardous. The Report proposes 10 replacement trees to provide one tree per lot.
- Under the new Tree Preservation By-law, a tree replacement ratio of 2:1 applies, i.e., two replacement trees for every protected tree that is cut. Small lots (e.g., RF-9C) can only accommodate 1 tree per lot. In the case of the subject application where 31 trees will be removed, a total of 62 replacement trees are required. However, only 1 tree per lot can be accommodated to provide 10 replacement trees. As such, under the new By-law, monetary compensation for the remaining 52 trees will apply amounting to \$15,600 based on \$300/tree.

- While the application is not subject to the newly adopted Tree Preservation By-law, the applicant has volunteered to provide cash-in-lieu in the amount of \$300 per tree for the shortfall of 52 trees, less any trees that can be replanted in the proposed landscape buffer along 192 Street. This cash-in-lieu payment will go towards the Green City fund, to be paid prior to Final Adoption.
- In-ground basements are proposed based on the preliminary lot grading information provided by the applicant. There will be minimal cut or fill throughout the site. The information has been reviewed by staff and found to be acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent out on September 25, 2006 and staff received no responses.

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.	East Clayton NCP

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated October 24, 2006.
- Building Scheme dated October 18, 2006.
- Neighbourhood Character Study dated September 26, 2006.
- Arborist Report dated September 14, 2006.
- Tree Preservation and Replacement Plan dated September 14, 2006.
- Soil Contamination Review Questionnaire prepared by Sukhi Sanghe dated June 23, 2006.

How Yin Leung
Acting General Manager
Planning and Development

SR/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: Sukhi Sanghe
 Address: 800 - 15355 - 24 Avenue, Box 228
 Surrey, B.C. V4A 2H9
 Tel: 604-240-3485

2. Properties involved in the Application
 - (a) Civic Address: 6886 - 192 Street

 - (b) Civic Address: 6886 - 192 Street
 Owners: Melchior Deglint and Janna Deglint
 PID: 000-565-512
 Lot 6 Section 15 Township 8 New Westminster District Plan 24582

3. Summary
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.15 ac
Hectares	0.46 ha
NUMBER OF LOTS	
Existing	1
Proposed	10
SIZE OF LOTS	
Range of lot widths (metres)	10.0 - 10.1 m
Range of lot areas (square metres)	317 - 425 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	8.8/ha 21.7/ac
Lots/Hectare & Lots/Acre (Net)	10.9/ha 26.9/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	42%
Estimated Road, Lane & Driveway Coverage	23.5%
Total Site Coverage	65.5%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
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

