

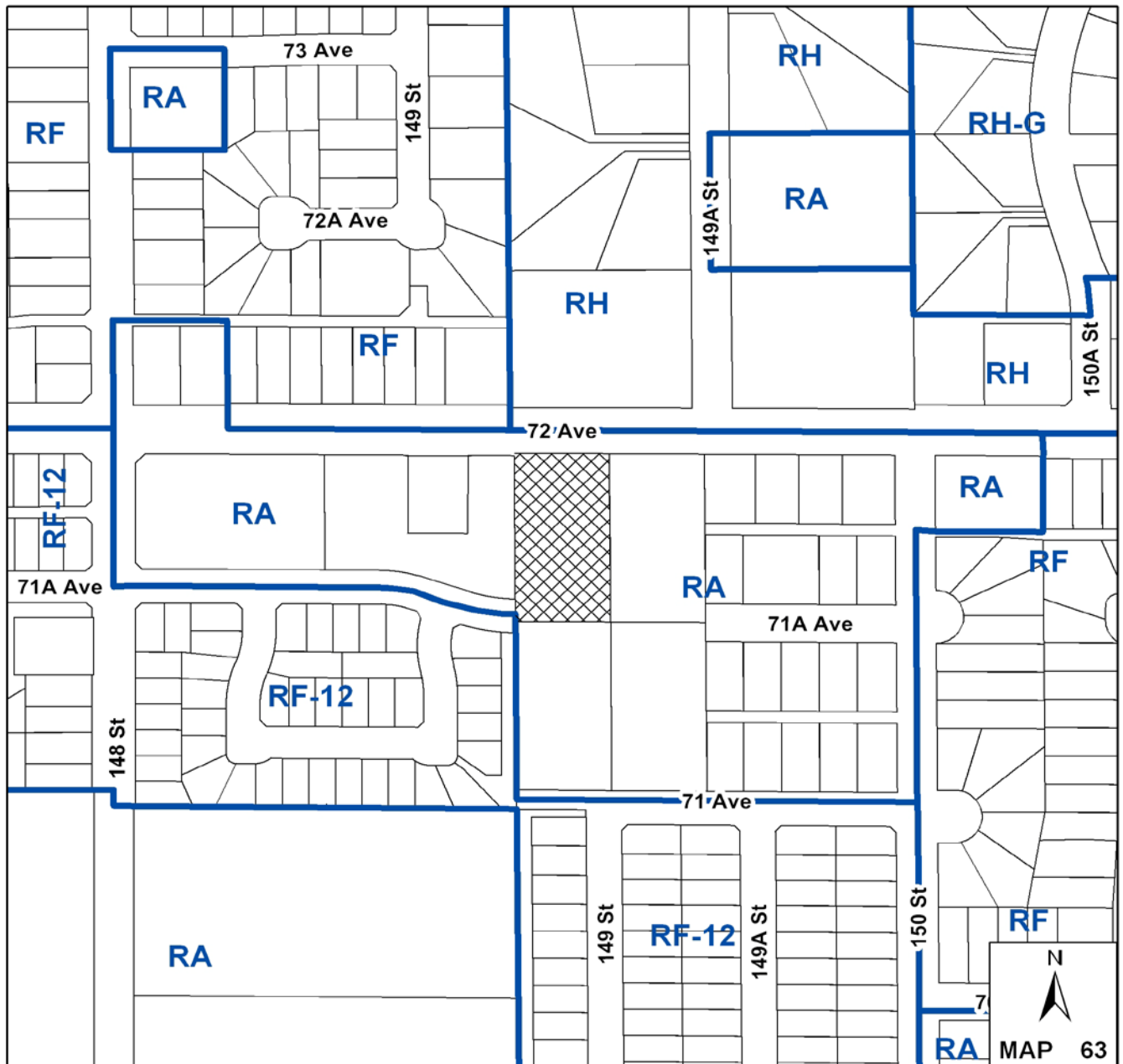
Proposal: NCP Amendment from Urban Residential to Small Lots and rezoning from RA to RF-12 and RF-9 in order to permit subdivision into 8 single family small lots.

