



Proposal:	NCP Amendment from Medium-High and Low Density to Medium Density. Rezone from RA to RF-9C to allow subdivision into approximately 71 small single family lots with coach houses.		
Recommendation:	Approval to Proceed		
Location:	6660/84 - 192 Street and 6657/85 - 194 Street	Zoning:	RA
OCP Designation:	Urban		
NCP Designation:	Med-High Density, Med. Den, & Low Den and Park	Owners:	Glen and Cheryl Gordy et al

PROJECT TIMELINE

Completed Application Submission Date:	July 22, 2004
Planning Report Date:	September 27, 2004

The applicant is proposing:

- an NCP amendment for portions from Medium-High Density (15 - 25 upa) and Low Density (6 - 10 upa) to Medium Density (10 - 15 upa); and
- a rezoning from RA to RF-9C

in order to allow subdivision into approximately 71 small single family lots with coach houses in East Clayton.

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 (9) Coach House Zone (RF-9C)" (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 an acceptable tree survey and a statement regarding tree preservation; and
 - (d) registration of a Section 219 Restrictive Covenant to ensure construction of 16 coach houses located on the north side of 66 Avenue on proposed Lots 7 - 12, 28, 29, 48, 49 and 63 - 68
3. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the portions of the land from Medium-High Density (15 - 25 upa) and Low Density (6 - 10 upa) to Medium Density (10 - 15 upa) 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 III).
Parks, Recreation & Culture:	No concerns (Appendix IV).
School District:	<p>The proposal is projected to add 27 students to the Latimer Road Elementary School and 13 students to Clayton Heights Secondary. A proposed new Elementary School (estimated 2007-2008) is expected to split the attendance area at Fraser Highway to reduce the projected overcrowding at Latimer Road Elementary.</p> <p>A second secondary school is proposed (Clayton North Area Secondary School) and has been approved for acquisition. This will result in boundary changes to Lord Tweedsmuir Secondary to help reduce overcrowding at Clayton Heights Secondary and to fill Lord Tweedsmuir. The new growth in East Clayton is expected to result in portables at Clayton Heights until the proposed North Clayton Area Secondary School is developed (Appendix V).</p>

SITE CHARACTERISTICS

- **Existing Land Use** Four single family dwellings, one on each of the four lots. All dwellings will be demolished.
- **Significant Site Attributes** Relatively flat with significant brush and established tree growth.

- **East:** Across 194 Street, Application No. 7904-0086-00 (Third Reading on July 26, 2004), rezoning to RF-9C in order to develop 52 small single family lots with coach houses.
- **South:** Across 66 Avenue, recently approved project 7903-0073-00 (Final Adoption on July 26, 2004) consisting of 89 small single family lots with coach houses (RF-9C), 188 townhouse units (RM-30), and 208 apartment units (RM-45).
- **West:** Across 192 Street, acreage lots, zoned RA, designated Medium-High Density (15-25 u.p.a.) in the East Clayton NCP. Immediately to the north of this property is Application No. 7904-0193-00 proposing a rezoning to RF-9C in order to develop 82 small single family lots (Pre-Council). Immediately to the south is Application No. 7904-0247-00, which proposes a rezoning to CD to develop 39 townhouse units.
- **North:** Two large acreage lots, zoned RA. Further north of these two lots, three acreages under five separate applications (Application Nos. 7903-0354-00, 7903-0464-00, 7903-0465-00, 7903-0466-00, and 7904-0175-00) which propose to rezone to RM-15, C-4, CD based on RM-30, and RF-9C in order to develop 79 townhouse units, 41 single family lots, and a 538-square metre commercial and residential building. All these applications are in process and are at the pre-Council stage.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- NCP Designation: The East Clayton NCP requires amendment for portions of the site from Medium-High Density and Low Density to Medium Density.

JUSTIFICATION FOR PLAN AMENDMENT

- The 3.79-hectare (9.36-acre) site is designated Urban in the Official Community Plan (OCP). The East Clayton NCP indicates a mix of densities consisting of Medium-High Density (15-25 u.p.a.), Medium Density (10-15 u.p.a.) and Low Density (6-10 u.p.a.).
- The types of building forms envisioned under the Medium-High Density designation include duplexes, four-plexes and fee-simple row houses. For the subject site, Medium-High density housing types are indicated along 192 and 194 Streets, with Medium Density housing types immediately adjacent (sharing the lane) and the balance of the site being Low Density housing and Public Open Space. The zones anticipated under the Medium Density designation are the RF-9 and RF-9C Zones and the RF, RF-12 and RF-12C Zones for the Low Density designation.
- The applicant's proposal is to allow subdivision of the subject site into 71 small single family lots. Initially, staff raised concern that the proposal may result in a lower density than envisioned for this site. The applicant's have demonstrated that the overall net density of approximately 15.3 units per acre is in compliance with the density anticipated for this site. The East Clayton NCP identifies three different residential densities for the subject site (Medium-High, Medium and Low) resulting in an overall net density of 14.6 units per acre. The applicant's proposed net density of 15.3 units per acre is, therefore, acceptable.

