

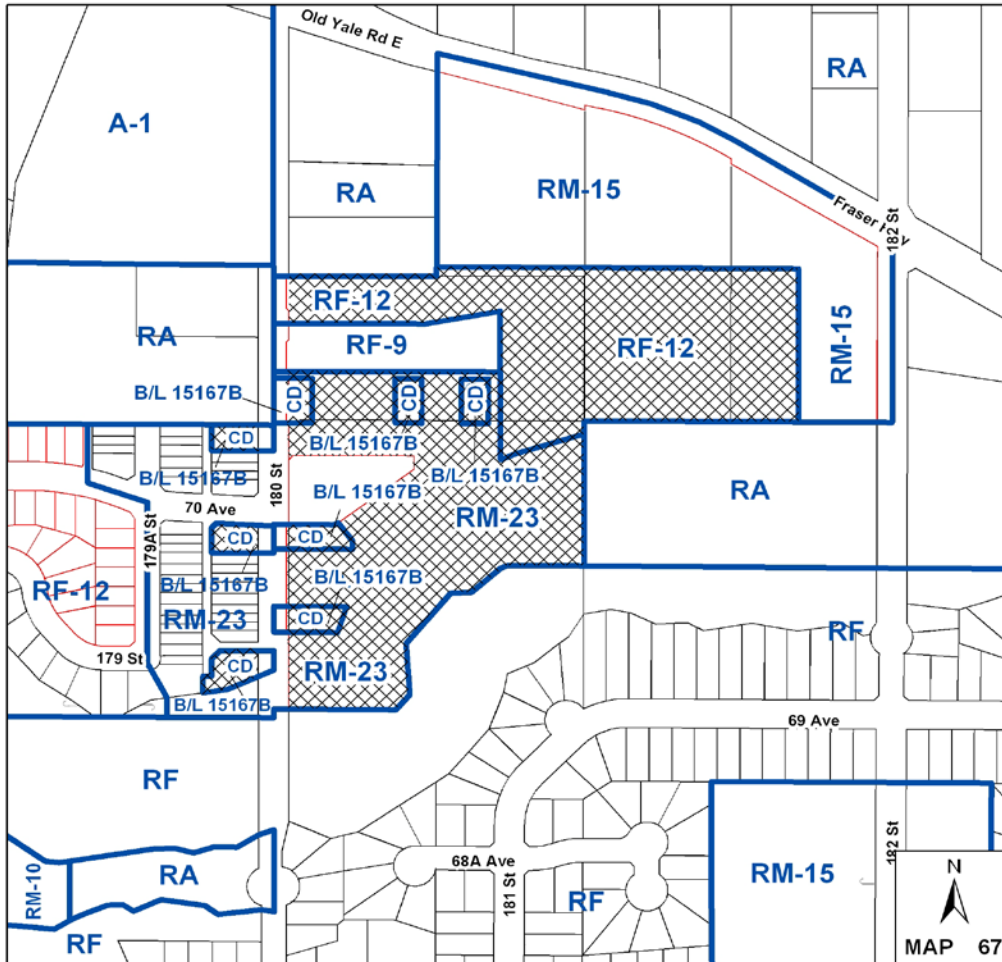
Proposal: Rezone portions from RF-12, RM-23 and RA to CD and RM-15 to allow subdivision into 100 lots. Development Permit in order to allow construction of rowhouse units and manor homes.

Recommendation: Approval to Proceed

Location: 7000 - 180 Street **Zoning:** RF-12, RM-23 and CD (By-law No. 15167B)

OCP Designation: Urban

NCP Designation: Small Lots **Owner:** Park Lane Ventures (Provincetown) Ltd.



PROJECT TIMELINE

Original Application Submission Date:	January 19, 2005
Additional Submission Date:	November 30, 2005
Revised Submission Date:	February 17, 2006
Revised Application Date:	March 20, 2006
Planning Report Date:	April 10, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RF-12, RM-23 and **RA** to CD and RM-15;
- an amendment of CD Zone (By-law No. 15167B); and
- a Development Permit

in order to facilitate the subdivision into approximately 100 small single family lots and construction of approximately 30 row housing units and 20 manor houses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Fourth and Third Readings of CD By-law No. 15167B.
2. Council amend By-law No. 15167B by deleting the properties listed in Appendix XIV; amending the last paragraph of Section 1(b) to reduce the number of parcels to three; and to remove the survey plan attached that includes the deleted properties.
3. Council give Third Reading to By-law No. 15167B as amended.
4. Council give Final Adoption to By-law No. 15167B as amended.
5. a By-law be introduced to rezone Block A, Block B, and Block C as shown in Appendix I from "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), "Multiple Residential 23 Zone (RM-23)" (By-law No. 12000), and "~~Comprehensive Development Zone (CD)~~" (By-law No. ~~15167B~~); "**One-Acre Residential Zone (RA)**" (By-law No. **12000**) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing;
6. a By-law be introduced to rezone Block D shown in Appendix I from "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" and a date be set for Public Hearing;
7. Council authorize staff to draft Development Permit No. 7905-0178-00 generally in accordance with the attached drawings (Appendix III).

