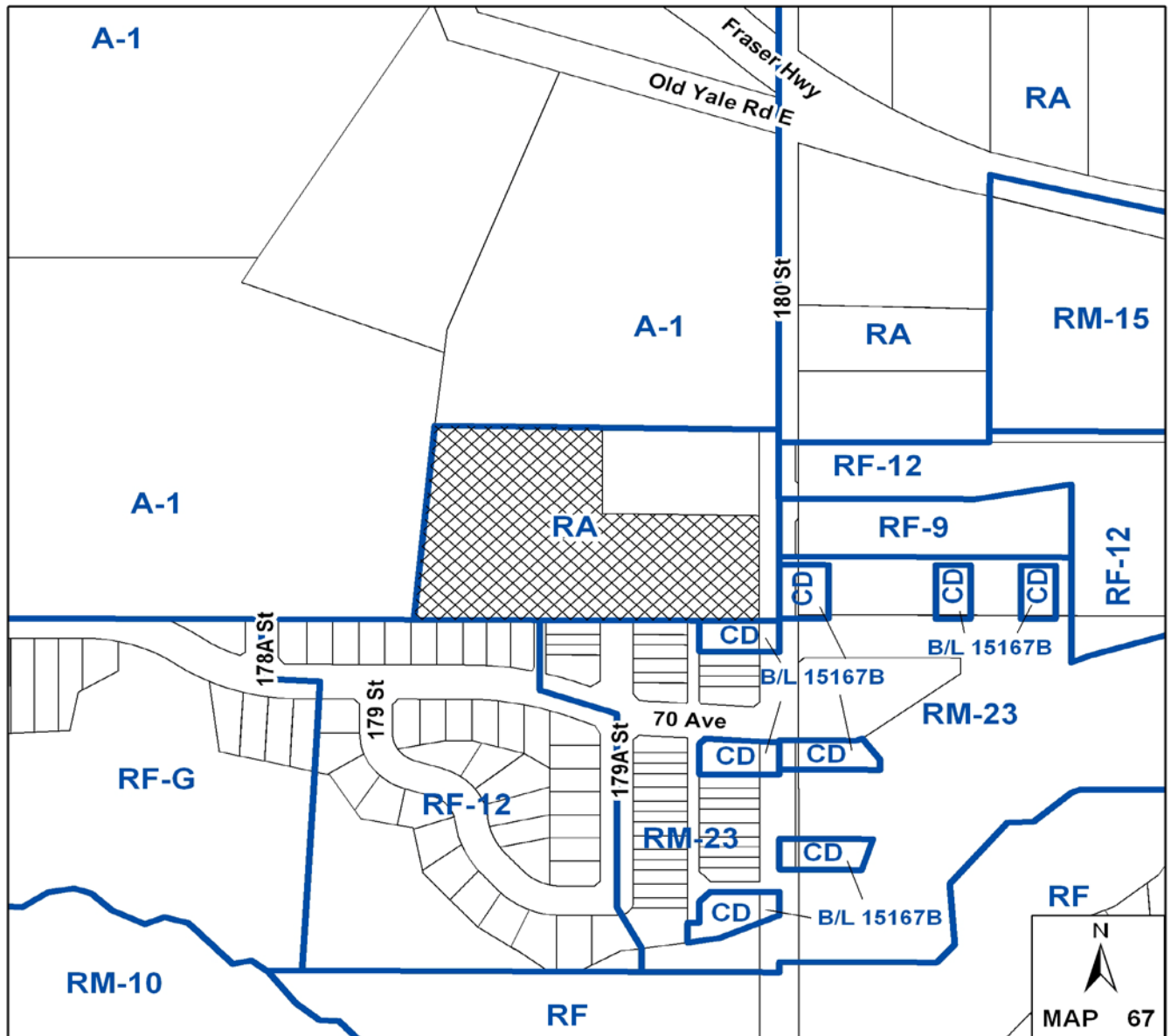


Proposal: NCP Amendment from Single Family Residential to Small Lots. Rezone from RA to RF-12, RF-9 and RM-23 in order to create approximately 18 small single family lots and 20 fee simple row house units.

