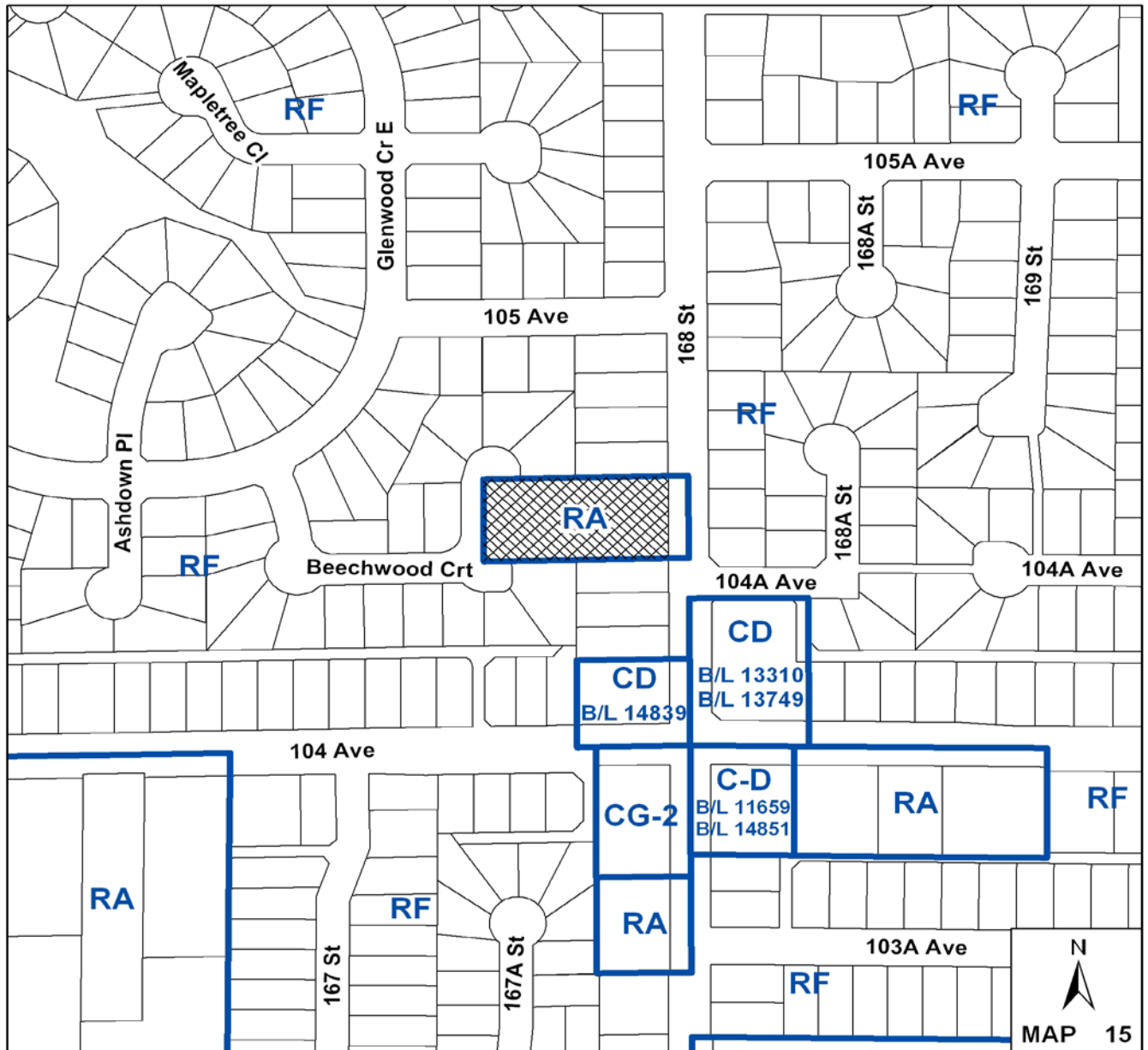


Proposal: Rezone from RA to RF to permit subdivision into six (6) single family residential lots with an adjoining RF lot.

Recommendation: Approval to Proceed

Location: 10461 - 168 Street **Zoning:** RA

OCP Designation: Urban **Owners:** Satpal Singh Minhas & Manjit Singh Minhas



PROJECT TIMELINE

Initial Application Submission Date: October 19, 2006
Completed Application Submission Date: June 7, 2007
Planning Report Date: July 23, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision with an adjoining RF-zoned lot, into six (6) single family residential lots.

