

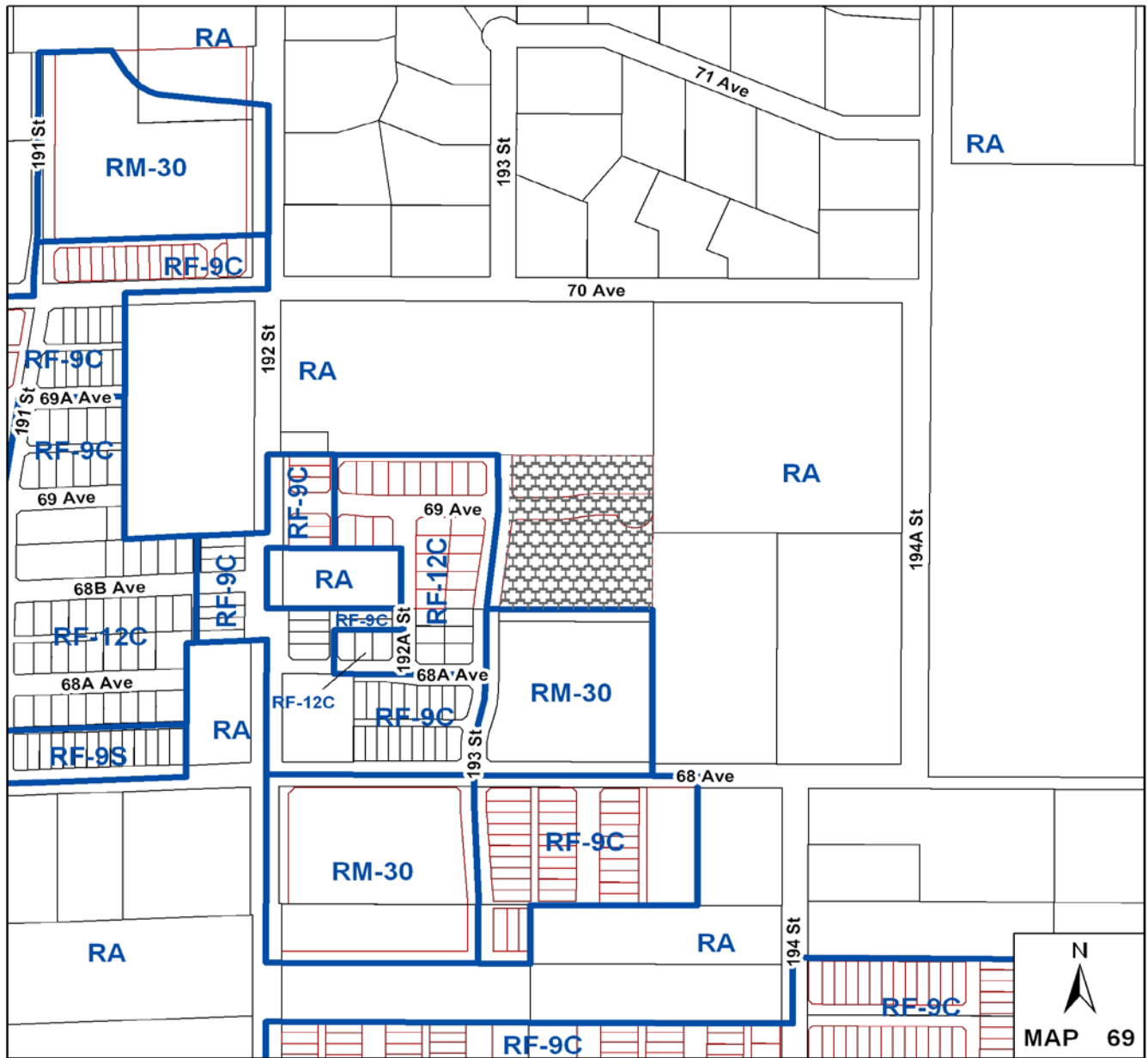
Proposal: Rezone from RA to RM-30. Development Permit to construct 61 townhouse units. Development Variance Permit to relax setbacks.

