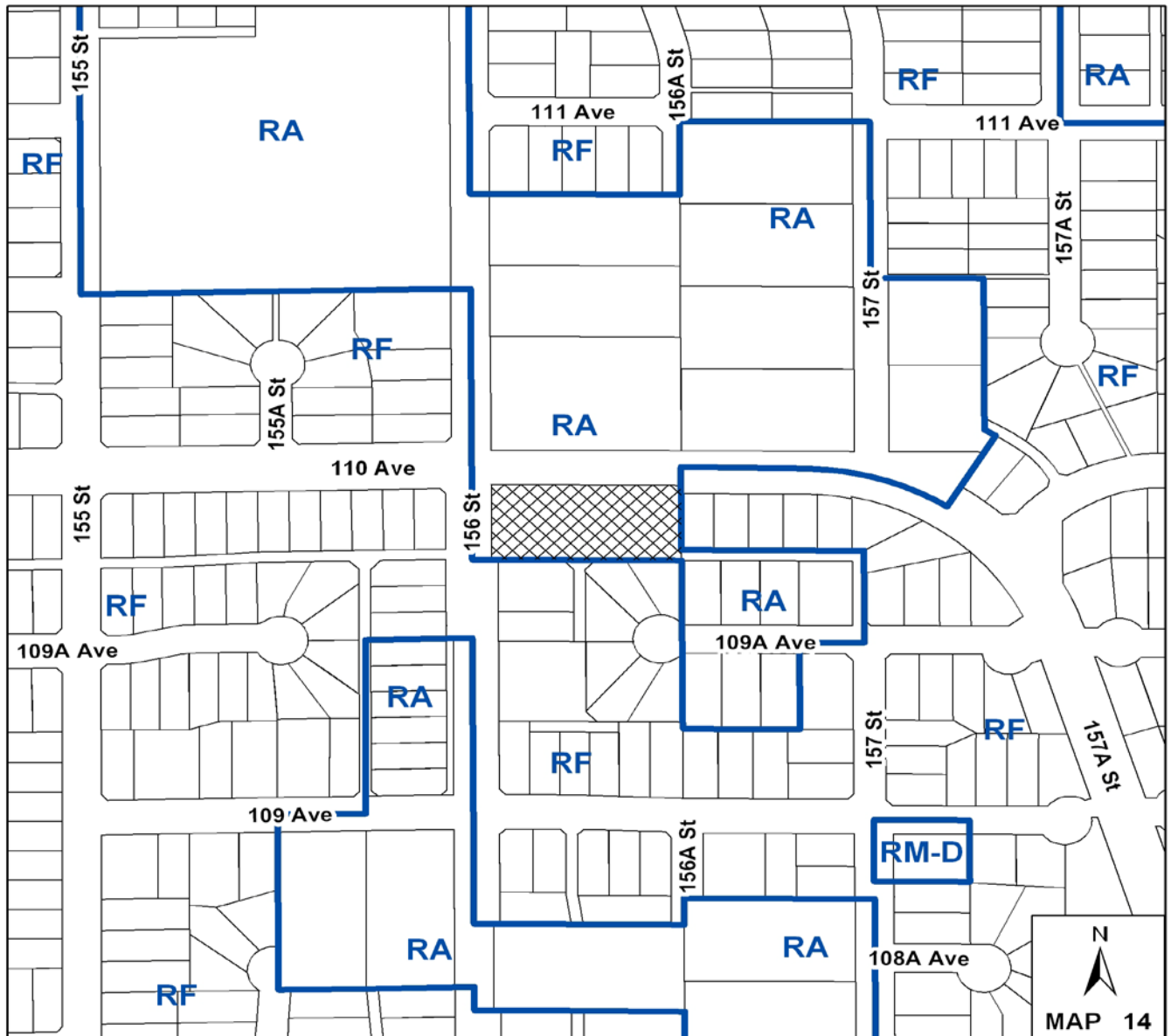


Proposal: Rezone from RA to RF to permit subdivision into 5 single family residential lots. Development Variance Permit to vary rear and front yard setbacks for the existing house on proposed Lot 5.

Recommendation: Approval to Proceed

Location: 10990 - 156 Street **Zoning:**

OCP Designation: Urban **Owners:** Charanjit Rattan; Inderjit Rattan



PROJECT TIMELINE

Completed Application Submission Date: December 5, 2006
Planning Report Date: April 30, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following Zoning By-law regulation:
 - vary the rear and front yard setbacks of the RF Zone for the existing house to be retained on proposed Lot 5

in order to allow subdivision into 5 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 approve Development Variance Permit No. 7906-0494-00, (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone for the existing house to be retained on proposed Lot 5 from 7.5 metres (25 ft.) to 4.0 metres (13 ft.); and
 - (b) to reduce the minimum front yard setback of the RF Zone for the existing house to be retained on proposed Lot 5 from 7.5 metres (25 ft.) to 4.0 metres (13 ft.).
3. 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) approval from the Ministry of Transportation;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and

- (e) address Parks, Recreation and Culture Department concerns about the pressure the proposed development will have on Parks, Recreation and Culture amenities in the area.