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8. Council direct staff to bring forward an amendment to delete properties marked in Appendix IV from Development Variance Permit No. 7902-0358-00.
9. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering issues and requirements, 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 cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of landscaping and colour issues to the satisfaction of the City Architect; and
 - (e) registration of maintenance and access agreements on the RM-23 lots.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering Servicing requirements (Appendix V).

SITE CHARACTERISTICS

- **Existing Land Use** The site is vacant.
- **East and Northeast:** A large vacant parcel, most recently rezoned to RM-15, designated Townhouse in the North Cloverdale West NCP.
- **South and South-East:** Magnan Creek, zoned RF and an acreage parcel zoned RA, designated Single Family Cluster (6 upa).
- **Northwest:** Acreage parcels zoned RA, designated Single Family Residential.
- **West:** Across 180 Street, acreage parcels zoned RA, designated Single Family Residential, with two separate in-stream applications: 7905-0176-00 seeking a rezoning to RM-23, RF-12 and RF-9 and 7905-0264-00 seeking a rezoning to RF-9 and RF-12, both of which are pre-Council.
Also across 180 Street at 70 Avenue are newly-created RM-23 lots (accommodating row housing) and CD lots (By-law No. 15167B, accommodating manor homes).

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The 6.17-hectare (15-acre) subject site, located east of 180 Street and north of Magnan Creek in North Cloverdale West, forms part of the original 21.4-hectare (53-acre) development application, commonly known as Provincetown (7902-0358-00), involving the following:
 - an amendment to the North Cloverdale West NCP (from Single Family Residential and Townhouse (10-12 upa) to Single Family Cluster, Small Lots and Townhouse (15 upa);
 - a rezoning from RA and A-1 to RH-G, RF, RF-G, RF-12, RM-23, RF-9, CD and RM-15 to allow subdivision into 203 single family lots and 76 lots for manor houses, rowhouses and townhouses (see overall layout in Appendix VI); and
 - a Development Permit to allow construction of 67 row housing units, 32 manor houses and 114 townhouse units.
- The originally proposed development introduced row housing on fee simple lots (for a total of 67 lots) under the newly established RM-23 Zone. This scheme allows up to 6 units in a row with zero lot lines on internal units, with driveway access off the lane.
- In further response to the applicants' intent of creating a variety of housing choices in this particular neighbourhood, the manor house was introduced under the CD Zone. A manor house is a four-plex structure that resembles a large house with separate entrances to each unit. As proposed, a 4-plex structure will be built on a lot and will be regulated by a Development Permit. A total of 8 manor homes (each with 4 units) on 8 separate lots were proposed, with an equivalent of 32 dwelling units.
- On November 1, 2004, Council gave Final Adoption to the associated By-law Nos. 15167A and 15167B for this application.
- In conjunction with the original rezoning application, a separate Development Variance Permit (DVP No. 7902-0358-00 approved on November 17, 2003) is in place for specific RF-G, RF-9, RF-12, and RM-23 lots, i.e., lots that have been previously approved and are currently proposed including Phase 1 and Phase 2 lots, allowing the following:
 - zero side yard setback for the garage;
 - a 2-car garage on lots that are less than 13.4 metres (44 ft.) in width;
 - a 2.0-metre (6.5-ft.) front yard setback for the principal building;
 - a 6.0-metre (20-ft.) rear yard setback for the principal building;
 - a 4.5-metre (15-ft.) rear yard setback for the garage portion of the principal building; and

- reduced lot depths.
- The DVP was approved on the basis of the applicant's objective of establishing a unique neighbourhood with pedestrian-friendly streetscapes.
- At subdivision stage, the Approving Officer agreed to the applicants' request to pursue a phased subdivision based on the following (see Appendix VI):
 - A detailed subdivision on all the subject lands east of 176 Street and west of 180 Street creating a total of 116 lots and the required open space areas, based on the approved by-laws and which have been registered at the Land Title Office as shown on the following table:

Zone	Number of Lots
RH-G	13
RF	1
RF-G	20
RF-12	41
RM-23	38
CD (Manor House)	3 (with 4 units on each lot)

