

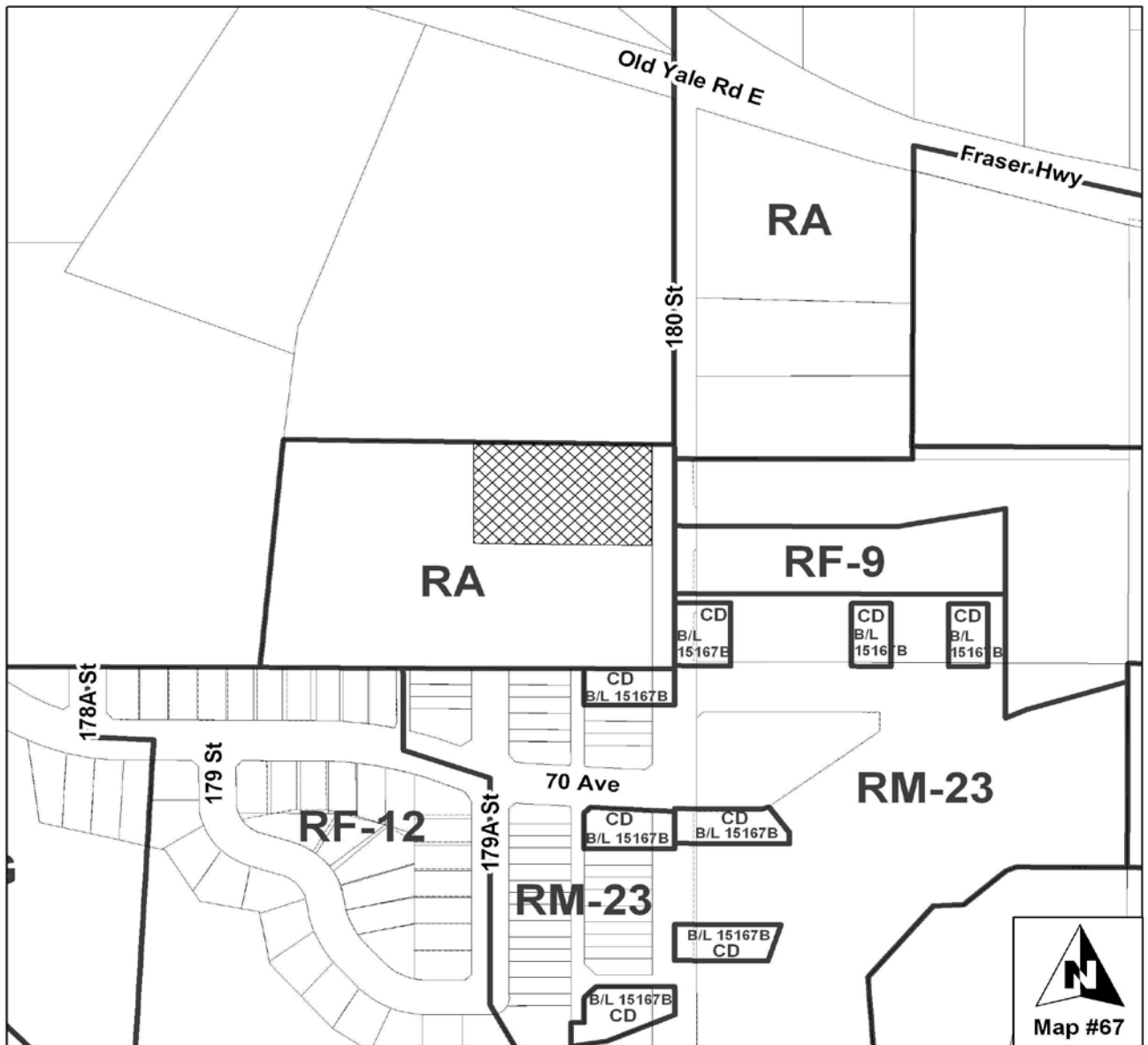
Proposal: NCP Amendment to Small Lots. Rezone from RA to RF-12 and RF-9 in order to create approximately 8 small single family lots.

Recommendation: Approval to Proceed

Location: 7055 - 180 Street **Zoning:** RA

OCP Designation: Urban

NCP Designation: Single Family Residential **Owner:** Cameron & Christina Gair et al



PROJECT TIMELINE

Completed Application Submission Date: August 17, 2005
Application Revision & Re-submission Date: November 30, 2005
Planning Report Date: April 24, 2006

PROPOSAL

The applicant is proposing:

- an NCP amendment from Single Family Residential to Small Lots; and
- a rezoning from RA to RF-12 and RF-9

in order to allow subdivision into approximately 8 small single family lots.

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) and "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) (Block B on attached Survey Plan) 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; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.
3. Council pass a resolution to amend North Cloverdale West Neighbourhood Concept Plan 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 IV).

Parks: Support. Applicant should provide park amenity contributions on a per unit basis in keeping with the Stage II NCP adopted by Council (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 3 students
 Secondary students = 2 students
 Total new students = 5 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 = 13 students
 Secondary students = 78 students
 Total new students = 91 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 current secondary school average class size (27:1).