Recommendation: Approval to Proceed

Location: 19330 - 69 Avenue **Zoning:** RA

OCP Designation: Urban

NCP Designation: Med-High Density **Owner:** 686535 B.C. Ltd.
 (15-25 upa)



PROJECT TIMELINE

Completed Application Submission Date: September 9, 2005
Planning Report Date: December 12, 2005

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the minimum front yard (west) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 4.8 metres (16 ft.) to the building face;
 - to reduce the minimum rear yard (east) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the deck and to 4.8 metres (16 ft.) to the building face;
 - to reduce the minimum side yard (south) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 3.0 metres (10 ft.) to the building face; and
 - to reduce the minimum flanking north and south side yards (along 69 Avenue) building setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 4.8 metres (16 ft.) to the building face

in order to permit the development of approximately 61 townhouse 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 "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7905-0282-00 in accordance with the attached drawings (Appendix III).

4. Council approve Development Variance Permit No. 7905-0282-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (west) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 4.8 metres (16 ft.) to the building face;
 - (b) to reduce the minimum rear yard (east) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the deck and to 4.8 metres (16 ft.) to the building face;
 - (c) to reduce the minimum side yard (south) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 3.0 metres (10 ft.) to the building face; and
 - (d) to reduce the minimum flanking north and south side yard (along 69 Avenue) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 4.8 metres (16 ft.) to the building face.

5. 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant to specifically identify the tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (e) the applicant adequately address the impact of no indoor amenity space; and
 - (f) registration of a statutory right-of-way to permit public access to the outdoor amenity area located on the south eastern side of the 69 Avenue cul-de-sac.

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:

Support. The applicant should provide park amenity contributions in accordance with the approved NCP (Appendix V).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 14 students
 Secondary students = 7 students
 Total new students = 21 students

School Catchment Area/Current Enrollment/School Capacity:

East Clayton Elementary School = 220 enrolled/240 capacity
 Clayton Heights Secondary School = 1,142 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 = 330 students

Approved Capacity Projects and Future Space Considerations

Two new school sites have been purchased in the East Clayton area to address residential build-out pursuant to the NCP. A new school is planned for possible opening by 2007 - 2008 to relieve projected overcrowding at Clayton and East Clayton. There is a new secondary school site 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 an impact on these projections.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Vacant parcel recently created under Application No. 7903-0166-00
- **East:** Vacant parcel, zoned RA, designated for a School and Park site, owned by the City, and Storm Water Pond A, in the East Clayton NCP.
- **South:** Vacant parcel approved for 74 townhouse units under Application No. 7904-0302-00, zoned RM-30, designated Medium-High Density (15-25 u.p.a.) in the East Clayton NCP.