- A block subdivision (just recently registered at the Land Title Office) involving the lands east of 180 Street has created 3 large lots as follows:
 - Lot 115, which has been recently conveyed to the City for parks purposes;
 - Lot 116 for future RF-12, RF-9, RM-23, CD (manor house) lots, and the required open spaces; and
 - Lot 117 for future townhouse units under the RM-15 Zone.
- Separate "no build" Section 219 Restrictive Covenants have been registered on Lots 116 and 117, to ensure that the requisite Development Permits are approved by Council prior to any development. The registered "no build" Covenant on the subject site (Lot 116) will be discharged in conjunction with the registration of the approved subdivision plans for the lands. However, the registered "no build" Covenant on Lot 117 will remain.
- A detailed subdivision of Lot 116 (registered as part of the block subdivision) is intended to create the following (Appendix VIII):

Zone	Number of Lots
RF-9	14
RF-12	50
RM-23	30
CD (Manor House)	5 (with 4 units on each lot)

- More recently, the original developer, Park Lane sold portions of the original subject site (all the newly created lots west of 180 Street) to Vesta Properties. At the request of the new owners, Council, on January 16, 2006 approved Vesta's application to vary a provision under the RF-G and RF-12 Zones that restricts the floor area of a 2nd storey of a house to a maximum of 80% of the floor area of the 1st storey (File No. 7905-0342-00).

- The approved DVP permits the new owners to construct a house where the floor area of the 2nd storey exceeds 80% of the floor area of the 1st storey. The designs of this type of house are incorporated in the revised Building Scheme. The DVP applies to 31 lots (27 RF-12 and 4 RF-G lots, see Appendix IX) located west of 180 Street, representing approximately 51% of the approved RF-G and RF-12 lots that form part of the Phase 1 subdivision.
- Construction of proposed single family dwellings, manor houses and row housing units that were approved under Phase 1 is currently underway.
- The development of the lands under Phase 2 is being pursued under the subject application. While a straightforward subdivision was initially applied for (with associated variances to the Zoning By-law and a Development Permit dealing with the manor homes and row housing units), staff have identified that the proposed subdivision would create split-zoned situations, i.e., all the proposed CD lots under the approved CD By-law No. 15167B will be encroaching into the RM-23 lots, creating non-conforming lots. To address the situation and at the same time accommodate the requested variances without going through the usual Development Variance Permit process, it was deemed that a further rezoning of the entire subject site to a new Comprehensive Development Zone, except for the portion of the site currently zoned RF-9, is more appropriate.

Current Application

- The current application involves the following:
 - amendment of the approved CD By-law No. 15167B;
 - rezoning from RF-12, RM-23 and CD (By-law No. 15167B) Zones to a new CD;
 - rezoning of a small portion of the RF-12 lot to RM-15 to facilitate lot consolidation with the adjacent RM-15 zoned parcel (Lot 117);
 - subdivision based on the new CD Zone to allow the creation of 100 lots; and
 - Development Permit to allow the construction of 30 row housing units and 5 manor homes, each with 4 units.

Amendment of the Original CD By-law No. 15167B

- The original CD Zone (By-law No. 15167B) governs the development of manor houses on 8 separate lots shown in the original Survey Plans, which were attached to the said By-law (Appendix X). The lots, proposed to be located on both sides of 180 Street, are to accommodate manor houses. Phase 1 on the west side of 180 Street has 3 CD-zoned lots with 4 units each. Construction of the approved manor houses on the west side of 180 Street is now completed. The remaining 5 CD-zoned lots on the east side of 180 Street are part of the current application.
- In the course of developing a comprehensive layout for the lands east of 180 Street (Lot 116), the applicant has decided to adjust the lot widths of the proposed lots under the RF-12 Zone from the original scheme of 12 metres (40 ft.) to a minimum of 13.5 metres (44 ft.).
- The adjustments push the north-south road (proposed 181 Street) slightly to the west which in turn has shifted the zoning boundaries of the RM-23 and CD lots. The corresponding lot layout would then create lots with split zones, i.e., portions of CD lots will include portions under the RM-23 Zone and vice versa.

- Staff have advised the applicants to address the above-noted issue through an amendment process. In tandem with the new rezoning, it is appropriate to amend the original manor house CD Zone (By-law No. 15167B) based on the following process:
 - Council rescind Fourth and Third Readings of the by-law;
 - Delete the 5 CD-zoned properties from the rest of the By-law;
 - Delete the associated Survey Plan that reflect the 5 blocks corresponding to the CD-zoned properties;
 - Council give Third Reading to CD By-law No. 15167B, as amended; and
 - Council give Final Adoption to CD By-law No. 15167B, as amended.

- The amendment to CD By-law No. 15167B will be restricted to the CD-zoned (manor) lots west of 180 Street.