- To address staff's concern about the reduced variety of building forms being proposed, the applicants have agreed to build mandatory coach houses on 16 of the 71 proposed lots (Appendix VIII). This commitment will be secured by Restrictive Covenant.
- Council's Procedural Guidelines for "Site Specific" Amendments to Approved Neighbourhood Concept Plans (NCPs) provide direction for applicants to hold a Public Information Meeting (PIM) to discuss proposed changes to an approved NCP, to adjacent property owners and local community associations. A PIM was not held for this application because the overall density is consistent with the NCP and no comments or concerns were raised as a result of the Pre-Notification Letter, which was mailed to all property owners within 100 metres (328-ft.) of the subject site and the Clayton Community Association.

DEVELOPMENT CONSIDERATIONS

- The initial application proposed 72 RF-9C lots without mandatory coach houses and 5,635 sq. m. (1.4 acres) of public open space. Staff expressed concerns regarding road alignments of the proposed extensions of 193A Street and 193B Street. The revised layout ensures that these two streets will align with other proposed and dedicated roads in this area located to the north (7903-0354-00, 7903-0464-00, 7903-0465-00, 7903-0466-00) and to the south. To ensure that 193A and 193B Streets align, the subject application now proposes a slightly larger open space (5,815 sq. m. /1.44 acres) and 71 RF-9C lots with a total of 16 mandatory coach houses. The remaining 55 lots will be permitted a coach house or a secondary suite on each lot.
- This application proposes to complete 66 Avenue providing another east-west connection between 192 and 194 Streets.
- The proposed park is approximately 5,815 square metres (1.44 acres) in size and is bordered by 193 and 193A Streets and 66 Avenue. This Park will be completed when the two properties located north of the subject property are developed.
- The provision of open space at this location will form part of East Clayton's green infrastructure and will support the objective of promoting opportunities for recreation space.
- The proposed subdivision requires 5% open space dedication, which is equivalent to approximately 1,894 sq. m. (0.46 acre). Therefore, the proposed 5,815 sq. m. (1.44-acre) open space will exceed the statutory park dedication. As indicated in the NCP, the City will purchase the open space in excess of the 5% requirement.
- The proposed lots that are shown on the attached subdivision (Appendix II) conform to the requirements of the RF-9C lots. Given that none of the proposed lots have a minimum lot depth of 36 metres (118 ft.), coach houses will only be permitted above the garage. The recent text amendment to the RF-9C Zone (By-law No. 15433) permits coach houses at grade provided this minimum lot depth of 36 metres (118 ft.) is achieved. The following chart demonstrates a comparison between the proposal and the requirements under the RF-9C Zone:

	RF-9C	Proposed
Minimum Lot Area: Type I Interior Lot	250 sq. m. (2,690 sq. ft.)	254.8 sq. m. (2,742.7 sq. ft.) to 267.6 sq. m. (2,880.5 sq. ft.)
Minimum Lot Area: Type I Corner Lot	275 sq. m. (2,960 sq. ft.)	275 sq. m. (2,960 sq. ft.) to 337.8 sq. m. (3,636.1 sq. ft.)
Minimum Lot Width: Type I Interior Lot	9 m. (30 ft)	9.1 to 9.2 m. (30 to 31 ft.)
Minimum Lot Width: Type I Corner Lot	10.5 m. (35 ft.)	11.53 to 11.8 m.(37.8 to 38.7 ft.)
Minimum Lot Depth: Type I Interior & Corner Lots	28 m. (90 ft.)	28 to 29 m. (90 to 95.1 ft.)

Minimum Lot Area: Type II Interior Lot	220 sq. m. (2,368 sq. ft.)	221.2 to 245.5 sq. m. (2381 to 2,642.6 sq. ft.)
Minimum Lot Width: Type II Interior Lot	7.9 m. (26 ft.)	7.9 m. (26 ft.)
Minimum Lot Depth: Type II Interior Lot	28 m. (90 ft.)	28 m. (90 ft.)
Maximum Interior Type II Lots	33% of Total Lots	28% (or 20 lots in total)
Minimum Lot Area: Interior Lot Type III	270 sq. m. (2905 sq. ft.)	314.6 to 328.3 sq. m. (3386.4 to 3480 sq. ft.)
Minimum Lot Width: Interior Lot Type III	12.3 m. (41 ft.)	14.8 m. (48.5 ft.)
Minimum Lot Depth: Type III Lots	22 m. (72 ft.)	22.1 m. (72.5 ft.)

