

RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed subdivision conforms to the City's infill policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site 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 issue 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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 5 until future consolidation with the adjacent property to the west (18287 - 64 Avenue);
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**
2 Elementary students at Don Christian Elementary School
1 Secondary student at Lord Tweedsmuir Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks supports the proposed development application and will accept cash-in-lieu of the 5% park land dedication. Parks has some concerns about the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: One-acre lot with one single family dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North, East and West:	Single family dwellings.	Urban	RF
South (Across 64 Avenue):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject 5,763 sq.m. (1.42-acre) property is located on the north side of 64 Avenue, west of 184 Street, in North Cloverdale area. It is designated Urban in the Official Community Plan (OCP) and is currently zoned One Acre Residential (RA).
- The applicant is proposing to rezone the subject property to Single Family Residential Zone (RF) to allow subdivision into seven single family lots (Appendix II). A 'no-build' Restrictive Covenant will be registered over proposed Lot 5, in order to permit the future development of 18287 - 64 Avenue. The proposed development complies with the OCP designation.
- The subject site is located within an established single family residential neighbourhood, and the proposal is considered an infill development. To the east of the subject site, land was developed into 24 Single Family Residential (RF) zoned lots under Application No. 7900-0138-00. To the east of the subject site, land was developed into 7 Single Family Residential (RF) zoned lots under Application No. 7900-0189-00.

Proposed Subdivision Layout

- Proposed Lots 1-5 and 7 conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. These lots range in size from 560 sq.m. (6,027 sq.ft.) to 841 sq.m. (9,052 sq.ft.), and will have lot widths of 15.0 metres (50 ft.) to 18.7 metres (61 ft.).
- Proposed Lot 6 is smaller in area than the minimum required by the RF Zone, at 540 sq.m. (5,812 sq.ft.). Under provisions of the Zoning By-law, the Approving Officer may approve an undersized lot if the last lot created under the subdivision is no less than 90% of the minimum lot area prescribed in the Zone. The lot area of proposed Lot 6 is within the Approving Officer's discretion.
- The subject site is located within an infill area. Proposed lot widths fronting 160 Street range from 15.0 metres (50 ft.) to 18.7 metres (61 ft.), which reflect the average lot widths existing within the neighbourhood.

- This application proposes to complete Claytonwood Crescent as a cul-de-sac and complete a lane servicing 64 Avenue. Proposed Lots 1 - 4 will front and have access from Claytonwood Crescent. Proposed Lots 5 -7 will front 64 Avenue and have access from the lane.
- A "no-build" Restrictive Covenant will be placed over the western portion of proposed Lot 5 until future consolidation with the adjacent property at 18287 - 64 Avenue to the west. This will permit future subdivision of the adjacent lot into two Single Family Residential (RF) zoned lots

Design Guidelines

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme, dated June 10, 2008. 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 V).
- Basement-entry homes and secondary suites will not be permitted.

Lot Grading and Tree Preservation

- Preliminary lot grading plans were prepared and submitted by CitiWest Consulting Ltd. The plans were reviewed by staff and found acceptable.
- The applicant proposes in-ground basements for all of the lots. Basements will be achieved with minimal cut or fill.
- Arbortech Consulting Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and found acceptable subject to the receipt of written agreement from the owners of 6492 and 6486 Claytonwood Grove with respect to the removal of trees straddling the property line.
- According to the tree summary, 15 mature trees are identified on the subject site with all 15 to be removed (Appendix VI). 13 of the 15 trees are in poor to very poor condition and the remaining two trees are within proposed building envelopes.
- The chart below provides a summary of the tree retention and removal by species:

On-site trees:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Douglas Fir	1	0	1
Coast Redwood	1	0	1
Pear	1	0	1
Black Walnut	1	0	1
Grand Fir	2	0	2
Pear	1	0	1
Bigleaf Maple	7	0	7
Cherry	1	0	1
Total	15	0	15

Off-site trees:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Douglas Fir	1	1	0
Western Red Cedar	1	1	0
Total	2	2	0

- There are two trees located off-site that are proposed to be retained.
- Based on the Tree Protection Bylaw (No. 16100), 30 replacement trees are required. The total number of replacement trees being proposed is 21, resulting in an average of 3 trees per lot. The applicant is required to contribute to the City Green Tree Fund, as a result of the shortfall in 9 replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent on March 28, 2008 and staff received 7 responses (one e-mail, two letters, and 4 phone calls) with respect to the application. The residents' comments are summarized below (*staff comments in italics*):

- By completing the lane that services 64 Avenue, commuters will be encouraged to short-cut through the neighbourhood via the lanes. Speed bumps are encouraged on the lane.

(Staff provided the callers with a preliminary subdivision layout to show the location of the proposed lane. The proposed development will complete the existing lane between Claytonwood Gate to the west and day-lighting to 64 Avenue to the east. Staff referred the residents to the Traffic Calming website and telephone hotline.)

- There are too many lots proposed for the site, the lots are too small

(There are 7 lots proposed for this development. The proposed lots are of similar size and dimensions as the existing lots in the neighbourhood. The proposed lot areas range from 540 sq.m. (5,812 sq.ft.) to 841 sq.m. (9,052 sq.ft.), and have a proposed density of 5 units per acre. Proposed Lots 1 to 4 will complete the Claytonwood Crescent cul-de-sac. This development conforms to the Single Family Residential (RF) Zone and is consistent with the existing single family lots in the neighbourhood, which are zoned RF.)

- The proposed front yards will be shallower than those that exist within the neighbourhood; the new houses will be set too close to the street.

(The lots proposed in this development will conform to the Single Family Residential (RF) Zone, which has a minimum front yard setback of 7.5 metres (25 ft.).)

- The development will take away the privacy enjoyed by neighbouring homes.

(The proposed lots in this development will back on to 6 existing homes. The proposed development will have an overall density lower than the maximum permitted and the lots will be approximately the same size or larger than those adjacent to the subject site.)

- The trees at the rear of the property should be retained.

(The arborist report prepared for this proposal indicates that 13 of the 15 mature trees on the site are in poor to very poor condition. One tree was found to be in fair condition, however, it is located within the side yards of two lots and there is insufficient root and crown space between the two proposed dwellings.)

- An eagle was seen nesting in one of the trees.

(The arborist did not identify raptor's nests on site. Staff investigated the site and did not identify any nests.)

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.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation

Jean Lamontagne
General Manager
Planning and Development

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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: Dexter Hirabe, CitiWest Consulting Ltd.
 Address: #101, 9030 King George Highway
 Surrey, BC
 V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application
 - (a) Civic Address: 18311 - 64 Avenue

 - (b) Civic Address: 18311 - 64 Avenue
 Owners: Gurbax Singh Padda; Bikram Singh Bal and Surjit Kaur
 Bal; Gurpreet Singh Khaira and Harkawal Kaur Khaira;
 Dalwinder Singh Bains; Rajvinder Sharma
 PID: 007-071-591
 Lot 6 Section 17 Township 8 New Westminster District Plan 34543

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	1.425 ac
Hectares	0.57693
NUMBER OF LOTS	
Existing	1
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	15 m - 25.95 m
Range of lot areas (square metres)	540 m ² - 821 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12 lots/ha
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	50%
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