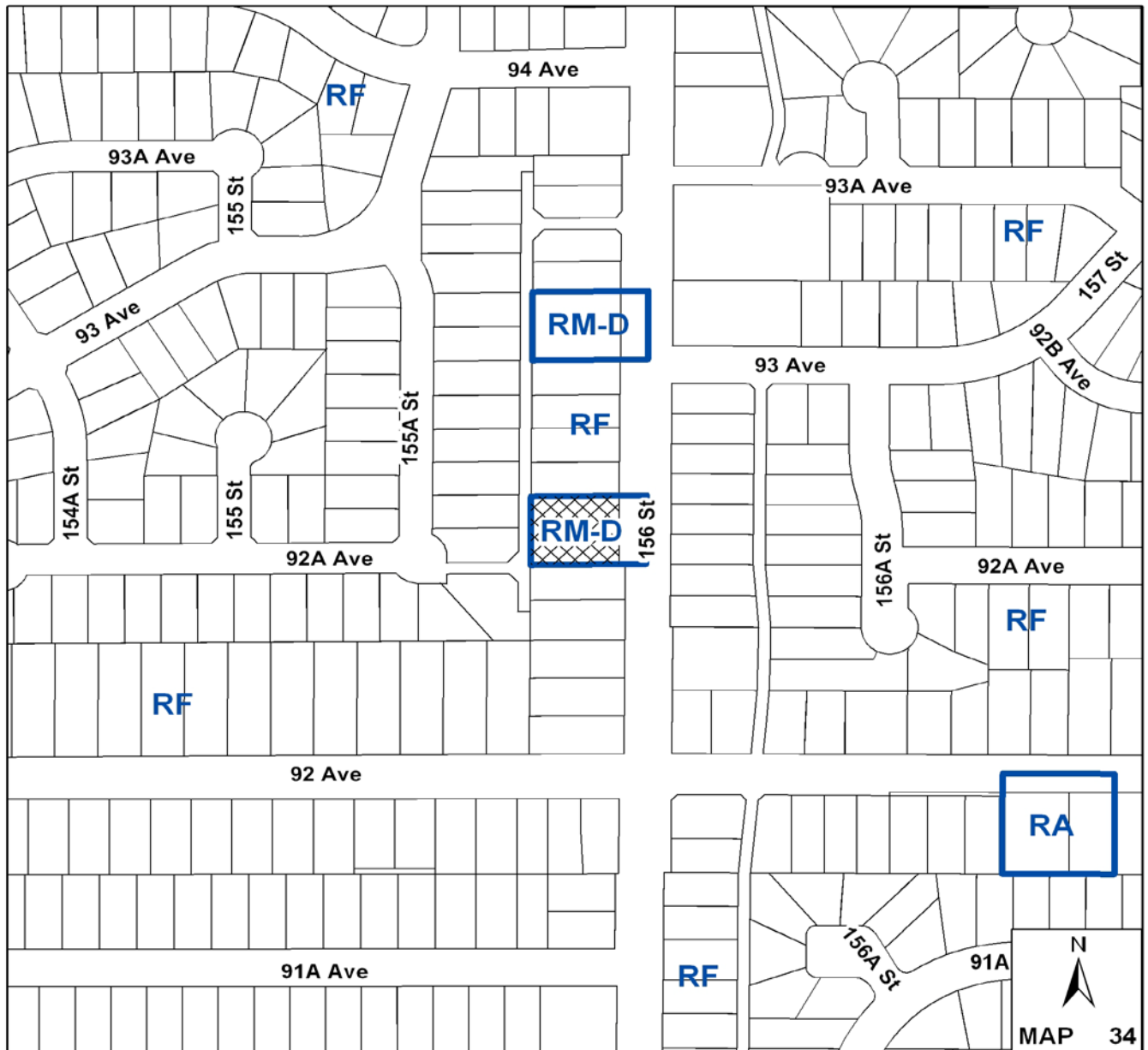


Proposal:	Rezone from RM-D to RF to permit subdivision into two single family residential lots.		
Recommendation:	Approval to Proceed		
Location:	9259 - 156 Street	Zoning:	RM-D
OCP Designation:	Urban	Owner:	Charanjit Rattan and Inderjit Rattan



PROJECT TIMELINE

Completed Application Submission Date: October 17, 2006
Planning Report Date: April 16, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RM-D to RF

in order to allow subdivision into two single family residential lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Duplex Residential Zone (RM-D)" (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 approval:
 - (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer.