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 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) the applicant adequately address the concerns of the Parks, Recreation and Culture Department;
 - (d) approval from the Ministry of Transportation; and
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

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: The Parks, Recreation and Culture Department has some concerns on the pressure created on parks facilities (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 2 students
 Secondary students = 1 student
 Total new students = 3 students

School Catchment Area/Current Enrollment/School Capacity:

Fraser Wood Elementary School = 501 enrolled/530 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 = 0 students
 Secondary students = 28 students
 Total new students = 28 students

Approved Capacity Projects and Future Space Considerations

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

(Appendix VI)

Ministry of Transportation: No concerns (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling which will be retained.
- **East:** Across 168 Street, single family dwellings, zoned RF, designated Urban in the OCP.
- **South:** Single family dwellings, zoned RF. Across 168 Street, to the southeast, is a local neighbourhood-scale commercial centre, zoned CD (By-law No. 13310 and amended by By-law No. 13749). The areas are all designated Urban in the OCP.
- **West:** Across Beechwood Court single family dwellings, zoned RF, designated Urban in the OCP.
- **North:** Single family dwellings, zoned RF, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background and Proposed Subdivision Layout

- The subject site located at 10461 – 168 Street is currently zoned RA, and is designated Urban in the Official Community Plan (OCP).
- The applicant is proposing to rezone the subject property (10461 – 168 Street) to RF to allow subdivision with the lot to the south (16776 Beechwood Court) into six (6) single family residential lots (proposed Lots 1 to 6) (Appendix III).
- Four (4) of the proposed lots will front Beechwood Court, and complete the cul-de-sac road. The remaining two (2) lots will face 168 Street. Two existing single family dwellings will be retained on proposed Lots 1 and 6.
- All six (6) proposed lots conform to the minimum requirements of the RF Zone in terms of the lot area, width and depth. The lots range in size from 626 m² (6,738 ft²) to 990 m² (10,655 ft²). An existing dwelling is to be retained on proposed Lot 6 and must meet all RF Zone requirements.
- The subject property is one of the last undeveloped lots in the area, and will complete the pattern of development in the neighbourhood. This subdivision will create lots that are similar in size and dimensions to neighbouring properties. The proposed lots will meet the Infill Policy.

Neighbourhood Character Study and Building Scheme

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix VIII).
- In order to reflect the established character of the newer homes within the neighbourhood, the design consultant recommends that four specific styles of homes be permitted, including "Neo-Traditional", "Modern California Stucco", and "West Coast Modern".
- Basement-entry homes and secondary suites will not be permitted.

Lot Grading and Tree Preservation

- Preliminary lot grading plans were produced and submitted by H.Y. Engineering Ltd. The plans were reviewed by staff and found acceptable.

- The applicant proposes in-ground basements on all of the lots. Basements will be achieved with minimal cut or fill.
- Mike Fadum and Associates Ltd prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and deemed acceptable.
- According to the tree summary, 11 protected trees are identified on the subject site (Appendix IX). The majority of these are deciduous. Ten trees will be removed. Based on the new Tree Bylaw (No. 16100), 17 replacement trees are required. The total number of replacement trees being proposed is 18. Therefore, no compensation is required.

PRE-NOTIFICATION

Pre-notification letters were sent on December 19, 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.	Ministry of Transportation Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Building Scheme dated May 2, 2007.
- Neighbourhood Character Study dated April 14 ,2007.
- Arborist Report dated February 25, 2007.
- Tree Preservation and Replacement Plan dated February 26, 2007
- Soil Contamination Review Questionnaire prepared by Lori Richards dated October 16, 2006.

How Yin Leung
Acting General Manager
Planning and Development

DN/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: Richard Brooks, H.Y. Engineering Ltd.
 Address: #200 - 9128 - 152 Street
 Surrey, BC V3R 4E7
 Tel: 604-583-1616

2. Properties involved in the Application
 - (a) Civic Address: 10461 - 168 Street

 - (b) Civic Address: 10461 - 168 Street
 Owners: Satpal Singh Minhas and Manjit Singh Minhas
 PID: 002-959-623
 Lot 3 Section 24 Block 5 North Range 1 West New Westminster District Plan
 61877

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

 - (b) Application is under the jurisdiction of MOT.
 MOT File No. 01-006-24019

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.18 ac
Hectares	0.477 ha
NUMBER OF LOTS	
Existing	2
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	16.6 m - 22.1 m
Range of lot areas (square metres)	626 m ² - 990 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	-
Lots/Hectare & Lots/Acre (Net)	12.5 lots/ha 5.08 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	36.8%
Estimated Road, Lane & Driveway Coverage	13.9%
Total Site Coverage	50.7%
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