- The applicant for the subject site has retained Tynan Consulting Ltd. as the design consultant. Tynan Consulting conducted a character study of the surrounding homes and determined that the subject site consisted of 30-50 year old structures that do not meet modern development standards and do not provide suitable context for the subject site. Newly approved developments in the immediate area provide excellent East-Clayton-NCP- consistent "building scheme regulations context".
- The Building Design Guidelines proposed for the subject site are based on the recently approved 52-lot RF-9C site (file no. 7904-0086-00) located directly opposite the subject site, on the east side of 194 Street. The consultant suggests that regulations for this site clearly define the future character of this area, and that the building scheme for the subject site should be based on the building scheme regulations for the site to the east.
- To ensure compliance, the applicants have agreed to register a Section 219 Restrictive Covenant stipulating the requirement of building a coach house on a minimum of 16 of the lots in conjunction with the single family dwelling. The Covenant will identify which lots must have a coach house and is a subject condition of Final Adoption of the Rezoning By-law.
- The Arborist Report, Tree Preservation, and Replacement Plan have been reviewed by the City's Landscape Architect and deemed acceptable provided that the applicants submit letters from the owners of the two properties to the north (6720 - 192 Street and 6715 - 194 Street) stating that they have reached an agreement with the developer as to the pruning, removal, and replacement of any trees on their property that are made hazardous as a result of the clearing of the subject site.
- The Arborist Report indicates the site has very dense growth with the predominant trees being Cottonwood and Alder. There are also a number of Cedars and Maples located on the site.
- The arborist has identified 322 protected trees on the site. The report proposes the removal of 233 trees because they are located either within the building envelopes, the footprint of proposed roadways, driveways, lanes, and servicing corridors. Compact lot development will also cause extensive root damage to these trees.
- The arborist states that there are 89 protected trees to be retained. These trees are in the designated park area. There are a number of Maple trees that will require crown thinning in order to preserve them. The City's Parks Department should inspect these trees for retention.
- The Tree Replacement Plan proposes a total of 71 replacement trees. The average number of trees per lot will be 2.25.
- In-ground basements are proposed based on the preliminary lot grading information provided by the applicant. There will be minimal cut or fill throughout the site. The information has been reviewed by staff and found to

be acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on September 10, 2004 and staff received no comments.

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.	Parks, Recreation & Culture Comments
Appendix V.	School District Comments
Appendix VI.	In-stream Development Applications in the Vicinity of the Subject Site
Appendix VII.	Proposed Amendment to East Clayton NCP
Appendix VIII.	Location of Proposed Coach Houses in the Proposed Subdivision
Appendix IX.	Proposed Designs of the Coach Houses
Appendix X.	Building Design Guidelines Summary
Appendix XI.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 22, 2004.
- Tree Survey and Tree Preservation and Planting Plan prepared by C. Kavolinas & Associates and dated August 12, 2004.
- Residential Character Study and Proposed Building Scheme prepared by Tynan Consulting Ltd. and dated August 24, 2004. (One copy is filed with the City Clerk's Office).
- Soil Contamination Review Questionnaire prepared by Cheryl Gordy and dated July 10, 2004.

Murray Dinwoodie
General Manager
Planning and Development

NH/kms

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APPENDIX I

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Clarence Arychuk, Hunter Laird Engineering Ltd.
Address: 300 - 65 Richard Street

Tel: New Westminster, B.C. V3L 5P5
604-525-4651

2. Properties involved in the Application

- (a) Civic Addresses: 6660 and 6684 - 192 Street and 6657 and 6685 - 194 Street
- (b) Civic Address: 6660 - 192 Street
Owner: Glen and Cheryl Gordy
PID: 008-637-857
Lot 32 Section 15 SW Township 8 New Westminster District Plan 39377
- (c) Civic Address: 6684 - 192 Street
Owner: Y.K. Kana
PID: 008-637-822
Lot 31 Section 15 Township 8 New Westminster District Plan 39377
- (d) Civic Address: 6657 - 194 Street
Owner: Kenneth and Elaine Sutton
PID: 014-295-521
Lot 29 Section 15 Township 8 New Westminster District Plan 38575
- (e) Civic Address: 6685 - 194 Street
Owner: John and Elsa Watt
PID: 008-534-373
Lot 28 Section 15 Township 8 New Westminster District Plan 38575

3.

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	9.36 acres
Hectares	3.79 ha
NUMBER OF LOTS	
Existing	4
Proposed	71
SIZE OF LOTS	
Range of lot widths (metres)	7.9 m - 14.826 m

Range of lot areas (square metres)	221 m ² - 328.3 m ²	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	19 uph	7.7 upa
Lots/Hectare & Lots/Acre (Net)	24 uph	9.77 upa
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	52%	
Estimated Road, Lane & Driveway Coverage	17%	
Total Site Coverage	69%	
PARKLAND		
Area (square metres)	1,490.7 m ²	
% of Gross Site	5%	
Required		
PARKLAND		
5% money in lieu	NO	
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	