Recommendation: Approval to Proceed

Location: 7025 - 180 Street	Zoning: RA
OCP Designation: Urban	
NCP Designation: Single Family Residential	Owner: Parklane Ventures Ltd.



PROJECT TIMELINE

Completed Application Submission Date: June 10, 2005
Application Revision & Re-submission Date: April 27, 2006
Planning Report Date: May 8, 2006

PROPOSAL

The applicant is proposing:

- an NCP amendment from Single Family Residential to Small Lots;
- a rezoning from RA, RF-12, RF-9 and RM-23; and
- a Development Permit

in order to allow subdivision into approximately 18 small single family lots and 20 fee simple row house units.

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 No. 12000) (Block A on attached Survey Plan), "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) (Block B on attached Survey Plan), and "Multiple Residential 23 Zone (RM-23)" (Bylaw No. 12000) (Block C on attached Survey Plan) and a date be set for Public Hearing (Appendix I).
2. Council authorize staff to draft Development Permit No. 7905-0176-00 in accordance with the attached drawings (Appendix III).
3. 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;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (e) registration of a Section 219 Restrictive Covenant for "no build" on the western portion of proposed Lot 13 until future consolidation with the adjacent property to the west occurs (17912 Old Yale Road);
 - (f) registration of access easements and a Section 219 Restrictive Covenant to secure building maintenance and party wall agreements on the proposed RM-23 lots; and
 - (g) resolution of outstanding design issues to the satisfaction of the City Architect.
4. Council pass a resolution to amend North Cloverdale West NCP to redesignate the land from Single Family Residential to 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 VI).
- Parks: Applicant should provide cash-in-lieu of parkland dedication and also provide park amenity contributions on a per unit basis in keeping with Stage II NCP adopted by Council (Appendix V).
- School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 7 students
 Secondary students = 3 students
 Total new students = 10 students

School Catchment Area/Current Enrollment/School Capacity:

Don Christian Elementary School = 408 enrolled/405 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 = 92 students
 Secondary students = 139 students
 Total new students = 231 students

Approved Capacity Projects and Future Space Considerations

Proposed new school site #153 will serve the area north of 64 Avenue with enrollment moves from Hillcrest and Don Christian to the new school when it opens (projected 2007-2008).

Lord Tweedsmuir can accommodate 1,512 students without requiring portables based on the current secondary school average class size (27:1).

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Vacant acreage parcel.
- **East:** Across 180 Street, lands under Application No. 7905-0178-00 (received Third Reading on March 21, 2006) to rezone from RF-12, RM-23 and CD to CD and RM-15 to create 100 small lots and 5 manor houses, designated Small Lots and Open Space in North Cloverdale West NCP.
- **South:** Recently constructed row houses and manor houses created under Provinceton Phase I, zoned CD and RM-23, designated Small Lots in the North Cloverdale West NCP.
- **West:** Single family dwellings on acreage parcel, zoned A-1, designated Single Family Residential in the North Cloverdale West NCP.
- **North:** Lands under Application No. 7904-0364-00 (received Third Reading on October 17, 2005) to rezone from A-1 to RF-12 and CD to create 35 small lots and 37 townhouse units, designated Single Family Residential and Townhouse Cluster (10-12 upa) in the North Cloverdale West NCP.

Lands under Application No. 7905-0264-00 (received First and Second Reading on April 24, 2006) to rezone from RA to RF-12 and RF-9 to create 8 small single family lots, designated Single Family Residential in the North Cloverdale West NCP (Appendix IX).

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- NCP Designation: Single Family Residential needs amendment to Small Lots.

