

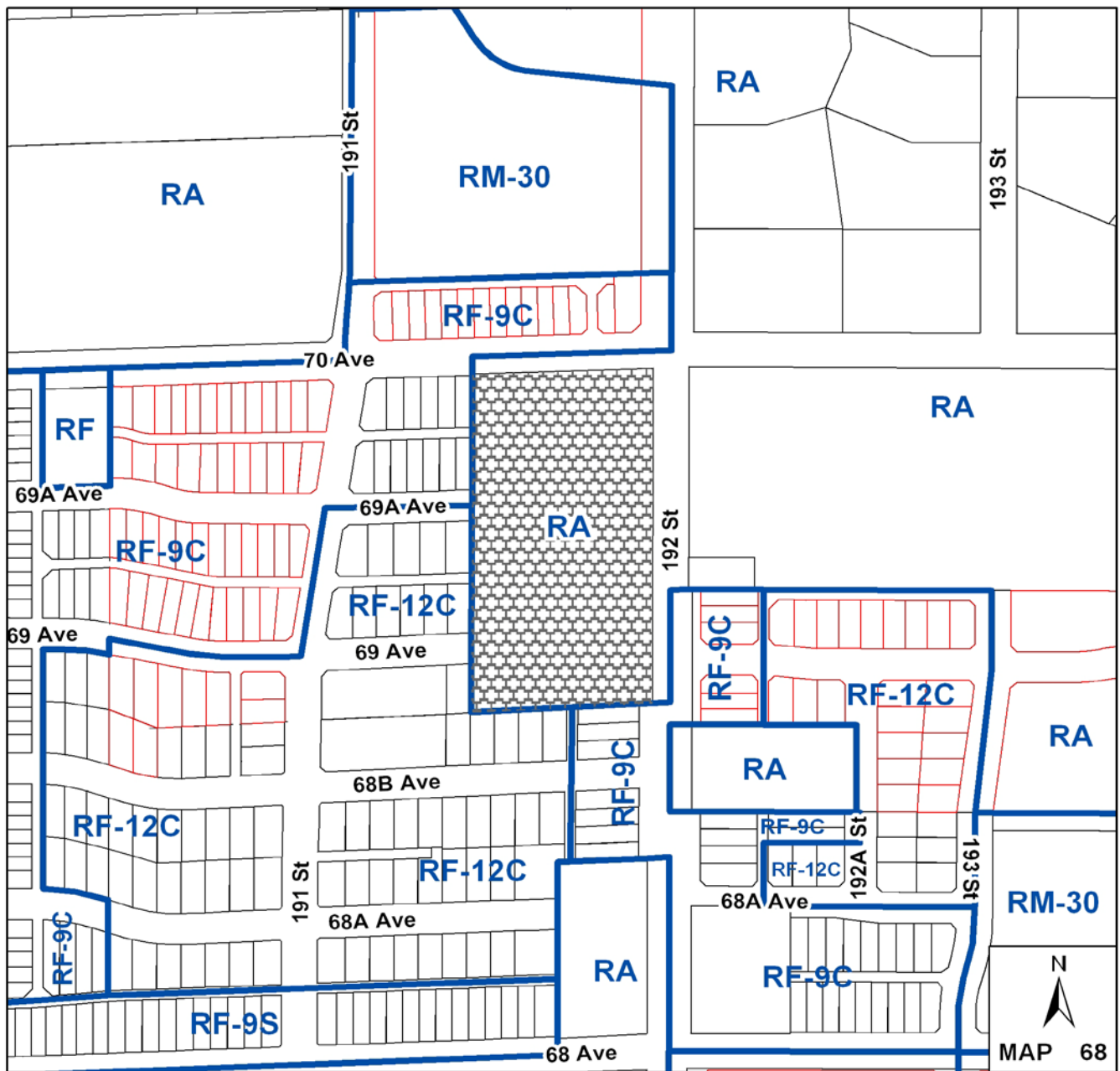
**Proposal:** Rezone from RA to RF-12C and RF-9C to allow subdivision into approximately 40 single family small lots in East Clayton.

