

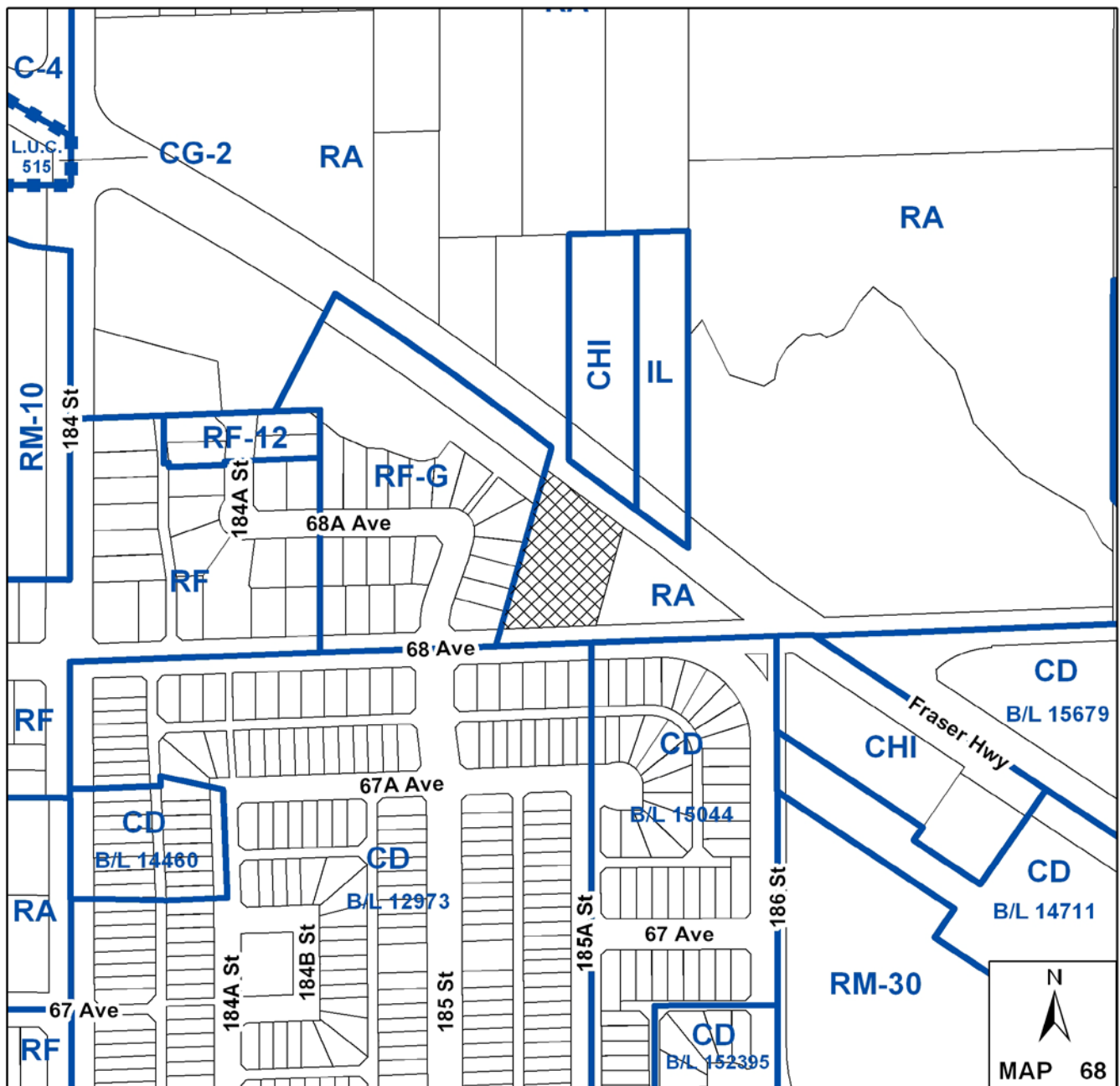
**Proposal:** Rezone from RA to RF-12 to allow subdivision into five (5) small single family lots.

**Recommendation:** Approval to Proceed

**Location:** 18550 Fraser Highway      **Zoning:** RA

**OCP Designation:** Urban

**NCP Designation:** Single Fam. Residential      **Owner:** Ben Thomas



## PROJECT TIMELINE

Initial Application Submission Date:	November 29, 2005
Application Revision & Re-submission Date:	April 27, 2006
Completed Application Submission Date:	October 5, 2006
Planning Report Date:	October 16, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into five (5) small single family 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 (12) Zone (RF-12)" (By-law 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) registration of a Section 219 a "no build" Restrictive Covenant on the eastern portion of proposed Lot 5 until future consolidation occurs with the adjacent property to the east at 18754 Fraser Highway.

## 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 should provide park amenity contributions on a per unit basis as per the North Cloverdale East NCP adopted by Council (Appendix V).

Parks conditionally supports the servicing of the subdivision through parkland. The applicant should create a legal lot beyond the 5% parkland dedication containing the drainage right-of-way. Acquisition will be negotiated through Realty Services.

**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:**

Hillcrest Elementary School = 559 enrolled/430 capacity  
 Clayton Heights Secondary School = 1,166 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 = 188 students  
 Total new students = 188 students

**Approved Capacity Projects and Future Space Considerations**

*One new elementary school site has been acquired and a new elementary school has been approved in the East Clayton area which when completed will result in an enrollment move for this area southeast of Fraser Highway. A new North Clayton area secondary school site has also received approval for acquisition.*

(Appendix VI)

**SITE CHARACTERISTICS**

- **Existing Land Use** Existing single family home, to be demolished.
- **East:** Acreage parcel with future subdivision potential, zoned RA, designated Single Family Residential in the North Cloverdale East NCP.