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).

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:

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 = 34 students
 Total new students = 34 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 V)

SITE CHARACTERISTICS

- **Existing Land Use** Vacant lot.
- **East:** Across 156 Street, single family residential lots, zoned RF, designated Urban.
- **South:** Single family residential lot, zoned RF, designated Urban.
- **West:** Across the lane, single family residential lots, zoned RF, designated Urban.
- **North:** Single family residential lot, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of 156 Street, at 92A Avenue, and has a lot area of approximately 1,590 square metres (0.39 ac). It is designated Urban in the Official Community Plan (OCP) and presently zoned "Duplex Residential Zone (RM-D)"
- The applicant is proposing to rezone the parcel to "Single Family Residential Zone (RF)" to allow subdivision into two single-family lots.
- The existing lot is currently vacant.

- The proposal is consistent with the "Urban" OCP designation of the subject site and the established pattern of development within this neighbourhood.
- The two proposed lots will front onto 156 Street and gain access off of the rear lane.
- The two proposed lots exceed the minimum 560-square metre (6,027 sq.ft.) lot size, 15.0-metre (50 ft.) lot width, and 28-metre (100 ft.) lot depth requirements of the RF Zone. Each proposed lot has a proposed area of approximately 795 square metres (8,557 sq.ft.) and lot widths of 18.2 metres (59.7 ft.), and lot depths of 43.5 metres (143 ft).
- The applicant for the subject site has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings, proposed a set of building design guidelines (Appendix VI).
- Basement-entry homes and secondary suites will not be permitted.
- The applicant has submitted a written statement that in-ground basements cannot be achieved on the site. Therefore, no in-ground basements are proposed for the proposed lots.
- C. Kavolinas & Associates Inc. prepared the Arborist Report and the Tree Preservation/Replacement plans. Both have been reviewed by the City's Landscape Architect and are generally acceptable.
- The Arborist Report indicates there are 8 mature trees on the subject site. The report proposes the removal of 8 trees because they are either within building envelopes, hazardous or in poor condition.
- Under the recently approved Tree Protection By-law, tree replacement is required at specific ratios. Protected trees are to be replaced at a ratio of 2:1, with the exception of alder and cottonwood trees which are to be replaced at a ratio of 1:1. With the removal of 8 mature trees, a total of 16 replacement trees would be required under this application. The applicant proposes 6 replacement trees resulting in an average of 3 trees per lot. Under the requirement of the new tree protection By-law, this would result in a tree replacement deficit of 10 trees. As such, under the new By-law, monetary compensation for the remaining 10 trees would be \$3,000.00 based on \$300/tree.
- The applicant has agreed to contribute a total of \$3,000.00 to the Green City Fund to comply with the requirements of the new Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on December 19, 2006, and staff received the following comments:

- A letter from a neighbour concerned about the following:
 - The need for speed bumps in the rear lane because of increased traffic flow.

(Engineering has been requested to consider the request of having additional speed bumps installed.)

- Parking in the rear lane, which results in restricted access for both residents and emergency vehicles.

(Each of the proposed lots will provide two off-street parking spaces in accordance with the requirements of the Zoning By-law.)

- Insurance that new homes will be similar in size and character to those already existing in the area, noting that most of the homes do not have in-ground basements.

(No in-ground basements will be permitted within this development. The Building Scheme to be registered will stipulate no in-ground basements and that the form and character of the homes to be built will be consistent with the context of the surrounding neighbourhood.)

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.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated April 11, 2007.
- Arborist Report dated March 12, 2007.
- Tree Preservation and Replacement Plan dated March 12, 2007.
- Building Scheme dated February 22, 2007.
- Soil Contamination Review Questionnaire prepared by Charanjit Ratton dated October 17, 2006.

How Yin Leung
Acting General Manager
Planning and Development

MP/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, BC
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

- (a) Civic Address: 9259 - 156 Street
- (b) Civic Address: 9259 - 156 Street
 Owner: Charanjit Rattan and Inderjit Rattan
 PID: 025-957-031
 Lot 7 Section 35 Township 2 New Westminster District Plan BCP11472

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	0.39
Hectares	0.16
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	18.2 m
Range of lot areas (square metres)	795.6 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	12.6 upha 5.1 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40.0%
Estimated Road, Lane & Driveway Coverage	12.3%
Total Site Coverage	52.3%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO
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