Recommendation: Approval to Proceed

Location: 14914 - 72 Avenue **Zoning:** RA

OCP Designation: Urban

NCP Designation: Urban Single **Owner:** Makhan & Gurdial Johal
 Fam. Res.



PROJECT TIMELINE

Completed Application Submission Date: June 29, 2004
Layout Revised & Re-submitted: March 27, 2006
Planning Report Date: October 16, 2006

PROPOSAL

The applicant is proposing:

- an NCP amendment from "Urban Single Family Residential" to "Single Family Small Lots"; and
- a rezoning from RA to RF-12 and RF-9

in order to allow subdivision into eight (8) single family residential small lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A shown in Appendix XI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and to rezone Block B shown in Appendix XI from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" (By-law No. 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) submission of a landscaping cost estimate and financial securities to the specifications and satisfaction of the City Landscape Architect for the proposed landscape buffer fronting 72 Avenue.
3. Council pass a resolution to amend the East Newton South NCP to redesignate the land from "Urban Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

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 V).

Parks: The Parks, Recreation & Culture Department supports the applicant's proposal to pay cash-in-lieu of open space dedication (Appendix VI).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 3 students
Secondary students = 1 student
Total new students = 4 students

School Catchment Area/Current Enrollment/School Capacity:

T.E. Scott Elementary School = 294 enrolled/215 capacity
Frank Hurt Secondary School = 1,151 enrolled/1,250 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 = 118 students
Secondary students = 69 students
Total new students = 187 students

Approved Capacity Projects and Future Space Considerations

It is noted that when Chimney Hill Elementary School opened in 2001 there was a major enrollment move, leaving surplus capacity available T.E. Scott for future growth. Enrollment has slowly increased with new housing over the last few years, and this trend is expected to continue until the ultimate residential build out for the NCP is achieved. An addition to T.E. Scott is identified in the 2006-1010 Five Year Capital Plan for funding approval in 2000/2010.

There are no capital projects identified for Frank Hurt Secondary.

(Appendix VII)

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling to be removed prior to subdivision.
- **Significant Site Attributes** The site is clear of any significant vegetation with the exception of two (2) existing trees on the east side of the site.
- **East:** Proposed development (Application No. 7906-0290-00), which includes an NCP amendment to create single family residential small lots, currently zoned RA, designated Urban Single Family Residential in the NCP. This application is at "pre-Council".
- **South:** Proposed development (Application No. 7906-0277-00) to create single family residential small lots with coach houses and park, currently zoned RA, designated Low Density Compact Housing (max. 10 upa) in the NCP. This application is at "pre-Council".
- **West:** Proposed development (Application No. 7906-0184-00), which is at "pre-Council". This proposal also includes an NCP amendment to create single family residential small lots, currently zoned RA, designated Urban Single Family Residential in the NCP.
- **North:** Across 72 Avenue, proposed development (Application No. 7905-0180-00) with an OCP amendment for a portion of the site to permit the development of two (2) half-acre lots and two (2) single family urban transitional lots, currently zoned RH, designated Suburban in the OCP. This application is at "pre-Council".

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Designated Urban Residential in the East Newton South NCP. Needs amendment to Single Family Small Lots.

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property at 14914 – 72 Avenue is located within East Newton South Neighborhood Concept Plan (NCP) Appendix IV along the south side of 72 Avenue, an arterial road. The applicant proposes to re-designate the property from Urban Single Family Residential to Single Family Small Lots, and to rezone from One-Acre Residential Zone (RA) to Single Family Residential (12) Zone (RF-12) and Single Family Residential (9) Zone (RF-9) in order to permit the development of seven (7) RF-12 and one (1) RF-9 single family residential small lots (Appendix III).

