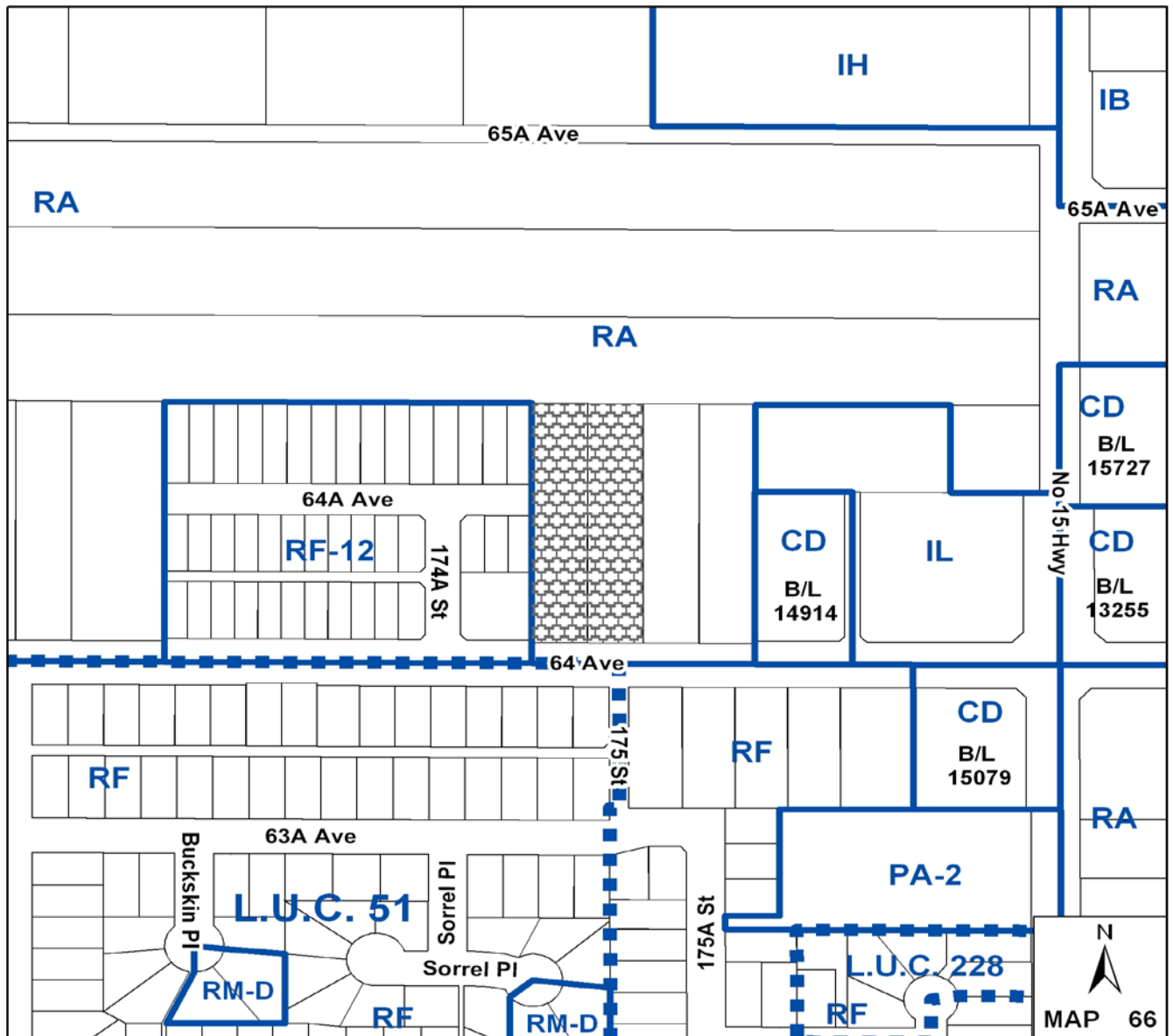


Proposal: Amend OCP from Suburban to Urban and rezone from RA to RF-12 to permit approximately 12 small lots. Development Permit to establish buffering requirements along the ALR. DVP to vary the RF-12 Zone to permit driveways from the front for proposed Lots 5 to 8.

Recommendation: Approval to Proceed

Location: 17475/83 - 64 Avenue **Zoning:** RA
OCP Designation: Suburban/Urban
LAP Designation: Urban SF/1/2 **Owner:** C-Cone Holdings Inc. Acre Sub.