**Recommendation:** Approval to Proceed

**Location:** 6971 - 192 Street      **Zoning:** RA

**OCP Designation:** Urban

**NCP Designation:** 6-10 upa (Low Density) & 10-15 upa (Med. Density)      **Owner:** A. Walia Enterprises Inc.



## PROJECT TIMELINE

Completed Application Submission Date: March 22, 2005  
Application Revision & Re-submission Date: January 10, 2006  
Planning Report Date: January 30, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12C and RF-9C

in order to allow subdivision into approximately 40 small single family lots in East Clayton.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A shown on the attached Survey Plan 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 Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Coach House Zone (RF-12C)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
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 landscaping plan and cost estimates for the 3-metre (10 ft.) wide buffer area along 192 Street for proposed Lots 7 - 13 and 20 - 28; and
  - (d) registration of a Section 219 Restrictive Covenant to secure the required landscaping within the buffer area.

## 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)

School District:

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

Elementary students = 12 students  
 Secondary students = 6 students  
 Total new students = 18 students

**School Catchment Area/Current Enrollment/School Capacity:**

Clayton/East Clayton Elementary School = 266 enrolled/240 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 = 168 students  
 Secondary students = 162 students  
 Total new students = 430 students

**Approved Capacity Projects and Future Space Considerations**

*Two new school sites have been purchased to address growing enrollment with a possible opening for a new elementary school by 2007 - 2008 school year. A new secondary school site has been approved for purchase in the North Clayton area in the current year with construction proposed for approval in 2008. The proposed development will not have any impact on these projections.*

(Appendix IV).

**SITE CHARACTERISTICS**

- **Existing Land Use** There is an existing single family dwelling on the property, which will be demolished.
- **East:** Across 192 Street, acreage residential lot zoned RA, designated Low and Medium Density in the East Clayton Neighbourhood Concept Plan (NCP).
- **West and South:** Newly-built single family subdivision zoned RF-9C and RF-12C, designated 6 - 10 upa (Low Density) and 10 - 15 upa (Medium Density).
- **North:** Across 70 Avenue is a newly-approved single family subdivision zoned RF-9C, designated 10 - 15 upa (Medium Density).

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Background

- In November 2003, a development application (File No. 7903-0419-00) was put forward on the subject site, seeking a rezoning from RA to CD in order to allow a mix of uses ranging from commercial, special residential and small single family lots. This application did not proceed to Council as the applicant was not able to resolve a number of design and site planning issues.
- In March 2005, the applicants amended the original application by splitting it into 2 separate applications as follows:
  - 7903-0419-00: rezoning of the northerly portion from RA to CD to allow a combination of commercial and multiple residential units; and
  - 7905-0081-00: rezoning of the southerly portion from RA to RF-12C and RF-9C to allow subdivision into 21 small single family lots.
- In November 2005, the applicant advised staff of their intention not to proceed with File No. 7903-0419-00 and to consolidate this application with File No. 7905-0081-00. Subsequently, File No. 7903-0419-00 was closed.
- The applicants made a formal amendment to the subject application on January 10, 2006.

### Current Application

- The subject property is 1.69 hectares (4.69 acres) in area and is located at the south-west corner of 70 Avenue and 192 Street in East Clayton.
- The current proposal involves a rezoning from RA to RF-12C and RF-9C in order to allow subdivision into approximately 40 small single family lots, resulting in a net density of approximately 9 units per acre. The East Clayton NCP designates the subject site for small single family lots, with a density range of 6-10 and 10-15 upa. Staff consider the resulting density of 8.3 units per acre to be within the prescribed range.
- As indicated in the proposed layout (Appendix V), RF-9C lots are proposed along 70 Avenue and 192 Street (Block A in the Survey Plan), with the southwest portion (Block B in the Survey Plan) proposed for RF-12C lots. The proposed layout is consistent with the recently approved subdivision for the adjacent site to the west where RF-9C lots are established along the south side of 70 Avenue. The same type of lots, under the RF-9C Zone, were approved on the north side of 70 Avenue.