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is requesting an NCP amendment to change the designation of the site from Single Family Residential to Small Lots (Appendix X).
- The proposal conforms to the Urban designation in the Official Community Plan (OCP).
- The proposed NCP amendment is the final remaining portion of a larger plan that was initially developed by Parklane under a project called "Provinceton," where approximately 21.6 hectares (53 acres) of land to the east and south of the subject site was rezoned under Application No. 7902-0358-00 to accommodate 203 small single family lots and 146 multiple dwelling units.
- As part of the Provinceton application, several NCP amendments were requested and subsequently approved on November 1, 2004. Specifically, the Single Family Residential designation to the south of the subject site was amended to allow the development of small lots, row housing and manor houses. The amendment facilitated the introduction of a variety of innovative housing forms (row housing and four-plex buildings).
- Another 2.6 hectares (7.1 acres) of land to the north of the subject site is currently under rezoning and development permit Application No. 7904-0364-00 to develop 37 townhouse units and 35 small single family lots (Appendix IX). The single family designation on the southern portion of the site is proposed to be amended from Single Family Residential to Small Lots. The application received Third Reading on October 17, 2005.
- Lands to the immediate north of the subject site are currently under rezoning Application No. 7905-0264-00 to create 5 RF-12 Zoned lots and 3 RF-9 Zoned lots. The proposal is also requesting an NCP Amendment from Single Family Residential to Small Lots.
- The proposal on the subject site is a continuation of the Provinceton project (7902-0358-00) to the south. The applicant is proposing 20 row house units on the south-east portion of the site, with two RF-9-zoned lots in the central part of the site. This provides a good transition from the existing manor and row houses to the south developed under Provinceton Phase I and the proposed RF-9-zoned lots to the north currently proposed under Application No. 7905-0264-00. On the western side of the subject site, RF-12-zoned lots are proposed. These lots will provide a continuation between the RF-12 lots to the south and the RF-9 lots to the north.
- With the Provinceton development pattern approved to the south, and Application No. 7904-0364-00 at Third Reading to the north, the small single family lots and row houses (rather than standard single family lots) will provide a more suitable transition from the row housing and manor houses to the south as well as the small lots to the north. As a result, staff support the proposed NCP amendment.

DEVELOPMENT CONSIDERATIONS

- The subject property is located on the west side of 180 Street, north of 70 Avenue in the North Cloverdale West NCP area. The site is zoned One-Acre Residential (RA) and the total area of the subject site is 1.5 hectares (3.7 acres).
- The applicant proposes to rezone the western 0.911-hectare (2.25-acre) portion of the site (Block A on the Survey Plan) from One-Acre Residential (RA) to Single Family Residential (12) Zone (RF-12), the central 0.068-hectare (0.067-acre) portion of the site to Single Family Residential (9) Zone (RF-9) (Block B on the Survey Plan) and the south-eastern 0.545-hectare (1.3 acre) portion to Multiple Residential 23 Zone (RM-23) (Block C on the Survey Plan) (Appendix I).
- The applicant is proposing 16 RF-12, 2 RF-9 lots and 20 row house units zoned RM-23. The proposed RF-12 lots will be Type II lots (i.e. wide and shallow) and will not back onto a lane. The proposed RF-9 lots will be Type II lots.
- Proposed Lots 1-3,6-8, and 10-16 all meet the requirements for Type II interior lots and proposed Lots 4, 5, and 9 for Type II corner lots in the RF-12 Zone as follows:

RF-12 Zone (Type II)			
<i>Minimum Requirements</i>			<i>Proposed Lots</i>
Lot Width	Interior	13.4 m. (44 ft.)	13.4-19.5 m. (44-64 ft.)
	Corner	15.4 m	15.4 m (51 ft.)
Lot Depth		22 m (72 ft.)	24-27 m. (79-88 ft.)
Lot Area	Interior	320 m ² (3,445 ft ²)	476- 486 m ² (5,123-5,232 ft ²)
	Corner	375 m ²	388-402 m ²

- Proposed Lots 37 & 38 both meet the requirements for RF-9 Type II interior lots as follows:

RF-9 Zone (Type II interior)		
<i>Minimum Requirements</i>		<i>Proposed Lot</i>
Lot Width	7.9 m. (26 ft.)	8 m. (26.5 ft.)
Lot Depth	28 m (90 ft.)	30-34.5m. (98-113 ft.)
Lot Area	220 m ² (2,368 ft ²)	267-282 m ² (2,874-3,035ft ²)

- Proposed Lots 18, 19, 22, 23, 26, 27, 30, 31, 34, and 35 all meet the requirements for interior lots, proposed Lots 20, 21, 24, 25, 28, 29, 32, 33, and 36 for end lots and proposed Lot 17 for corner lots in the RM-23 Zone, which are as follows:

RM-23 Zone		
<i>Minimum Requirements</i>		<i>Proposed Lot</i>
Interior Lots		
Lot Width	6 m. (20 ft.)	6 m. (20 ft.)
Lot Depth	28 m (90 ft.)	28-32 m. (90-105 ft.)
Lot Area	165 m ² (1,776 ft ²)	168-198 m ² (1,808-2,131ft ²)
End Lots		
Lot Width	7.2 m. (24 ft.)	7.2 m. (24 ft.)
Lot Depth	28 m (90 ft.)	28-33 m. (90-108 ft.)
Lot Area	200m ² (2,150 ft ²)	267-282 m ² (2,874-3,035ft ²)

RM-23 Zone		
<i>Minimum Requirements</i>		<i>Proposed Lot</i>
Corner Lots		
Lot Width	8.7 m. (29 ft.)	11.8 m. (39 ft.)
Lot Depth	28 m (90 ft.)	28 m (90 ft.)
Lot Area	226 m ² (2,430 ft ²)	276 m ² (2,970 ft ²)

- The RM-23 Zone reflects the City's commitment to encourage and promote a variety of housing options for its residents. The zoning allows the development of fee simple lots accommodating attached row housing units.
- The RM-23 Zone prescribes a maximum of 6 units in a row, with access to the parking spaces off the rear lane. No garages are permitted within the front yard and garages to be at a distance of a minimum of 6 metres (20 ft.) from the principal building. The subject proposal proposes 4 units in a row, with access from a rear lane.
- The applicant will be required to register a "No-Build" Restrictive Covenant over the western portion of proposed Lot 13 until it is consolidated with the adjoining property to the west.
- The applicant for the subject site has retained Mike Tynan of 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 the proposed RF-12 and RF-9 lots (Appendix VII).
- In-ground basements are proposed for all lots based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.
- The proposed residential design guidelines will apply only on the proposed single family lots. The design of the row house units will be regulated by a Development Permit (see Design Proposal and Review Section).
- Norman Hol prepared the Arborist Report and Trees Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are seven mature trees on the subject site, and proposes the removal of all seven (7) trees as five (5) are in poor condition and two (2) are within the proposed building envelopes.
- Eighteen (18) replacement trees are proposed on the small single family lots resulting in an average of 2.7 trees per lot. Twenty (20) replacement trees are proposed on the row house lots for a total of forty-eight (48) replacement trees. A separate tree planting plan for the row house lots will form part of the required landscape plans and will be attached to the Development Permit.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on August 30, 2005 and staff received no comments.

Public Information Meeting

- As part of the NCP Amendment process, a Public Information Meeting (PIM) was held on November 24, 2005. Approximately 4 residents and property owners attended the meeting. Boards showing the conceptual layouts and schematic plans of proposed dwelling units were presented at the meeting, allowing the attendees to view the materials. The applicants and their consultants responded to the questions raised by the attendees.
- No concerns or issues were raised about the proposal.