Rezoning from RF-12, RM-23 and CD (Bylaw No. 15167B) Zones to a New CD Zone (Appendix XI)

- The proposed rezoning to a new CD Zone involves the larger portion of Lot 116, excluding the portion that is earmarked for the RF-9 lots. The Survey Plan (Appendix 1) indicates that the lands subject to the proposed rezoning are divided into 4 blocks. The proposed CD Zone (involving Blocks A, B and C) will govern the development of the portions of subject site based on the general provisions of the underlying zones i.e. RF-12, RM-23 and CD (By-law No. 15167B), incorporating distinct clauses that will, among other things, permit reduced setbacks for specific lots, allow the floor area of a second storey to exceed 80% of the floor area of the main floor of a single family house and some rowhouses to front a park and not a road as indicated in the following table. These clauses are based on the previously approved variances under Development Variance Permit No. 7902-0358-00 and Development Variance Permit No. 7905-0342-00.

- The explanation of these changes for Blocks A, B and C is provided as follows:

Block	Current Zoning/Underlying Zone	Scope of Changes to Current Zoning (to form part of the proposed CD Zone, except for Block D)
A	RF-12	<ul style="list-style-type: none"> • allow the floor area of the 2nd storey of the principal building to exceed 80% of the floor area of the main floor; • allow reduced front yard setback for the principal building; • allow reduced rear yard setback for the principal building and the garage portion; and • allow consolidation of a portion to an adjacent parcel to the north zoned RM-15.
B	RM-23	<ul style="list-style-type: none"> • for lots backing onto the park (Lot 115), permit the lane to serve as the lot frontage- thus amending the definition of "front lot line" and "frontage"; • allow reduced "rear" yard setbacks for principal buildings backing onto the park; • allow the garage to be located within the "front" yard setback for lots fronting the lane; • allow stairs with more than 3 risers to be located within the setback areas; and • new subdivision to follow the new zoning line;
C	CD (By-law 15167B)	<ul style="list-style-type: none"> • allow stairs with more than 3 risers to be located within the setback areas; and • new subdivision to follow the new zoning lines.

The scope of proposed changes to each of the corresponding blocks is described in more detail in the following sections.

Block A (Lands Currently Zoned RF-12):

- *Allow the floor area of the 2nd storey of the principal building to exceed 80% of the floor area of the main floor*
 - Section D. Density of the RF-12 Zone stipulates as follows:
 - "ii. The maximum permitted floor area of a second storey for a principal building shall not exceed 80% of the floor area of the first storey including attached garage, but not including any portion of the structure located within 7.5 metres [25 ft.] of the front lot line. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof."
- The proposed relaxation of the 80% rule will affect a maximum of 25 lots (fronting internal roads as opposed to facing 70 Avenue, which is the neighbourhood's main road) in keeping with the design theme that is being established in this emerging neighbourhood. The rest of the proposed small lots (25 lots) will be built following the standard provision of the RF-12 Zone, i.e., the floor area of the 2nd storey will not exceed 80% of the floor area of the first storey.
- The proposed house design calls for a simple floor over floor construction technique (box style), consistent with the early American tradition of house construction, emulating the English style. However, where the early 1800 variety was quite plain and lacked the elegance of the English architecture, the proposed house design will have elaborate details such as wood shutters and crown trims around windows and gable ends (Appendix XII). Apart from the standard detailing, warm colours (primary colours such as red, yellow and blue) will be used, with these features to be incorporated in the Building Scheme. No basement-entry homes are being proposed. A summary of the proposed building design guidelines is shown on Appendix XIII.
- The box-like style does add variety to the widespread use of Heritage and Traditional designs that conform to the 80% rule. If introduced on a limited number of lots that are interspersed with lots accommodating homes following the standard Heritage and Traditional designs, the box-like style will create an interesting streetscape, provided further that significant detailing such as shutters, decorative woodworks and similar features are incorporated in the design.
- As confirmed by the applicants, a minimum of 6 different varieties of the box style designs will be available to future lot buyers to ensure house design variety.
- A similar variance was approved on January 16, 2006, involving 31 lots under Phase 1 (west of 180 Street).
- *Allow reduced building setbacks on all lots as follows:*
 - *The minimum front yard setback for the principal building, excluding the garage is reduced from 6.0 metres (20 ft.) to 2 metres (6.5 ft.);*

- *The minimum rear yard setback for the principal building is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and*
- *The minimum rear yard setback for the garage portion of the building is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).*
- As indicated earlier, Council approved the original Development Variance Permit No. 7903-0358-00 allowing reduced setbacks as described above, including allowing zero lot lines for the garage and permitting front access 2-car garages on lots that are less than 13.4 metres (44 ft.) wide.
- The intent of the DVP is to bring the buildings closer to the street in order to create a pedestrian-friendly streetscape.
- The applicants have since revised the subdivision layout, with the proposed lots being a minimum of 13.4 metres (44 ft.) in width, facilitating front access 2-car garages and deleting the zero lot line situation.
- The originally approved DVP for these lots will no longer apply. Instead, the previously approved variances are now incorporated in the proposed CD Zone.
- All other provisions of the RF-12 Zone are retained in the proposed CD Zone.