- The proposed lots that are shown on the attached subdivision layout conform to the provisions of the RF-9C Type I lots and RF-12C Type I and Type II lots. Type I lots under both zones will allow the construction of a coach house or a secondary suite on each lot.
- Only Type I lots are proposed under the RF-9C Zone. However, Type II lots (proposed Lots 29-31) are being proposed under a portion of the RF-12C Zone. The proposed subdivision layout conforms to the lot dimension requirements of both zones as shown below:

	<b>RF-9C Zone</b>	<b>Proposal</b>	<b>RF-12C Zone</b>	<b>Proposal</b>
Minimum Lot Area: Interior Lot	250 sq. m. (2,690 sq. ft.)	Varies from 254 to 332 sq. m. (2,734 to 3,477 sq. ft.)	320 sq. m. (3,445 sq. ft.) <i>Applies to both Type 1 &amp; Type 2 lots</i>	Varies from 325 to 425 sq. m. (3,498 to 4,543 sq. ft.)
Minimum Lot Area: Corner Lot	275 sq. m. (2,960 sq. ft.)	Varies from 327 to 387 sq. m. (3,520 to 4,166 sq. ft.)	375 sq. m. (4,037 sq. ft.) <i>Applies to both Type I &amp; Type II lots</i>	n/a
Minimum Lot Width: Interior Lot	9 m. (30 ft.)	Varies from 9.1 m. (30 ft.) to 9.9 (32 ft.)	12 m. (40 ft.) for <i>Type I lots</i>  13.4 m (44 ft.) for <i>Type II lots</i>	Varies from 12 to 13.4 m. (40 to 44 ft.)  13.4 m (44 ft.)
Minimum Lot Width: Corner Lot	10.5 m (35 ft.)	Varies from 11.75 to 12.45 m (38 ft. to 41 ft.)	14 m. (46 ft.) for <i>Type I lots</i>  15.4 m (51 ft.) <i>for Type II lots</i>	15.8 m (52 ft.)  n/a
Minimum Lot Depth: Interior & Corner Lots	28 m. (90 ft.)	Varies from 28 to 34 m. (90 & 112 ft.)	26 m (85 ft.) <i>for Type I lots</i>  22 m. (72 ft.) <i>for Type II lots</i>	Varies from 28 to 32.3 m. (92 to 106 ft.)  Varies from 23.6 to 26.59 m (77 to 87 ft.)

- Except for proposed Lots 30-32, all lots created under this proposal will have access from the proposed lanes, conforming to the provisions of both zones. Proposed Lots 30 - 32 will have direct access from 69 Avenue, consistent with the lots to the west.
- 192 Street is identified as a "green arterial pathway" in the East Clayton NCP. As part of the parkway, lots along 192 Street are required to have deep front yards to serve as a buffer between homes and the arterial road and to reinforce the parkway. Accordingly, proposed lots along 192 Street are approximately 32 metres (105 ft.) deep to accommodate the required 3-metre (10 ft.) wide landscaped buffer along the east property lines of proposed Lots 7 - 13 and 20 - 28. The required buffer area will be landscaped with shrubs and trees with a low open-style fence to ensure a pedestrian-friendly streetscape. A Section 219 Restrictive Covenant is required to secure the landscaping of the buffer area, which is a subject condition of rezoning.