PROJECT TIMELINE

Completed Application Submission Date:	July 2, 2004
Application Revision & Re-submission Date:	April 12, 2005
Application Revision to include Development Variance Permit:	February 14, 2006
Planning Report Date:	February 20, 2006

PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Urban for the north portion of the site;
- a rezoning from RA to RF-12;
- a Development Permit; and
- a Development Variance Permit to vary the following regulations of the RF-12 Zone:
 - to vary the off-street parking requirement for proposed Lots 5 to 8 to allow driveways from the fronting street

in order to allow subdivision into approximately 12 small single family lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate the north portion of the site from Suburban to Urban and a date for Public Hearing be set (Appendix III).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7904-0259-00 in accordance with the attached drawings (Appendix V).
5. Council approve Development Variance Permit No. 7904-0259-00 (Appendix XII), varying the following, to proceed to Public Notification:

-
- (a) to vary the provisions in the RF-12 Zone for proposed Lots 5 to 8 to allow driveways from the fronting street.
6. 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) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation;
 - (e) submission of a landscaping cost estimate for the required landscaping within the buffer areas to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" within the 20-metre (65 ft.) wide buffer area along the ALR boundary;
 - (g) registration of a "no build" Section 219 Restrictive Covenant on proposed Lots 4 and 12 until future consolidation with the adjacent property to the east at 17505 - 64 Avenue;
 - (h) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications;
 - (i) registration of a 2.5-metre (18 ft.) wide right-of-way for public access along the south property line of all proposed lots fronting 64 Avenue, to accommodate the Hook Greenway;
 - (j) provision of cash-in-lieu for the construction of the required landscaping for the Hook Greenway (64 Avenue) to the satisfaction of the Parks, Recreation & Culture Department;
 - (k) registration of a Section 219 Restrictive Covenant advising future home owners of the existing farm operations on the adjacent agricultural lands; and
 - (l) registration of a Section 219 Restrictive Covenant on proposed Lots 1 – 4 to prohibit the installation or construction of any fence along the south property lines fronting 64 Avenue.
7. Council pass a resolution to amend the West Cloverdale Local Area Plan to redesignate the north portions of the site from ½ Acre Suburban Single Family to Urban Single Family when the corresponding by-laws are 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 VI).

Parks: The proposed development will put pressure on the existing facilities in the area and the applicant should negotiate with Parks, Recreation & Culture Department to resolve these concerns.

The south property line of the proposed subdivision abuts the 64 Avenue Hook Greenway and the applicant should provide cash-in-lieu for the future construction of the Greenway by the City. (Appendix VII).

School District:

School Impacts:**Projected number of students from this development:**

Elementary students = 4 students
 Secondary students = 2 students
 Total new students = 6 students

School Catchment Area/Current Enrollment/School Capacity:

George Greenaway Elementary School = 383 enrolled/505 capacity
 Lord Tweedsmuir Secondary School = 1,235 enrolled/1,400 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 = 112 students
 Total new students = 112 students

Approved Capacity Projects and Future Space Considerations

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

(Appendix VIII).

Agricultural Advisory Committee (AAC): The project was reviewed at the May 5, 2005 AAC meeting wherein the Agricultural Advisory Committee recommended that the application be approved (Appendix IX).

Ministry of Transportation: Support (Appendix X).

SITE CHARACTERISTICS

- **Existing Land Use** There are two single family dwellings on the subject site which will be demolished.
- **East:** One-acre lots with development potential, zoned RA, split designated Urban/Suburban.
- **South:** Across 64 Avenue, single family lots, regulated under Land Use Contract No. 51 (underlying RF zoning), designated Urban.
- **West:** 40 small single family lots recently approved under Application No. 7903-0034-00, zoned RF-12, designated Urban.
- **North:** Agricultural lands within the Agricultural Land Reserve zoned RA, designated Agricultural.

PLAN AND POLICY COMPLIANCE

OCP Designation: Partially complies. Northern portions need amendment to Urban.

LAP Designation: Partially complies. Northern portion needs amendment to Urban Single Family.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposal to redesignate the northern two-thirds of the site from Suburban to Urban is considered a Type 2 Amendment in the Official Community Plan (OCP), i.e., the proposal is a major amendment and therefore requires the applicant to provide significant community benefit.
- Council recently granted approval to a similar OCP amendment to the immediate west of the subject site creating 40 small single family lots (File No. 7903-0034-00). The proposed development is consistent with the approved concept for this area.

- The applicant has confirmed in writing their offer to provide a community benefit contribution in the amount of \$1,250 per lot, for a total of \$15,000, prior to the project being considered for Final Adoption. In addition to this community benefit contribution, the applicant will also provide cash-in-lieu for the construction of the required landscaping of the Hook Greenway along 64 Avenue and amenities in accordance with the provisions for Infill areas in Schedule G of the Zoning By-law. This offer is consistent with the recently approved OCP Amendment immediately to the west (File No. 7903-0034-00) of the subject site to accommodate forty (40) small single family RF-12 lots.