Block B (Lands Currently Zoned RM-23)

- *Amend the definition of "front lot line " and "frontage" to allow the lane to serve as the lot frontage for lots facing the park.*
 - In the Definitions section of the Zoning By-law, "front lot line" is defined as the line common to a lot and an abutting highway, excluding a lane. "Frontage" is defined as the common boundary shared by a front lot line and a highway, excluding a lane.
 - The proposed subdivision layout (Appendix VIII) shows a triangular block bounded by 180 Street to the west, Lot 115 to the north-west, 70 Avenue to the north and a 7.5-metre (25-ft.) wide lane to the south-east. The configuration of this particular block creates a situation where proposed Lots 86-93 have no road frontage, other than a 8-metre (26-ft.) wide lane.
 - The units on these lots will be oriented to face Lot 115, a City park recently acquired by the City from the applicant as part of Phase 1 subdivision. The proposed homes adjacent the park, Lot 115, will be designed with porches and verandahs fronting the park, providing "eyes on the park", enhancing visual surveillance. The scheme conforms with the City's vision of creating pedestrian-friendly and safe neighbourhoods.
- *Allow reduced rear yard setbacks for principal buildings facing the park.*
 - The RM-23 Zone stipulates that principal buildings be sited a minimum of 12.5 metres (41. ft.) from the rear lot line.

- By amending the definitions of "front lot line" and "frontage", proposed Lots 86 - 93 will have front yards facing the lane, with the rear yards facing the park.
- As proposed, future homes on these lots will be built with large porches and verandahs, with a minimum distance of 3.0 metres (10 ft.) between the building face and the property line and 2.0 metres (6.5 ft.) between the covered verandah and the property line, thus contravening the 12.5-metre (41-ft.) rear yard setback requirements of the RM-23 Zone.
- The proposed porches and covered verandahs provide an architectural feature that adds interest to the streetscape, and therefore, is considered acceptable. As well, these features will provide "eyes on the park" enhancing visual surveillance. This condition is limited to proposed Lots 86-93, as indicated in the proposed CD Zone.
- *Allow the garage to be located within the front yard setback of the principal building.*
 - The RM-23 Zone prohibits the location of accessory buildings and structures within the front yard setback of the principal building, primarily to create a friendly streetscape. By allowing the lane to serve as the frontage for proposed Lots 86-93, the area between the lane and the proposed dwelling unit technically becomes the front yard. In the absence of any road access, the proposed garage (considered an accessory structure) will be located within the newly-defined front yard, thus contravening the front yard setback requirement.
 - The purpose of the lane is to provide vehicular access, and therefore, it is appropriate for the garages to be located off the lane, despite it being defined as the front yard.
 - The view from the park will be attractive and unique.
- *Allow stairs with more than 3 risers to be located within the setback areas.*
 - Sub-section E.17(b) of Part 4 General Provisions of the Zoning By-law indicates that stairs may encroach into the building setback area, provided they consist of three (3) risers or less.
 - In combination with the proposed verandah, stairs are a common feature in the proposed row housing units. As indicated in the site plan, approximately 11 dwelling units have stairs with more than 3 risers located within the setback area, contravening the provision of the Zoning By-law.
 - However, the stairs are an added architectural feature and therefore, staff support the inclusion of a separate provision in the proposed CD Zone allowing this condition.

Block C (Lands Currently Zoned CD By-law No. 15167B)

- *Allow stairs with more than 3 risers to be located within the setback areas.*
 - Same rationale as above.

Block D (A Portion of Land Currently Zoned RF-12)

- *Allow the consolidation of this portion, formerly earmarked as a public road, with Lot 117, currently zoned RM-15.*
 - In conjunction with the current subdivision application, the developer is proposing to consolidate the lands (zoned RF-12 and formerly planned to be part of proposed 181 Street) under Block D with Lot 117. Lot 117, located south of Fraser Highway and west of 182 Street, is zoned RM-15 and was created under the block subdivision for a future townhouse development, details of which will be established in a separate Development Permit application for Council's future consideration. The site is governed by a general Development Permit, based on a conceptual site layout showing future site access and building envelopes.
 - To avoid a split-zoned situation, a rezoning of this portion from RF-12 to RM-15 is being proposed in conjunction with the proposed land consolidation. The consolidated site is identified as proposed Lot 11 in the subdivision layout (Appendix VIII).
 - The applicants have advised that the proposed consolidation is being pursued to convert the originally proposed portion of 181 Street into a driveway (emergency access) for the use of the future townhouse complex.
 - The Engineering Department considers the originally proposed road redundant (it will only serve the future townhouse site and will be dead-ended at its northerly boundary) and therefore, the Department has no concern regarding the proposed conversion of the originally proposed road into a private driveway.