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling on acreage parcel.
- **East:** Across 180 Street, lands currently under Application No. 7905-0178-00 to rezone from RF-12, RM-23 and CD to CD and RM-15 to create 100 lots and 5 manor houses, designated Small Lots and Open Space in the North Cloverdale West NCP.
- **South:** Single family dwellings on acreage parcels, lands currently under Application No. 7905-0176-00 to rezone from RA to RM-23, RF-12 and RF-9 to create 18 small single family lots and 20 rowhouses, designated Single Family Residential in the North Cloverdale West NCP.
- **West:** Single family dwellings on large 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 CD and RF-12 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.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Does not comply. The site 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).
- A number of NCP amendments have either taken place or are in-stream in the immediate area surrounding the subject site (Appendix X).
- 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 the project called Provinceton (203 lots and 146 multiple dwelling units). As part of this application, several NCP amendments were requested and approved on November 1, 2004. As part of this project, the single family 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)

- The adjacent property immediately to the west and south of the subject site (3.7 hectares/ 1.5 acres) is currently under Application No. 7905-0176-00 to create 18 small single family lots and 20 row house units. This project is a continuation of the Provinceton project (7902-0358-00) and also proposes an NCP Amendment from single family lots to small lots and row houses
- Another 2.6 hectares (7.1 acres) of land directly 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. The single family designation on the southern portion of the site is proposed to be amended from Single Family Residential to Small Lots. This amendment allows for a better transition from the Provinceton project to the south and east. The application received Third Reading on October 17, 2005.
- With the Provinceton development pattern approved to the south, and Project 7904-0364-00 at Third Reading to the north, small single family lots (rather than standard lots) will provide a more suitable transition from the proposed row housing 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, south of Old Yale Road in the North Cloverdale West NCP area. The site is zoned General Agriculture Zone (A-1) and the total area of the subject site is 0.40 hectare (1 acre).
- The applicant proposes to rezone the northern 0.276-hectare (0.68-acre) portion of the site (Block A on the Survey Plan) from A-1 to Single Family Residential (12) Zone (RF-12) and the southern 0.129-hectare (0.31-acre) portion to Single Family Residential (9) Zone (RF-9) (Block B on the Survey Plan) (Appendix I).
- The applicant is proposing 5 RF-12, and 3 RF-9 lots. 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 a combination of Type I and Type II lots.
- These proposed lots (Lots 1, 2, 3, 5 & 6) all meet the requirements for Type II interior lots in the RF-12 Zone as follows:

RF-12 Zone (Type II interior)		
	<i>Minimum Requirements</i>	<i>Proposed Lots</i>
Lot Width	13.4 m. (44 ft.)	13.4-16 m. (44-52.4 ft.)
Lot Depth	22 m (72 ft.)	36 m. (118 ft.)
Lot Area	320 m ² (3,445 ft ²)	476- 486 m ² (5,123-5,232 ft ²)

- Proposed Lots 4 & 7 both meet the requirements for Type I lots in the RF-9 Zone, which are as follows:

RF-9 Zone (Type I interior)		
	<i>Minimum Requirements</i>	<i>Proposed Lots</i>
Lot Width	9 m. (30 ft.)	9-9.7 m. (29.5-32 ft.)
Lot Depth	28 m (90 ft.)	32-36 m. (105-118 ft.)
Lot Area	250 m ² (2,690 ft ²)	311-329 m ² (3,348-3,542 ft ²)

- Proposed Lot 8 meets the requirements for Type II lots in the RF-9 Zone, which are as follows:

RF-9 Zone (Type II interior)		
	<i>Minimum Requirements</i>	<i>Proposed Lot</i>
Lot Width	7.9 m. (30 ft.)	8.1 m. (26.5 ft.)
Lot Depth	28 m (90 ft.)	32 m. (105 ft.)
Lot Area	250 m ² (2,690 ft ²)	272 m ² (2,928 ft ²)

- 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 (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.
- 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 two (2) mature trees entirely on the subject site, two (2) trees straddling the property line with the site to the north, and one (1) tree straddling the east property line and 180 Street frontage.
- The report proposes the removal of the two (2) trees on the subject site as one (1) is assessed as hazardous and the other is within the proposed building envelope. The one (1) tree on the east property line is proposed to be removed as it is in the proposed road right-of-way. One (1) tree along the shared north property line is proposed to be removed as it is assessed as hazardous. The other tree along the shared north property line (north side of proposed Lot 1) is proposed to be retained.
- Eighteen (18) replacement trees are proposed, resulting in an average of 2.2 trees per lot.

PRE-NOTIFICATION

Pre-notification letters were sent on November 10, 2005 and staff received no comments.

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.	Proposed Subdivision Layout
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

- Detailed Engineering Comments dated February 7, 2006.
- Building Scheme dated January 5, 2006.
- Arborist Report dated February 6, 2006.
- Tree Preservation and Replacement Plan dated February 6, 2006.
- Soil Contamination Review Questionnaire prepared by Cameron Gair dated August 12, 2005.

How Yin Leung
Acting General Manager
Planning and Development

PH/kms

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Information for City Clerk

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

1. (a) Agent: Name: Cam Gair, Solo Project Management Ltd.
 Address: 6323 - 197 Street
 Langley, B.C. V2Y 1K8
 Tel: 604-530-4141

2. Property involved in the Application
 - (a) Civic Address: 7055 - 180 Street

 - (b) Civic Address: 7055 - 180 Street
 Owners: Cameron and Christina Gair and Long Godfrey Realty Ltd.
 PID: 007-900-201
 Lot 1 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 and RF-9

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.0	
Hectares	.40	
NUMBER OF LOTS		
Existing	1	
Proposed	8 (5 RF & 3 RF-9)	
SIZE OF LOTS		
Range of lot widths (metres)	8.1 m - 13.4 m	
Range of lot areas (square metres)	250 m ² - 486 m ²	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	19.75/uph	8/upa
Lots/Hectare & Lots/Acre (Net)		
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	52%	
Estimated Road, Lane & Driveway Coverage	10%	
Total Site Coverage	62%	
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