- The proposed development is consistent with the "Urban" designation in the Official Community Plan (OCP). The proposal for small lots complies with the City locational policy for small lots, and it will create family-oriented housing in close proximity to school and park facilities, public transit and local retail and services, and will compliment the range of housing intended in the NCP. Therefore, from a land use perspective, the proposal for small lots is acceptable.
- The proposed amendment to Small Lots, zoned RF-12, is consistent with adjacent development proposals, by the same developer (Appendix XII). It is also consistent with the emerging character of small and compact lots west of 148 Street and more recently approved through development application no. 7904-0136-00, south of 71 Avenue. The creation of one RF-9 lot is necessary to off-set the need to dedicate and construct a City lane, which daylight to 72 Avenue on this site. This proposed RF-9 lot will be consistent with the future small lots expected to be developed to the west on the adjacent property.
- The addition of RF-12 and RF-9 lots will also increase the housing choice in this neighborhood, which has been developed predominantly as RF lots.
- The proposed lots are very deep (average 35.6 m / 117 ft), which will result in an oversize small lot, which is in keeping with the overall lot pattern in the area.

Public Information Meeting

- As part of the NCP Amendment process, a Public Information Meeting was held July 6, 2006, between 6 pm and 8 pm at the Newton Fellowship Church to present multiple development proposals, by the same developer, along 72 Avenue (7905-0180-00, 7906-0184-00, 7904-0253-00 and 7906-0290-00). A total of 17 residents recorded their attendance, and 6 of the 10 comments sheets returned were within the mail-out radius of the proposed development (No. 7904-0253-00).
- No concerns were expressed regarding this particular project, and all of the comments were supportive of the proposed amendment to Small Lots.

DEVELOPMENT CONSIDERATIONS

Proposed Land Use & Density

- The applicant proposes to rezone the subject property (1.06 acre) from One-Acre Residential Zone (RA) to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (9) Zone (RF-9) to permit subdivision into eight (8) single family small lots, one zoned RF-9 and seven zoned RF-12. The existing single family dwelling on the property is to be removed prior to subdivision approval.
- The development will achieve a density of 8 units per acre (19 units per hectare), and the lot sizes will range from 304 m² (3,270 ft²) to 436 m² (4,691 ft²). All of the lots exceed the minimum lot width, depth and area requirements of the RF-9 Zone and RF-12 zones for Type I Interior lots.

Building Design

- The applicant has retained Carolyn Stewart as the Design Consultant. This Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VIII). A Building Scheme shall be registered on the title of each lot in order to ensure that the homes are compatible with the emerging character of the surrounding neighborhood.
- The design of the new homes will include Neo-Heritage and Neo-Traditional styles in order to ensure the new homes blend within the existing neighborhood. In addition, the new homes will incorporate balanced massing, particularly on the front facades, with well-identified entries, and high detailing standards in roof skirts, porches and/or wood detail.
- The applicant proposes to create one lot zoned RF-9, Type I Interior, (proposed Lot 1) and seven lots zoned RF-12, Type I Interior. The size of the new homes will be limited according to each of these proposed zones, therefore, a new home on Lot 1 (RF-9) will have a maximum size of 173 sq.m. (1,858 sq.ft.), and new homes on Lots 2 (RF-12) through 7 will have a maximum size of 260 sq.m. (2,800 sq.ft.). This variation can be supported given the proposed developments for small lots on the adjacent properties, including RF-9 lots to the west (application no. 7906-0184-00) and RF-12 lots to the east (application no. 7906-0290-00). In addition, the need for dedication and construction of a municipal lane on this site impacts the possible lot yield, and the RF-9 lot offsets this impact. These developments are all proposed by the same applicant, and if approved, will result in a built form that blends well and creates an interesting and continuous streetscape along 72 Avenue, with a variety of single family small lots that have rear lane access only.
- The Design Consultant recommends using earth and grey tone colors, off-white, black and complimentary colors on the exterior with a combination of materials such as stucco, cedar, vinyl, cementitious (wood grain look), brick and stone/cultured stone. The roofing will also reflect the style objectives with a minimum 6:12 pitch and either cedar, concrete or duroid roof tiles in shake or slate profile.
- Basement-Entry style homes and secondary suites will not be permitted.