- **West:** Recently approved small lot subdivision with coach houses and future 193 Street, created under Application No. 7903-0166-00, zoned RF-9C and RF-12C, designated Low and Medium Density (6-10 u.p.a. and 10-15 u.p.a.) in the East Clayton NCP.
- **North:** Acreage parcels, zoned RA, designated Low (6 - 10 upa), Medium (10 - 15 upa) and Medium-High Density (15-25 upa) in the East Clayton NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The 1.56-hectare (3.9-acre) subject site is located to the east of 192 Street between 68 Avenue and 70 Avenue. It is designated Urban in the Official Community Plan (OCP) and Medium-High Density (15-25 u.p.a.) in the East Clayton Neighbourhood Concept Plan (NCP).
- The subject parcel was recently created as a remainder lot under Application No. 7903-0166-00. Under this application the applicant was required to dedicate and construct 193 Street, which provides road frontage to the site. As well, 69 Avenue, which extends from 193 Street, was required to be dedicated and constructed to facilitate direct access to the future school/park site to the east of the subject site.
- The applicant proposes to rezone the site from One-Acre Residential Zone (RA) to Multiple Residential (30) Zone (RM-30) to permit the development of approximately 61 townhouse units. The rezoning is consistent with the Medium-High Density (15-25 u.p.a.) designation specified in the East Clayton NCP.
- The development proposes a floor area ratio (FAR) of 0.86 and a density of 20.35 units per acre (u.p.a.), which conforms to the maximum FAR of 0.90 and 30 u.p.a. permitted under the RM-30 Zone.
- The RM-30 Zone requires the provision of indoor amenity space (3.0 square metres (32 sq. ft.) per dwelling unit). However, in lieu of building the required indoor amenity space, the applicant is proposing to provide cash-in-lieu in conformance with Council policy.
- An outdoor amenity space of 3.0 square metres (32 sq. ft.) per dwelling unit needs to be provided under the RM-30 Zone (i.e. a minimum of 183 square metres (1,970 sq. ft.) for the 61 units proposed). The applicant is proposing 256 square metres (2,750 sq. ft.) of outdoor amenity space, which exceeds the requirements of the zone.

- The applicant proposes to provide a pedestrian link from 69 Avenue to the future school/park site to the east through a walkway connection on the eastern side of the multi-family site. The applicant will be required to register a statutory right-of-way for public rights of passage over the proposed pedestrian walkway and maintenance responsibilities.
- A Development Variance Permit is required to relax setbacks, which is detailed in the By-law Variance section of this report.
- The Arborist report indicates that there are no mature trees on this site. It is a relatively flat, open pastureland.

PRE-NOTIFICATION

Pre-notification letters were sent on November 16, 2005, and staff received no comments.

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse project consists of 61, two-storey units in 10 buildings. Six units types are proposed that range in size from 121 square metres (1,307 sq. ft.) to 192 square metres (2,065 sq. ft.). One unit (Type A) contains 2 bedrooms and the remaining 60 units contain 3 bedrooms.
- The site is situated to the east of 193 Street and is separated into two sections by 69 Avenue. To employ sustainable drainage principles on at least one side of the street, driveways have been located so as not to interrupt water flow. As a result, driveway access to the northern portion of the site is from 193 Street and the southern portion of the site is from 69 Avenue.
- A 6-metre (20 ft.) wide circular drive-aisle will provide internal access to each of the townhouse units on the southern portion of the site. A 6-metre (20 ft.) wide internal road will provide access to the units on the northern portion of the townhouse site.
- The units on the northern portion of the site will face directly onto 69 Avenue.
- For the southern portion of the site, one block of units will also face onto 69 Avenue. The units on the west will face onto 193 Street, the units to the east will face onto the future Park and School site, and the units on the south will face onto a future walkway. Nine units located on the central portion of the site will face south onto the internal drive-aisle.
- Units along 193 Street and 69 Avenue will have reduced setbacks with clearly identified front entry features in order to encourage a strong pedestrian orientation and recognize the single family neighbourhood character of East Clayton (see By-law Variance section of this report).
- The units facing south onto the walkway and facing east onto the future school and Park site will also have reduced setbacks. These setbacks increase surveillance of the public areas by increasing the number of "eyes on the street" (see By-law Variance section of this report)

