

Proposal: Rezone from RA to RF-9C to permit subdivision into two (2) single family small lots with coach houses.

Recommendation: Approval to Proceed

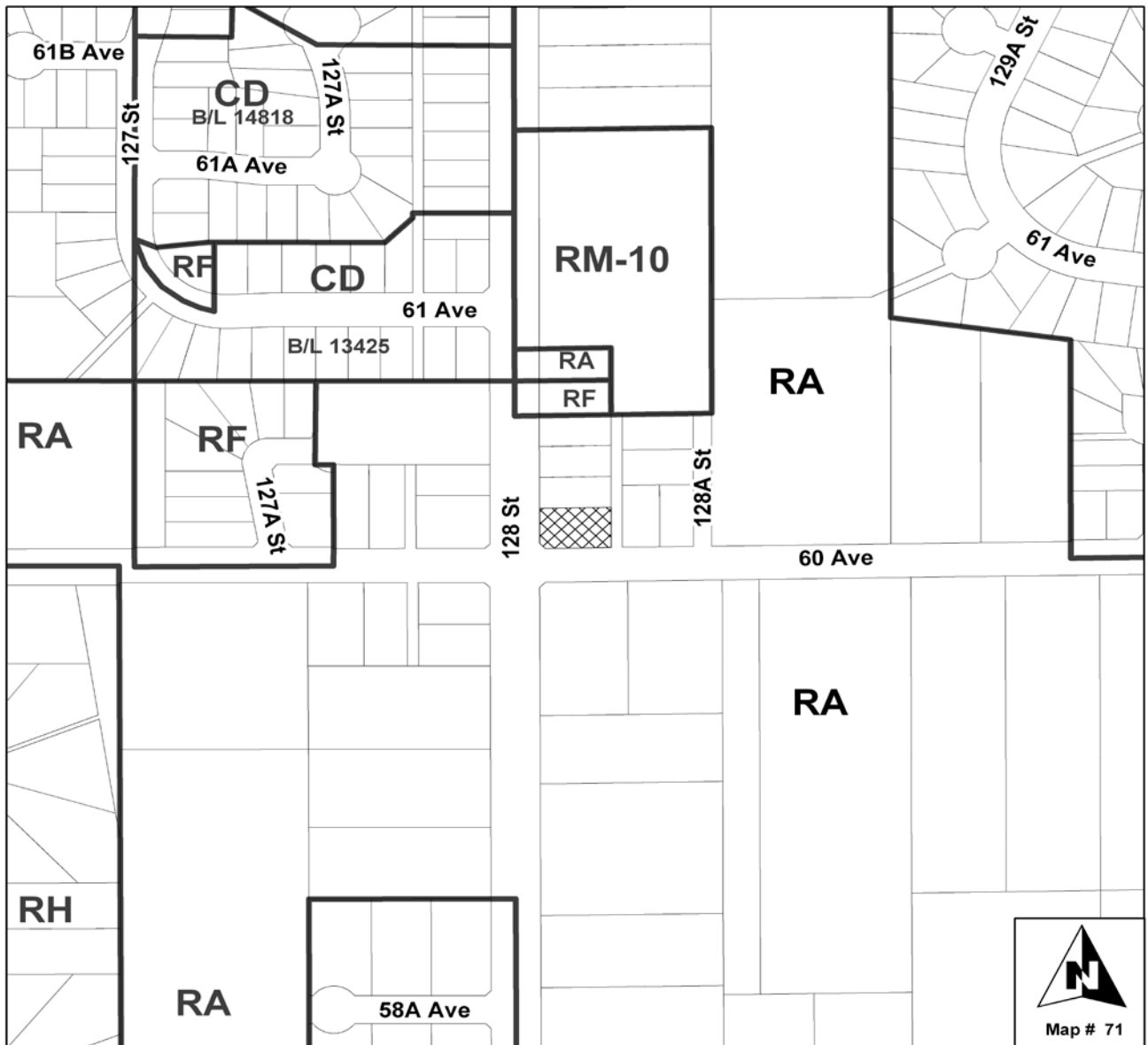
Location: 6016 - 128 Street

Zoning: RA

OCP Designation: Urban

LAP Designation: Small Lot with Lane (13 upa)

Owners: Kuldip Brar and Harbinder Brar



PROJECT TIMELINE

Completed Application Submission Date: March 29, 2006
Revised Application Date: November 21, 2006
Planning Report Date: January 22, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-9C

in order to allow subdivision into two (2) single family residential small lots with coach houses.