DESIGN PROPOSAL AND REVIEW

- A Development Permit will govern the proposed row housing units on the south-eastern portion of the site.
- The proposed RM-23 lots will be created as fee simple lots, allowing full ownership of both the lot and the dwelling unit as well as private yards and access to each unit.
- Each row housing building (in this case consisting of 4-attached units) will be 2-storeys in height, under a common roof and with separate entrances to each unit. The main floor area will accommodate the living spaces (dining, kitchen, family rooms). All the bedrooms will be located at the second level. Each unit will have an in-ground basement that may accommodate a bedroom, laundry room and a recreation room. Each row housing unit will have an average floor area of 170 sq. m. (1,830 sq. ft.), including the covered garage.
- Each unit will have a detached single-car garage and a parking pad for residents' parking. Access to the garage and the parking pad will be off the proposed lane. The parking pads are proposed to be installed in pairs in order to provide visibility to the lane, thus increasing surveillance opportunities.
- Gable ends and porches are indicated to define entrances to each unit. Architectural details such as decorative shutters, trim boards, painted wood columns, and posts will be installed to soften the building mass.
- Vinyl siding in soft tones of beige, yellow and white will be used for the cladding, with butternut yellow, wine red and avocado green on the front doors, navy and grey for the shutters and fascia and white for the trim. Dark grey asphalt shingles will be used for the roofing.
- A paved walkway across the lawn at the rear will connect each unit (kitchen/dining area) to the garage and parking pad. To ensure privacy between units, a combination of landscaping and a 1.5-metre (5-feet) high privacy fence will be installed along the common property line between the units.

- Fences will not be installed at the front yard. Instead, the front yard areas will be landscaped with flowering shrubs and evergreens planted within tiered allan-block retaining walls (0.75 metre/2.5 feet high) to delineate private and public space.
- While the design submission is generally acceptable, staff have advised and the applicants have agreed to satisfactorily address the following issues:
 - Resolve roofline angle on end unit shown in DP4 (Lot 28) and roofline height for units shown in DP6.
 - Ensure the undersides of the porch elements are visually screened with lattice. Similarly, shrub choices along light wells should camouflage the edge.
 - Incorporate several red horse chestnuts as space permits (e.g. on north side of proposed Lot 17 at corner and in middle of rear yard, and at northwest corner of proposed Lot 28). Heather, wisteria, laurel, lilac are other historical plants that could be incorporated.
 - No trees should be located within 2 metres (6.5 feet) of the buildings.
 - Provide fencing details.
- The applicant has agreed to the suggested modifications and the final development permit drawings will be revised accordingly.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Surrey Plan
Appendix II.	Contour Map
Appendix III.	Proposed Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
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
Appendix IX.	Surrounding Lands Under Application
Appendix X.	Proposed NCP Amendment Map

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated January 25, 2006.
- Building Scheme dated November 10, 2005.
- Arborist Report dated November 29, 2005.
- Tree Preservation and Replacement Plan dated November 29, 2005.
- Soil Contamination Review Questionnaire prepared by Ted Dawson dated March 30, 2005.

How Yin Leung
Acting General Manager
Planning and Development

PH/kms

Information for City Clerk

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

1. (a) Agent: Name: Dan Weins, Parklane Ventures Ltd.
 Address: 1055 Dunsmuir Street, Suite 2000
 Vancouver, B.C.
 V7X 1L5
 Tel: 604-648-1805

2. Properties involved in the Application
 - (a) Civic Address: 7025 - 180 Street

 - (b) Civic Address: 7025 - 180 Street
 Owner: Parklane Ventures Ltd.
 PID: 007-900-210
 Lot 2 Section 17 Township 8 New Westminster District Plan 74753

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12, RF-9 and RM-23

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.7065
Hectares	1.5
NUMBER OF LOTS	
Existing	1
Proposed	38
SIZE OF LOTS	
Range of lot widths (metres)	6 m - 15.4 m
Range of lot areas (square metres)	168 m ² - 454 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10.25 lots/ac
Lots/Hectare & Lots/Acre (Net)	25.33 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	34%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	64%
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
Others	NO

CONTOUR MAP FOR SUBJECT SITE