Proposed Subdivision of Lot 116

- The proposed subdivision of the 6.17-ha. (15-acre) site (Lot 116) will create approximately 100 lots as indicated in the attached subdivision layouts (Appendices VIIIa, VIIIb, VIIIc and VIIId), which provide more detailed information such as lot area and lot widths.
- As indicated in the applicable appendices and in the following tables, the proposed subdivision meets the lot dimension requirements of the corresponding zones.

Block A

	RF-9 Zone (Type I Lots) Proposed No. of Lots: 14		Proposed Lots on Block A (Type I Lots) Proposed No. of Lots: 2		Proposed Lots on Block A (Type II Lots) Proposed No. of Lots: 48	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot Dimensions						
Lot Area						
<i>Interior Lot</i>	250m ² (2,690 ft. ²)	251m ² (2,700 ft. ²)	320m ² (3,445 ft. ²)	There is no Type I interior lot	320m ² (3,445 ft. ²)	Min. of 320m ² (3,445 ft. ²)
<i>Corner Lot</i>	275m ² (2,960 ft. ²)	275m ² (2,960 ft. ²)	375 m ² (4,037 ft. ²)	375 m ² (4,037 ft. ²)	375 m ² (4,037 ft. ²)	375 m ² (4,037 ft. ²)
Lot Width						
<i>Interior Lot</i>	9 m (30 ft.)	9.1 m (30 ft.)	12 m (40 ft.)	There is no Type I interior lot	13.4 m (44 ft.)	13.4 m (44 ft.)
<i>Corner Lot</i>	10.5 m (35 ft.)	10.5 m. (35 ft.)	14 m (46 ft.)	14.6 m (48 ft.)	15.4 m (51 ft.)	15.4 m (51 ft.)
Lot Depth						
<i>Interior Lot</i>	28 m (90 ft.)	27 m* (88 ft.)	26 m (85 ft.)	There is no Type I interior lot	22 m. (72 ft.)	Min. of 22 m (72 ft.)
<i>Corner Lot</i>	28 m (90 ft.)	27 m* (88 ft.)	26 m (85 ft.)	26 m (85 ft.)	22 m. (72 ft.)	Min. of 22 m (72 ft.)

* Reduced depth based on approved DVP No. 7902-0358-00

Block B

	Proposed Lots on Block B (Rowhouse Lots) Proposed No. of Lots: 30	
	Required	Proposed
Minimum Lot Dimensions		
Lot Area		
<i>Interior Lot</i>	165m ² (1,776 ft. ²)	Min. of 165m ² (1,776 ft. ²)
<i>End Lot</i>	200m ² (2,105 ft. ²)	Min. of 220m ² (2,368 ft. ²)
<i>Corner Lot</i>	226m ² (2,430 ft. ²)	There is no corner lot
Lot Width		
<i>Interior Lot</i>	6 m. (20 ft.)	Min. of 6 m. (20 ft.)
<i>End Lot</i>	7.2 m (24 ft.)	Min. of 7.7 m (24 ft.)
<i>Corner Lot</i>	8.7 m (29 ft.)	There is no corner lot
Lot Depth		
<i>Interior Lot</i>	28 m (90 ft.)	Min. of 28 m (90 ft.)
<i>End Lot</i>	28 m (90 ft.)	Min. of 20 m (90 ft.)*
<i>Corner Lot</i>	28 m (90 ft.)	There is no corner lot

Block C

Proposed Lots on Block C (Manor House Lots) Proposed No. of Lots: 5		
Minimum Lot Dimensions	Required	Proposed
Lot Area	555m ² (5,974 ft. ²)	Min. of 555m ² (5,974 ft. ²)
Lot Width	17.5 m (57 ft.)	Min. of 17.5 m (57 ft.)
Lot Depth	31 m (102 ft.)	Min. of 31 m (102 ft.)

- The proposed subdivision will facilitate the dedication of an approximately 1.4-ha. (3.45-acre) creek area to the City. The proposed dedication is approximately 24% of the total land area, exceeding the 5% open space requirements (5% of the total area of 15 acres is equivalent to 0.75 acre) and will ensure preservation of the existing forested watercourse.
- The proposal will also facilitate the construction of 70 Avenue, ultimately linking 176 Street to the west and 182 Street to the east.
- In accordance with the requirements of the RF-9 Zone and the RM-23 Zone, the proposed subdivision layout indicates lanes, allowing driveway access for each unit.

DESIGN PROPOSAL AND REVIEW

Development Permit for Blocks B and C

Proposed Row Housing Units

- A total of 30 new fee simple lots (proposed Lots 67-70; 72-79; 81-93; and 95-99), Block B in the proposed CD Zone, permit the construction of row housing units. As fee simple lots, future owners will have full ownership of both the lot and the dwelling unit.