DEVELOPMENT CONSIDERATIONS

- The 2.0-acre (0.8-hectare) subject site is located north of 64 Avenue west of Highway No. 15. It is split-designated Urban and Suburban in the Official Community Plan (OCP) and backs onto the Agricultural Land Reserve (ALR) to the north (Appendix III). The subject site is one of twelve remaining parcels with a split designation located north of 64 Avenue between 172 Street and Highway No. 15.
- The property is currently zoned "One-Acre Residential Zone (RA)". The original application, submitted on July 2, 2004 involved the westerly property located at 17475 - 64 Avenue but was amended on August 31, 2005 to include an additional property to the east at 17483 - 64 Avenue.
- The applicant proposes to rezone the site to Single Family Residential (12) Zone (RF-12) to allow subdivision into twelve (12) small single family lots.
- All of the proposed lots meet the minimum size requirements of the RF-12 Zone.
- Proposed Lots 1 to 4 conform to the minimum requirements of Type I interior lots with an area of 396 square metres (4,262 sq. ft.), lot width of 12.0 metres (39 ft.) and lot depth of 33.0 metres (108 ft.).
- Proposed Lots 5 to 12 conform to the minimum requirements of Type II interior lots and range in size from 433 square metres (4,661 sq. ft.) to 633 square metres (6,814 sq.ft.), with lot widths of 13.4 metres (44 ft.) and lot depths of 33.0 metres (108 ft.) and 47.0 metres (154 ft.).
- In July 2004, the northerly portions of seven properties at two separate locations to the west of the subject site were redesignated from Suburban to Urban and rezoned from RA to RF-12 in order to allow subdivision into fifty-eight (58) small single family lots (File No. 7903-0034-00 and 7903-0035-00).
- As part of these developments 64A Avenue and 174A Street were constructed. The current proposal will construct a portion of 64A Avenue, providing access and frontage to proposed Lots 5 to 12.
- To provide access to proposed Lots 1 to 4 fronting 64 Avenue, which is designated an arterial road, the applicant is required to dedicate and construct a lane. However, there is no physical connection to the already existing lane constructed further to the west due to an existing, non-conforming duplex located at 17449/59- 64 Avenue, adjacent to the subject site. To address the long term dedication and construction of the lane, a Section 219 Restrictive Covenant was

registered on the duplex lot under File No. 7903-0034-00, prohibiting the property owner from further construction and improvements on the existing duplex until future subdivision has occurred and the required lane is dedicated and constructed.

- The Engineering Department has agreed to allow temporary access via a 6-metre (20 ft.) wide shared driveway on proposed Lot 5 to provide access to proposed Lots 1 to 4 fronting 64 Avenue, until the east-west lane is completed. The Building Scheme that will be registered on title will require that any garage constructed on proposed Lots 1 to 4 be oriented and accessed from the rear lane only.
- Within the 6-metre (20 ft.) wide temporary driveway, the applicant will be required to dedicate 3-metres (10 ft.) for future construction of the lane.
- The north south lane connection to 64A Avenue, will be constructed when the adjacent parcel to the east, located at 17505 – 64 Avenue, is developed. At that time, there will be the 3-metre (10 ft.) dedication adjacent proposed Lot 5 and an additional 3-metre (10 ft.) dedication will be required from the parcel located at 17505 – 64 Avenue to complete the ultimate lane requirement.

Potential Development Concept

- With undeveloped parcels located at 17505 – 64 Avenue and 17515 – 64 Avenue, immediately east of the subject site, the applicant has prepared a potential development concept to ensure a practical subdivision layout can be achieved in the future. The concept indicates that these lots can be developed following the same pattern as the subject site (Appendix IV).
- The eastern portions of proposed Lots 4 and 12 will be restricted from development, through a "no-build" Restrictive Covenant, until future consolidation occurs with the adjacent property to the east, at 17505 – 64 Avenue.

Development Permit for Agricultural Buffer

- The Official Community Plan requires that all development sites adjacent to lands within the Agricultural Land Reserve obtain a Development Permit prior to subdivision of the site. The Development Permit is required to establish a landscape buffer, and a Restrictive Covenant is required along the agricultural interface to ensure maintenance of the landscape buffer.
- The Official Community Plan guidelines for development adjacent to the Agricultural Designation require a minimum separation of 30 metres (100 ft.) between principal buildings and the edge of agricultural land. The applicant is proposing a minimum separation of approximately 27.5 metres (90 ft.) for proposed Lots 9 to 12 inclusive and is consistent with the lots to the west.
- The proposed subdivision provides for a 20-metre (65-ft) wide buffer area between the northerly portions of proposed Lots 9 to 12 and the agricultural lands to the north, satisfying the buffering requirements outlined in the OCP. Significant landscaping consisting of native planting materials will be installed within the buffer area. A chain link fence will be installed along the north property line. The proposed buffering conforms to the Agricultural Land Commission's planting and fencing guidelines for development adjacent to the Agricultural Land Reserve (Appendix V).