- The proposed building design guidelines for the subject site (prepared by Tynan Consulting Ltd.), comply with the General Urban Design Guidelines established in the East Clayton NCP. The design guidelines stipulate that new homes follow the Craftsman-Heritage, Rural-Heritage, Neo-Traditional and Neo-Heritage styles, the same styles that are evident in the newly-built homes in this neighbourhood.
- The design guidelines prohibit the construction of basement-entry homes.
- The Arborist Report indicates that while there are 6 healthy trees (one Oak; 3 Chestnuts and 2 Douglas Firs) found on the subject site, these trees have to be removed to accommodate the building envelopes and the proposed road. The City Landscape Architect has reviewed and approved the Tree Replacement Plan.
- In-ground basements are proposed on all of the proposed lots based on the preliminary lot grading information provided by the applicant. These will be achieved with fill ranging from 0.5 to 1.2 metres (1.6 to 3.9 ft.). Staff have reviewed and accepted the proposed lot grading plan. The applicant's consultant has been advised that the proposed lot grading will require installation of stairs leading to the front yards and such stairs should be limited in height to a maximum of 0.91 metre (3 ft.) in order to conform to the Zoning By-law. This condition is also reflected in the proposed building design guidelines.
- The proposed lot grading is consistent with the approved lot grading south and west of the subject site.

### PRE-NOTIFICATION

Pre-notification letters based on the amended application was sent on January 9, 2006 and staff received two calls from the neighbouring property owners who were both concerned that the proposal may include construction of coach houses. Staff advised that the neighbours' properties are currently zoned RF-9C, allowing coach houses or secondary suites and, therefore, the proposed lots will have the same entitlement. However, the subject proposal is not indicating any coach houses at this time.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets, and Survey Plan
Appendix II.	Contour Map
Appendix III.	Engineering Comments
Appendix IV.	School District Comments
Appendix V.	Proposed Subdivision Layout
Appendix VI.	Proposed Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 24, 2006.
- Tree Survey and Tree Preservation and Planting Plan prepared by C. Kavolinas & Associates Ltd. and dated December 20, 2005.
- Residential Character Study and Proposed Building Scheme prepared by Tynan Consulting Ltd. and dated December 12, 2005 and further revised on January 23, 2006. (One copy is filed with the City Clerk's Office.)
- Soil Contamination Review Questionnaire prepared by James Pernu and dated January 13, 2006.

Murray Dinwoodie  
General Manager  
Planning and Development

JDM/kms

v:\planning\plncom06\01160911.jdm.doc  
SEH 7/19/10 9:39 AM

Information for City Clerk

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

1. (a) Agent:      Name:                  McElhanney Consulting Services Ltd.  
                         Address:                  13160 - 88 Avenue  
                                                 Surrey, B.C. V3W 3K3  
                                                 Tel:                        604-596-0391

2.      Property involved in the Application

- (a)      Civic Address:                  6971 - 192 Street
- (b)      Civic Address:                  6971 - 192 Street  
                         Owner:                                      A. Walia Enterprises  
                         PID:                                        012-431-087  
                         Lot 1 Section 16 Township 8 New Westminster District Plan 1962

3.      Summary of Actions for City Clerk's Office

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



## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-9C and RF-12C**

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	4.69 ac	
Hectares (Gross)	1.9 ha	
<b>NUMBER OF LOTS</b>		
	RF-9C	RF-12C
Existing		
Proposed	28	12
<b>SIZE OF LOTS</b>		
	RF-9C	RF-12C
Range of lot widths (metres)	9.0 - 10.5m	12.06 - 14.27 m
Range of lot areas (square metres)	260 m <sup>2</sup> - 387 m <sup>2</sup>	325 m <sup>2</sup> - 426 m <sup>2</sup>
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)		
Lots/Hectare & Lots/Acre (Net)	8.3 upa	
<b>SITE COVERAGE (in % of gross site area)</b>		
	RF-9C	RF-12C
Maximum Coverage of Principal & Accessory Building	52%	50%
Estimated Road, Lane & Driveway Coverage	±10%	±10%
Total Site Coverage	±62%	±60%
<b>PARKLAND</b>		
	n/a	
Area (square metres)		
% of Gross Site		
<b>Required</b>		
<b>PARKLAND</b>		
5% money in lieu	YES	
<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	

CONTOUR MAP FOR SUBJECT SITE