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 (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
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 including resolution of downstream drainage issues related to Eugene Creek;
 - (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.

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).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 0 students
Secondary students = 0 students

Total new students = 0 students

School Catchment Area/Current Enrollment/School Capacity:

Panorama Park Elementary School = 265 enrolled/380 capacity

Tamanawis Secondary School = 1,523 enrolled/ 1,125 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 = 0 students

Secondary students = 18 students

Total new students = 18 students

Approved Capacity Projects and Future Space Considerations

A major enrollment move to the new Newton Area Secondary when it opens in 2006-2007, including the catchment for Panorama Park Elementary, is schedule to eliminate overcrowding at Tamanawis Secondary.

(Appendix V).

SITE CHARACTERISTICS

- **Existing Land Use** A single family dwelling to be demolished.
- **Significant Site Attributes** There are several mature trees on the site.
- **East and North:** Single family residential, zoned RA, designated "Urban" in the OCP and "Small Lot with Lane" in the West Newton Highway 10 NCP.
- **South:** Across 60 Avenue, single family residential, zoned RA, designated "Urban" in the OCP and "Attached Housing" in the West Newton Highway 10 NCP. This area is currently under application (No. 7904-0068-00) to be redesignated to "Small Lot/Coach House with Lane". This application is currently at Third Reading.
- **West:** Across 128 Street, single family residential, zoned RA, designated "Urban" in the OCP and "Small Lot" on the West Newton Highway 10 NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject parcel at 6016 – 128 Street is currently zoned "One Acre Residential Zone" (RA) and is designated "Small Lot with Lane (13 upa)" in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP). The applicant is proposing a rezoning to "Single Family Residential 9 Coach House Zone" (RF-9C) to allow subdivision into two (2) single family small lots with coach houses.
- There are seven (7) other single family properties at the northeast corner of the intersection of 60 Avenue and 128 Street that share the NCP designation "Small Lot with Lane (13 upa)". These lots are bordered to the north by a townhouse development and to the east by a City Fire Hall. These seven (7) lots have the capability to be rezoned to small lots with or without coach houses in the same manner as the current application.
- To the south of the subject site, across 60 Avenue, there is an NCP Amendment from "Attached Housing" to "Small Lot/Coach House with Lane" (File No. 7904-0068-00) that is currently at Third Reading.
- In light of the land use context in the larger area, as well as the above mentioned development application to allow for coach houses in the more immediate area, the proposed rezoning has merit.
- The proposed lots have widths of 10.4 metres (34 feet) and 13.4 metres (44 feet), lot depths of 38.9 metres (128 feet) and lot areas of 405 sq.m. (4,360 sq.ft.) and 510 sq.m. (5,490 sq.ft.). The proposed lots exceed the minimum requirements of the RF-9C Zone.
- The proposed lots will be accessed from the existing lane located at the rear of the lots. As part of this application, the lane will be upgraded to current standards.

House Design

- The applicant has retained Apex Design Group Inc. as the Design Consultant for the proposed development. The design consultant recommends that the design of the new homes be one of: "Rural Heritage", "Neo-Heritage", "Craftsman-Heritage" or a subset of "Neo-Traditional" that blends with "Neo-Traditional" style homes.
- The Design Consultant proposes the dwelling types be limited to two-storey dwellings, split level dwellings and bungalow dwellings. Basement-entry homes are prohibited.
- Exterior building materials include stucco, cedar, vinyl, hardiplank, brick and stone. The permitted roofing materials are shake profile concrete roof tiles and shake profile asphalt shingles.
- The Building Scheme ensures that any house constructed on the corner lot of the subdivision will have significant, readily identifiable architectural features on both the front and flanking streets.