- The proposed row housing component will have the following features that are consistent with the provisions of the proposed CD Zone:

	CD Zone Requirements	Proposal
Floor Area/Unit	169m ² (1,819 ft. ²)	Maximum of 126 m ² (1,356 ft. ²)
No. of attached dwellings/row	6 units/row	5 units/row
Driveway Access	From the lane	From the lane
Building Height	9.5m (31 ft.)	8.5m (28 ft.)
Parking	One-car garage with a parking pad/unit	One-car garage with a parking pad/unit
Treatment of Parking Spaces	Paired garages	Paired garages with building materials to be consistent with the materials used on the principal building

- As proposed, each row of units will be built as a 2-storey, three-bedroom unit (with unfinished in-ground basements) under a common roof and with separate entrances to each unit. The main floor will accommodate the living spaces (dining, kitchen, family room). All the bedrooms will be located at the 2nd level.
- Each unit will have a detached single-car garage and a parking pad for resident parking. Garages are paired and where possible, parking pads are also in pairs, providing better visibility to the lane.
- Access from the garage to the dwelling unit will be provided by a paved walkway across the lawn. A 5-ft. (1.5-metre) high fence will be installed along the common property lines at the rear to ensure privacy. Cedar hedges (1.2-m/4-ft. tall) will be installed along end units to separate the row housing units from the manor houses.
- The proposed row housing units will be built based on the Colonial theme, with wood details such as window shutters. Dormers and porches will be integral to the design, which will assist in breaking up the building mass.

Proposed Manor Homes

- Five separate manor homes (four-plex structures) are proposed on Lots 66, 71, 80, 94 and 100 (Block C in the proposed CD Zone). Except for the proposed manor house on proposed Lot 71, which will be located between the proposed row-housing units in the middle of the block (north of 70 Avenue), each of the proposed manor houses will be sited at the end of the blocks. The mix in building forms is considered appropriate in this neighbourhood.

- The proposed manor houses will have the following features as indicated below:

	CD Zone Requirements	Proposal
Floor Area/Lot	169m ² (1,819 ft. ²)	Average of 109 m ² (1,173 ft.)
No. of dwellings/lot	4 units	4 units
Driveway Access	From the lane	From the lane
Parking	4 parking spaces/lot with a parking pad	4 parking spaces/lot with a parking pad
Building Height	9 metres (30 ft.)	8.5m (28 ft.)

- Separate access to each unit is indicated where street fronting units will be accessed from the porch. Each back unit, on the other hand, will have access via a side entrance. Future owners of street fronting units will have access to the garage at the back via a paved walkway that will be installed along the side yards.
- Units backing onto the lane will each have a small, grassed lawn area separating the units from the garages. Separate pathways between the back units and the garage across the lawn area will provide access to the garage. A privacy fence will be installed between the patio areas of back units.
- The proposed landscaping for both the row housing and manor home lots consists of a combination of low, flowering shrubs and two-metre (6.5-ft.) tall trees (Japanese Maple, Dogwood, Magnolia and Spruce), which will be planted within the front and back yard areas.
- The proposed row housing units and manor houses will be built using duroid roofing and vinyl siding. The applicants are proposing neutral (white, grey and black) colours for both row-housing units and manor houses. Staff have advised the applicants to consider a warmer colour palette. Resolution of this issue is a subject condition of the approval of the Development Permit.

Proposed Modification to Development Variance Permit No. 7902-0358-00

- As indicated earlier, Council has previously approved Development Variance Permit No. 7902-0358-00, allowing a number of variances for the RF-G, RF-12, RF-9 and RM-23 lots.
- The approved DVP applies on the newly created lots west of 180 Street as well as on the proposed lots east of 180 Street.
- Under the current application, the variances that have been approved under DVP No. 7902-0358-00 for lots that are proposed east of 180 Street are being incorporated in the proposed CD, primarily to simplify the approval process at Building Permit stage.
- Council is requested to direct staff to remove the properties listed in Appendix IV from DVP No. 7902-0358-00.

- The proposed RF-9 lots are not part of the new rezoning, therefore, the approved variances (allowing reduced lot depths from 28 metres (91 ft.) to 25 metres (82 ft.) and tandem parking that are applicable to proposed RF-9 lots will remain.
- The approved variances on existing lots west of 180 Street will also remain.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets, and Survey Plans
Appendix II.	Contour Map
Appendix III.	Site Plan, Floor Plans, Elevations and Landscaping
Appendix IV.	Properties to be Deleted from DVP No. 7902-0358-00
Appendix V.	Engineering Comments Summary
Appendix VI.	Overall Provincetown Layout
Appendix VII.	Phase I Subdivision
Appendix VIII.	Proposed Subdivision Layouts
Appendix IX.	Lots with Approved DVP Varying the 80% Rule
Appendix X.	Original Survey Plans Attached to CD (By-law No. 15167B)
Appendix XI.	Proposed CD By-law
Appendix XII.	Proposed House Elevations
Appendix XIII.	Building Design Guidelines Summary
Appendix XIV.	Properties to be Deleted from CD By-law No. 15167B

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 6, 2006.
- Arborist Report prepared by Michael Mills Consulting and dated February 22, 2006.
- Proposed Residential Design Guidelines prepared by Tynan Consulting Ltd. and dated February 22, 2006. (One copy is filed with the City Clerk's Office.)
- Soil Contamination Review Questionnaire prepared by Ted Dawson dated June 10, 2005.