- **South:** Single family dwellings on small lots, zoned CD By-law Nos. 12973 and 15044, designated Single Family Residential in the North Cloverdale East NCP.
- **West:** Single family dwellings, zoned RF-G, designated Single Family Residential in the North Cloverdale East NCP.
- **North:** Across Fraser Highway, acreage parcels, zoned RA, CHI and IL, designated Open Space and Multi-Family in the Clayton General Land Use Plan.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies

### DEVELOPMENT CONSIDERATIONS

- The 1.0-acre (4,047 square metres) subject site is located on the south side of Fraser Highway, north of 68 Avenue between 184 and 186 Streets and is designated Single Family Residential in the North Cloverdale East Neighbourhood Concept Plan (NCP).
- The site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone the property to "Single Family Residential (12) Zone (RF-12)" to allow subdivision into five small single family residential lots.
- All of the proposed lots meet the minimum lot area, width and depth requirements for lots in the RF-12 Zone. The proposed lots range in size from 350 square metres (3,767 sq. ft.) to 600 square metres (6,459). The lot widths range from 13.4 metres (44 ft.) to 15.4 metres (51 ft.) with an average lot depth of 27 metres (89 ft.).
- With an undeveloped parcel located at 18574 Fraser Highway, immediately east of the subject site, the applicant has prepared a potential development concept to ensure a practical subdivision layout can be achieved for the adjoining lot in the future. The concept is based on the RF-12 Zone and includes two future lots fronting 68 Avenue.
- The eastern portion of proposed Lot 5 will be restricted from development, through a "no-build" Restrictive Covenant, until future consolidation occurs with the adjacent property to the east, at 18574 Fraser Highway.
- The single family dwelling currently fronting Fraser Highway will be demolished.
- All five of the proposed lots will front and gain access from the 185A Street cul-de-sac proposed off of 68 Avenue.
- The applicant has agreed to set aside a 15.0-metre (49 ft.) wide area (approximately 837 square metres/ 9, 014 sq. ft.) along the northern property line to accommodate a multi-use pathway and greenway along Fraser Highway, to be funded and constructed by the City.

- The proposed subdivision requires 5% open space dedication, which is equivalent to approximately 202 square metres (2,175 sq. ft.). Therefore, the proposed 837-square metre (9,014 sq. ft.), area exceeds the statutory park dedication. The City will purchase the land that exceeds the 5% requirement, consisting of approximately 635.3 square metres (6,839 sq. ft), shown as proposed Lot 6.
- 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 of the study, proposed a set of building design guidelines for all lots (Appendix VII).
- Basement-entry homes and secondary suites are not permitted.
- The applicant proposes to have in-ground basements on all lots with less than 0.5 metre (1.6 ft.) of fill being required. A preliminary lot grading plan was submitted and reviewed by staff and found to be generally acceptable.
- C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable (Appendix VIII).
- A total of 12 mature trees have been identified on the subject site. These trees consist mainly of Alder, Maple, Chestnut and Hawthorn. Of this total, 6 will be retained in the rear and side yard of proposed Lots 3 and 5 as well as two in the 15.0-metre open space along Fraser Highway.
- There will be 6 trees removed, as they are located in the road dedication.
- A total of 12 replacement trees are being proposed. There will be a minimum of 3 trees per lot.

### PRE-NOTIFICATION

Pre-notification letters were sent on May 1, 2006 and staff received the following comment:

- Staff received one phone call from a property owner within the pre-notification area inquiring whether there would be any buffering from Fraser Highway on the subject site.

*(Staff explained that the proposed subdivision would result in 15 metres (49 ft.) along the north property line to accommodate a buffer with a berm and a multi-use pathway along Fraser Highway as indicated in the North Cloverdale East Neighbourhood Concept Plan (NCP).)*

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

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 3, 2006
- Building Scheme dated September 21, 2006.
- Tree Preservation and Replacement Plan dated June 27, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

JJ/kms

v:\wp-docs\planning\plncom06\09131248.jj.doc  
PMR 10/12/06 3:30 PM

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 and Surveying Ltd.  
                  Address:         #101, 19292 – 60 Avenue  
                                      Surrey BC V3S 3M2  
                  Tel:                 604-532-9700

2.     Properties involved in the Application

(a)     Civic Address:         18550 Fraser Highway

(b)     Civic Address:         18550 Fraser Highway  
           Owner:                 Ben Thomas  
           PID:                    000-832-880  
           Lot 3 Section 16 Township 8 New Westminster District Plan 44280

3.     Summary

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

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.06
Hectares	0.43
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 m – 15.4 m
Range of lot areas (square metres)	350 m <sup>2</sup> – 600 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.7 lots/ac 11.7 lots/ha
Lots/Hectare & Lots/Acre (Net)	5.5 lots/ac 13.6 lots/ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	32.3%
Estimated Road, Lane & Driveway Coverage	19.3%
Total Site Coverage	51.6%
<b>PARKLAND</b>	
Area (square metres)	637 m <sup>2</sup>
% of Gross Site	15%
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



CONTOUR MAP FOR SUBJECT SITE