- A total of 122 residential parking stalls and 26 visitor parking spaces will be provided throughout the site, which exceeds the minimum requirements of the Zoning By-law.
- The proposed building materials include fiberglass asphalt shingles, in a convoy pewter grey colour for roofing. The exterior wall treatments will be a combination of vertical board & batten siding in a tundra moss colour, horizontal vinyl siding in a combination of autumn leaf and canyon ridge colour, and vinyl shakes in a sunset cedar colour. The front doors will be painted in a contrasting redwood colour and the trim, fascia and posts will be in a convoy white colour.
- The outdoor amenity space is located at the centre of site. It is approximately 255 square metres (2,750 sq. ft.) in size, exceeding the By-law requirement. The area includes a paving stone seating area with benches and is landscaped with Birch trees and flowering shrubs.
- Landscaping on the front and rear sides of the units consists of a combination of trees such as Katsura, Japanese Maples, White Dogwoods, and Western Red Cedars. The trees are planted with flowering shrubs such as azaleas, rhododendrons and hydrangeas. The northern edge of the site will be landscaped with grass and Western Red Cedars and Douglas Fir trees.
- One-metre (3.3 ft.) high metal picket fencing is proposed to be installed along the perimeter of the site. A 1.5-metre (5 ft.) high privacy fence is proposed to be installed between the units. Trellis features with gates (two along the south side facing onto the walkway and one facing onto 193 Street) are proposed in order to provide connection to the street and greenway for the internal units on the site.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP, but was reviewed by staff. The applicant has generally addressed all design issues to the satisfaction of the Planning & Development Department.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the following setbacks of the RM-30 Zone:
 - front yard (west) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 4.8 metres (16 ft.) to the building face;
 - rear yard (east) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the deck and to 4.8 metres (16 ft.) to the building face;
 - side yard (south) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 3.0 metres (10 ft.) to the building face; and

- flanking north and south side yard (along 69 Avenue) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 4.8 metres (16 ft.) to the building face.

Applicant's Reasons:

- Reduced setbacks along 193 Street and 69 Avenue will create a friendlier, pedestrian-oriented streetscape.
- The reduced setback along the walkway and future Park/school site will allow for better visual monitoring of public space and thereby increasing safety.

Staff Comments:

- Under the RM-30 Zone, buildings and structures are to be sited not less than 7.5 metres (25 ft.) from all lot lines.
- The reduced setbacks along 193 Street and 69 Avenue reinforce the human scale of the street and neighbourhood. In addition, the reduced front yard setbacks increase surveillance of public areas by increasing the number of "eyes on the street."
- The reduced setbacks along the walkway to the south and the future School and Park to the east provide for better visual monitoring of the park space (Crime Prevention Through Environmental Design, [CPTED] principles) and therefore increase safety through natural surveillance of the park.
- A combination of low fences and direct pedestrian access from the townhouse units to the walkway will also increase the natural surveillance along the trail by future residents which is consistent with the CPTED guidelines in the OCP.
- The requested variances are consistent with the intent of the NCP, therefore, the Planning and Development Department can support the requested setback variances.

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.	Contour Map
Appendix III.	Proposed 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.	Surrounding Lands Under Application
Appendix VIII.	Development Variance Permit No. 7905-0282-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 7, 2005.
- Soil Contamination Review Questionnaire prepared by Avtar Johl dated November 29, 2005.

Murray Dinwoodie
General Manager
Planning and Development

PH/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		15,570 m ²
Road Widening area		
Undevelopable area		
Net Total		12,131 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	36%
Paved & Hard Surfaced Areas		14%
Total Site Coverage		50%
SETBACKS (in metres)		
Front	7.5 m	3.0 m
Rear	7.5 m	3.0 m
Side #1 (South)	7.5 m	3.0 m
Side #2 (Flanking Street)	7.5 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	10 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		1
Three Bedroom +		60
Total		61
FLOOR AREA: Residential	10,918 m ²	10,423 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	10,918 m ²	10,423 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	75 uph/30 upa	
# of units/ha /# units/acre (net)	75 uph/30 upa	50 uph/20 upa
FAR (gross)		
FAR (net)	0.90	0.86
AMENITY SPACE (area in square metres)		
Indoor	183 m ²	0
Outdoor	183 m ²	196 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed (1 unit)	2	2
3-Bed (60 units)	120	120
Residential Visitors	12	26
Institutional		
Total Number of Parking Spaces	134	148
Number of disabled stalls		
Number of small cars		1
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