How Yin Leung
Acting General Manager
Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Mr. Dan Weins, Park Lane Ventures Ltd.
 Address: 2000 - 1055 Dunsmuir Street
 Vancouver, B.C.
 V7X 1L5
 Tel: 604-648-1833

2. Properties involved in the Application
 - (a) Civic Address: Portion of 7000 - 180 Street

 - (b) Civic Address: Portion of 7000 - 180 Street
 Owner: Park Lane Ventures (Provincetown) Ltd.
 PID: 026-526-590
 Lot 116 Section 17 Township 8 New Westminster District Plan BCP21451

3. Summary of Actions for City Clerk's Office
 - (a) Rescind Fourth and Third Readings of CD By-law No. 15167B and remove references to the lands east of 180 Street.

 - (b) Give Third and Fourth Readings on CD By-law No. 15167B, as amended.

 - (c) Rezone Blocks A, B and C to CD.

 - (d) Rezone Block D to RM-15.

 - (e) Remove lands east of 180 Street from Development Variance permit No. 7902-0358-00.

**SUBDIVISION DATA SHEET
Phase 2**

Required Project Data	Block A (Based on RF-12 Zone)		Block B (Based on RM-23 Zone) (Row Housing)		Block C (Based on CD By-law No. 15167B) (Manor House)		RF-9	
	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed
GROSS SITE AREA	-	-	-	-	-	-	-	-
Hectares: 6.17 ha		2.58		2.33		.3		.53
Acres: 15.28 ha		6.38		5.8		.75		1.31
Road Dedication: 1.56 ha for lot 116								
NET DEVELOPABLE AREA (excluding 1.49 ha park)	-	-	-	-	-	-	-	-
Hectares:		2.58		.84		.3		.53
Acres:		6.38		2.08		.75		1.31
NUMBER OF LOTS	-	51	-	30	-	5 (20 units)	-	14
SIZE OF LOTS								
Range of Lot Widths (m)	12 – 15.4	13.4-16.5	6 – 8.7	6.0-22.5	17.5	17.5-18.9	9-13.8	9.1-10.65
Range of Lot Area (sq.m.)	320-375	320-509	165-226	169-361	555	555-669	220-285	251-326
DENSITY								
Lots/Hectare (net)								
Lots/acre (net of park)	10	8	23 upa	14.4 upa	29 upa	27 upa	14.5	10.7
APPROX. SITE COVERAGE (% of gross area)	50%	50%	60% for internal lots; 50% for end lots	60% for internal lots; 50% for end lots	55%	55%	52%	52%
PARKLAND (24.15 % of total site area)								
Tree Survey		Yes		Yes		Yes		Yes
Model Building Scheme		Yes		N/A		N/A		Yes

MULTIPLE BUILDINGS DATA SHEET

Proposed: CD/RM-15

Required Development Data	Block B (Based on RM-23, Row Housing)		Block C (Based on CD, By-law No. 15167B (Manor House)	
	Allowed	Proposed	Allowed	Proposed
Minimum Lot Size	165 sq.m.& 226 sq. m.	165 sq.m - 361 sq. m.	555 sq. m.	555 sq. m. – 669 sq. m.
LOT COVERAGE (% of net lot area)	60% for internal lots; 50 for end lots	60% for internal lots; 50 for end lots	55%	55%
SETBACKS (in metres)				
Front to Veranda	2.0	2.0	2.0	2.0
Front	3.5	3.5	3.0	3.0
Rear	12.5	3.7	7.5	7.5
Side	1.2	N/A	1.2	1.2
Side Flanking Street to Veranda	1.2	N/A	N/A	N/A
Side Flanking Street to Building	2.7	N/A	2.0	2.0
Accessory Rear Yard	0.5	0.5	0.5	0.5
BUILDING HEIGHT (in metres)				
Dwelling Unit	9.5m	8.5	9m	8.5
Garage (Accessory Bldg.)	3 - 5m	4m	4m	4m
NUMBER OF RESIDENTIAL UNITS	30	30	20	20
Average Size of Dwelling Unit	169m ²	126m ²	109 sq. m.	100m ² inc. garage
DENSITY				
FAR (net)	N/A	N/A	0.80	.72
PARKING				
Residents	2/lot	2/lot	4/lot	4/lot (1/unit)
Visitors	-	-	1/lot	1/lot

CONTOUR MAP FOR SUBJECT SITE