Lot Grading

- A preliminary Lot Grading Plan submitted by the applicant's consultant has been reviewed by staff and is considered satisfactory. The Plan indicates minimal fill, up to 0.5 m (1 ft 8 in), is required in the southwest corner of the site to achieve natural drainage. The proposed grades will meet existing grades of adjoining roads and properties.
- In-ground basements are feasible and proposed on all of the lots.

Tree Preservation & Replacement

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Replacement Plans for this development. This information has been reviewed by the City's Landscape Architect and deemed acceptable.

- The Arborist Report identifies 2 mature sized Robina trees on the subject property, both of which are in fair condition with multiple stems and are proposed for removal because their root zones extend into the building envelope.
- The Arborist recommends 16 replacement trees to be planted throughout the development site. In addition, approximately one boulevard tree per lot will be planted for a total of eight (8) trees. As the proposed tree replacement plan exceeds the trees to be removed, additional compensation for upsizing or financial contributions for tree replacement are not required.

Landscape Buffer

- In addition to replacement trees and boulevard trees, additional trees and landscaping are proposed within a 4 metre (13 ft) wide Landscape Buffer along 72 Avenue as illustrated in the attached Appendix X. This buffer plan is consistent with other developments along 72 Avenue as per the NCP, and will be secured through submission of financial securities prior to final zoning approval.

PRE-NOTIFICATION

Pre-notification letters were revised and sent on September 25, 2006 and staff received one phone call inquiring about the proposed development. The caller was not opposed to the proposal, and asked about the development potential of his own property located near the subject site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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|----------------|--|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Contour Map |
| Appendix III. | Proposed Subdivision Layout |
| Appendix IV. | East Newton South NCP Map |
| Appendix V. | Engineering Summary |
| Appendix VI. | Parks Comments |
| Appendix VII. | School District Comments |
| Appendix VIII. | Building Design Guidelines Summary |
| Appendix IX. | Summary of Tree Survey and Tree Preservation |
| Appendix X. | Landscape Buffer Plan |
| Appendix XI. | Survey Plan of Proposed Zones |
| Appendix XII. | Proposed Developments |

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated October 13, 2006.

- Building Scheme dated October 3, 2006.
- Neighbourhood Character Study dated October 3, 2006.
- Tree Survey Plan dated September 22, 2006.
- Arborist Report dated September 22, 2006.
- Tree Preservation and Replacement Plan dated September 22, 2006.
- Lot Grading Plan dated September 2006.
- Soil Contamination Review Questionnaire prepared by Makhan Johal.

How Yin Leung
Acting General Manager
Planning and Development

LCR/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-9 and RF-12

| Requires Project Data | Proposed | |
|--|-------------------------------------|---|
| GROSS SITE AREA | | |
| Acres | 1.06 ac | |
| Hectares | 0.43 ha | |
| NUMBER OF LOTS | | |
| Existing | 1 | |
| Proposed | 8 | |
| SIZE OF LOTS | RF-9 (Lot 1) | RF-12 (Lots 2 - 8) |
| Range of lot widths (metres) | 9.0 m (30 ft.) | 12.0 m (39 ft.) |
| Range of lot areas (square metres) | 303.8 m ² (3,270 sq.ft.) | 419 m ² (4,510 sq.ft.) to 435.8 m ² (4,691 sq.ft.) |
| DENSITY | | |
| Lots/Hectare & Lots/Acre (Gross) | 19 upha (8 upa) | |
| Lots/Hectare & Lots/Acre (Net) | | |
| SITE COVERAGE (in % of gross site area) | RF-9 (Lot 1) | RF-12 (Lots 2 - 8) |
| Maximum Coverage of Principal & Accessory Building | 52% | 50% |
| Estimated Road, Lane & Driveway Coverage | | 10% |
| Total Site Coverage | | 60% |
| PARKLAND | n/a | |
| Area (square metres) | | |
| % 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