- The Building Scheme ensures that the design and character of the coach houses are compatible with the principle dwelling.
- The Building Scheme prohibits basement-entry homes and secondary suites. Restrictions on the inclusion of multiple food preparation areas, internal floor configuration requirements and limitations on basement access are provided in order to limit the potential for secondary suites.

Tree Preservation

- An Arborist Report was prepared by Randy Greenizan to examine the impact of the proposed development on the existing trees on the site. There are fourteen (14) mature (by-law protected) trees on site and none are proposed to be retained. The trees are proposed to be removed for a number of reasons:
 - Eleven (11) of the trees are hazardous; and
 - Three (3) of the trees are in the building envelope or have no retentive value.
- The recently approved Tree Protection By-law No. 16100 indicates that two (2) replacement trees are to be provided for every removed tree (except for cottonwoods and alders, which are replaced at a 1:1 ratio). Using this as a basis, twenty-eight (28) replacement trees are requested. The applicant has proposed to provide six (6) replacement trees on the site. The applicant has agreed to address the shortfall of twenty-two (22) replacement trees to the satisfaction of the City.
- There is a cedar tree on the lot to the north (6024 – 128 Street) just north of the shared property line. This tree will require barrier protection on the subject site and will not be adversely impacted by the proposed development.

Lot Grading

- The applicant has indicated that they intend to design the site services at an adequate depth to provide for in-ground basement. No fill is proposed for the project.
- Staff have reviewed and found the lot grading information adequate to allow the project to proceed to the next stage.

Engineering Servicing

- The Engineering Department has identified a downstream drainage concern related to required upgrades of Eugene Creek.
- Works to resolve this drainage constraint, which is identified in the West Newton/Highway #10 NCP, are tentatively scheduled to be functional by no later than Summer 2007, subject to, but not limited to, the following:
 - - Completion of right-of-way acquisitions, which are underway;
 - Completion of final design. DFO, MOE and FREMP will be requested to review and to provide their approvals/permits;

- Approval from Council for the remainder of capital funding in the 2006 budget (partial funding was approved in the 2005 budget); and
- Construction progress/constraints related to soil placement and consolidation.
- Staff have advised the applicant of this constraint and that detailed servicing of the site cannot proceed until these issues are resolved. Each development application may proceed through to Third Reading as applicable; however, a Servicing Agreement will not be issued to the Developer until the constraint has been mitigated via the above works.

PRE-NOTIFICATION

Pre-notification letters were sent on October 31, 2006 and staff received the following comment:

- One (1) phone call was received from an area resident in response to the development sign and pre-notification notice sent to area residents. The caller had some concerns with the proposed land use and resulting increase in density. No other objections or comments were received from area residents.

(Staff advised that the site was designated for small lots in the approved NCP, and explained the rationale for permitting zoning that allows coach houses. The resident was also advised that the area is evolving into a higher density neighbourhood and the proposed lots are substantially larger than the minimum RF-9C requirements.)

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 Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated November 28, 2005.
- Building Scheme dated November 7, 2006.
- Tree Survey Plan dated November 20, 2006.
- Arborist Report dated November 20, 2006.

- Tree Preservation and Replacement Plan dated November 20, 2006.
- Soil Contamination Review Questionnaire prepared by Kuldip Brar dated September 29, 2005.

How Yin Leung
Acting General Manager
Planning and Development

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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: Kuldip Brar
 Address: 406 East 49th Avenue
 Vancouver, B.C. V5W 2G9
 Tel: 604-323-2711

2. Properties involved in the Application
 - (a) Civic Address: 6016 - 128 Street

 - (b) Civic Address: 6016 - 128 Street
 Owners: Kuldip Brar and Harbinder Brar
 PID: 002-408-091
 Lot 1 Except Part Dedicated Road on Plan BCP12808 Section 8 Township 2
 New Westminster District Plan 19275

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.226 ac (net area)
Hectares	.0915 ha (net area)
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	10.4 m to 13.4 m
Range of lot areas (square metres)	405 sq.m. to 510 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	21.9 uph 8 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	NO
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