- A Development Permit will regulate the proposed buffer area and corresponding landscaping and the applicant will be required to register a Section 219 Restrictive Covenant to secure a "no-build" within the buffer area.
- As part of the proposed Development Permit the applicant will be required to provide securities prior to subdivision approval to ensure installation and maintenance of the landscaping for the buffer area.

64 Avenue Hook Greenway

- Consistent with the projects to the west, (File No. 7904-0034-00 and 7904-0035-00) the applicant has agreed to provide a 2.5-metre (8 ft.) wide right-of-way to accommodate the Hook Greenway parallel to 64 Avenue and to provide cash-in-lieu for the construction of the Greenway.

Building Design Guidelines, Lot Grading and Tree Preservation

- 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 X).
- Basement-entry homes and secondary suites are not permitted.
- To further ensure that future lots fronting 64 Avenue will be developed in accordance with the desired streetscape, the proposed Building Scheme indicates that fences are not to be constructed in the front yards of any homes fronting 64 Avenue.
- The applicant has indicated that there will be no in-ground basements on any of the lots. A Restrictive Covenant will be registered and secured through the engineering servicing agreement to this effect. All of the lots will have approximately 1.0 metre (3.3 ft.) to 2.0 metres (6.5 ft.) of fill to achieve the ultimate road grade and minimum building elevations. 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 XI).
- A total of 3 mature trees have been identified on site. The trees consist of two Cedar and one Apple. All three trees will be removed, as they are located within the future building envelopes or road dedication area.
- A total of 36 replacement trees consisting of Kousa Dogwood, Flowering Crabapple, Yoshino Cherry, Western Hemlock, Serbian Spruce and Alpine Fir are being proposed. There will be a minimum of 3 trees per lot.

PRE-NOTIFICATION

Pre-notification letters were sent on October 6, 2005, and staff received no comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the RF-12 Zone requirement that where there is a rear lane up to or along the rear or a side lot line, the driveway access to the lot is only permitted from the lane, to permit driveway access from the fronting street for proposed Lots 5-8.

Applicant's Reasons:

- To maintain a consistent streetscape along the south side of 64A Avenue, east of 174A Street, front driveways are desirable.
- The two existing RF-12 lots immediately west of proposed Lot 8 take driveway access from the fronting street.

Staff Comments:

- The RF-12 Zone permits driveways from the fronting street when no alternative (e.g. lane) is available. The lots on the north side of 64A Avenue will have direct driveway access.
- Given that there is no lane immediately west of the subject site, driveway access from the fronting street for proposed Lots 5 to 8 is consistent with the pattern established on this block by the adjacent lots to the west, east of 174A Street.
- Staff support the requested variance.

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 OCP Amendment Map
Appendix IV.	Proposed Subdivision Layout

Appendix V.	Proposed Buffer Area to ALR
Appendix VI.	Engineering Summary
Appendix VII.	Parks Comments
Appendix VIII.	School District Comments
Appendix IX.	AAC Minutes
Appendix X.	Ministry of Transportation
Appendix XI.	Building Design Guidelines Summary
Appendix XII.	Summary of Tree Survey and Tree Preservation
Appendix XIII.	Development Variance Permit No. 7904-0259-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 15, 2006.
- Tree Survey Plan Dated April 18, 2005.
- Soil Contamination Review Questionnaire prepared by Mike Helle dated June 18, 2004 and February 9, 2006.

Murray Dinwoodie
General Manager
Planning and Development

JJ/kms

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.99	
Hectares	0.80	
NUMBER OF LOTS		
Existing	2	
Proposed	12	
SIZE OF LOTS		
Range of lot widths (metres)	12.0 - 17.28 m	
Range of lot areas (square metres)	396 m ² - 816 m ²	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	6.03 lots/ha	15.0 lots/acre
Lots/Hectare & Lots/Acre (Net)	7.55 lots/ha	18.6 lots/acre
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	39.9m	
Estimated Road, Lane & Driveway Coverage	26.7 m	
Total Site Coverage	66.6 m	
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	
Lots 5 to 8: Garages to front 64A Avenue	YES	

CONTOUR MAP FOR SUBJECT SITE