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 may provide Parks with cash-in-lieu of the 5% land dedication for subdivision but has some concerns about the pressure the proposed development will have on Parks, Recreation and Culture amenities in the area (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

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

School Catchment Area/Current Enrollment/School Capacity:

Dogwood School = 356 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 = 11 students
 Secondary students = 28 students
 Total new students = 39 students

Approved Capacity Projects and Future Space Considerations

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

(Appendix VI)

Ministry of Transportation: Preliminary approval is granted for one year from February 1, 2007 (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling which is to be retained.
- **East:** Single family residential lots, zoned RF, designated Urban.
- **South:** Single family residential lots, zoned RF, designated Urban.
- **West:** Across 156 Street, single family residential lots, zoned RF, designated Urban.
- **North:** Across 110 Avenue, acreage lots, zoned RA, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south-east corner of 156 Street and 110 Avenue in Fraser Heights, and has a lot area of approximately 4,235 square metres (1.04 ac). It is designated Urban in the Official Community Plan (OCP) and presently zoned "One-Acre Residential Zone (RA)".
- The applicant is proposing to rezone the parcel to "Single Family Residential Zone (RF)" to allow subdivision into 5 single-family residential lots.
- The existing dwelling on proposed Lot 5 is intended to be retained subject to approval by Council, of variances to the rear and front setbacks (see By-law Variance section). All other accessory structures on the subject site are to be demolished.
- The proposal is consistent with the "Urban" OCP designation of the subject site and the established pattern of development within this neighbourhood.
- Proposed Lots 1-4 will front onto 110 Avenue and gain access off of a rear lane, which is to be dedicated and constructed as part of this application. The house on proposed Lot 5 will continue to utilize the existing access off of 156 Street.
- The proposed lots meet the minimum 560-square metre (6,027 sq. ft.) lot size and 15.0-metre (50 ft.) lot width requirements of the RF Zone. Proposed Lots 1-4 have areas of approximately 560 square metres (6,027 sq.ft.) and lot widths of 17.1 metres (56.4 ft.). Proposed Lot 5 has an area of approximately 837 square metres (9,009 sq.ft.) and a lot width of 22.9 metres (75.1 ft). All of the proposed lots exceed the minimum 28-metre (100 ft) lot depth requirement of the RF Zone.
- The applicant for the subject site 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, proposed a set of building design guidelines (Appendix VI).

- Basement-entry homes and secondary suites will not be permitted.
- In-ground basements are proposed for proposed Lots 1-4 based on the preliminary lot grading information provided by the applicant. A lot grading plan has been reviewed by staff and deemed acceptable.
- C. Kavolinas & Associates Inc. prepared the Arborist Report and the Tree Preservation/Replacement plans. The Arborist report has been reviewed by the City's Landscape Architect and deemed generally acceptable.
- No cash-in-lieu is required as the number of replacement trees proposed (15) exceeds the number of trees to be removed (3) and the number of replacement trees required (9) under the new Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on January 12, 2007 and staff received the following comment:

- A phone call was received from a neighbour concerned about the need consider pedestrian safety issues in regards to the completion of the lane. The caller also asked of the possibly of implementing some traffic calming measures in the rear lane because of the increased traffic.

(The Engineering Department has been requested to consider the feasibility of having traffic calming measures included as part of the lane construction.)

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- Reduce the front and rear yard setbacks from 7.5 metres (25 ft.) to 4 metres (13.2 ft.), on proposed Lot 5 in order to accommodate an existing single family dwelling.

Applicant's Reasons:

- The existing house currently meets all setback requirements.
- Approval of the variances will allow retention of the existing house.

Staff Comments:

- For corner lots, the Zoning By-law defines the front lot line as the shortest lot line adjacent a street. The current front lot line for the subject site is along 156 Street. As a result of the proposed subdivision, the front lot line for the existing house on proposed Lot 5 is along 110 Avenue, and the rear lot line is along the lane.

- The necessary 4.5-metre (15 ft.) road widening for 110 Avenue and 6-metre (20 ft.) wide lane dedication further impact the front and rear yard setback requirements.
- Lot 5 is the westerly most lot in the proposed subdivision (Appendix III). The proposed front lot line adjoins 110 Avenue, but the existing dwelling to be retained is oriented towards 156 Street. Therefore, the side elevation of the dwelling, not the front façade, will interface the front lot line.
- Existing hedging, trees, and vegetation along the frontage on 110 Avenue are to be removed to accommodate a road right-of-way dedication on 110 Avenue. The applicant has indicated that hedging, trees, and vegetation will be planted to offset any visual impacts of having the side elevation of the existing dwelling oriented towards the front property line.
- The variances are for the existing house on proposed Lot 5 only. Any future construction on this lot, or on the other 4 proposed lots must be in compliance with the minimum setback requirements of the RF Zone.
- This variance is not expected to create any major spatial or interface issues.
- Staff, therefore, support the variances requested.

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
Appendix X.	Development Variance Permit No. 7906-0494-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated April 12, 2007.
- Building Scheme dated March 20, 2007.
- Arborist Report dated March 5, 2007.

- Tree Preservation and Replacement Plan dated March 5, 2007.
- Soil Contamination Review Questionnaire prepared by Charanjit Rattan dated December 5, 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, B.C. V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

(a) Civic Address: 10990 - 156 Street

(b) Civic Address: 10990 - 156 Street
 Owner: Charanjit Rattan and Inderjit Rattan
 PID: 007-444-770
 Lot 43 Section 15 Township 5 New Westminster District Plan 44477

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.

 File No: 01-006-24023

(c) Proceed with Public Notification for Development Variance Permit No. 7906-0494-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.05 ac
Hectares	0.42 ha
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	17.1 m - 25.8 m
Range of lot areas (square metres)	560.0 sq.m. - 837.0 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.9 upha/4.8 upa
Lots/Hectare & Lots/Acre (Net)	16.3 upha/5.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	29.0%
Estimated Road, Lane & Driveway Coverage	33.2%
Total Site Coverage	62.2%
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
Building Setbacks	YES

CONTOUR MAP FOR SUBJECT SITE

