

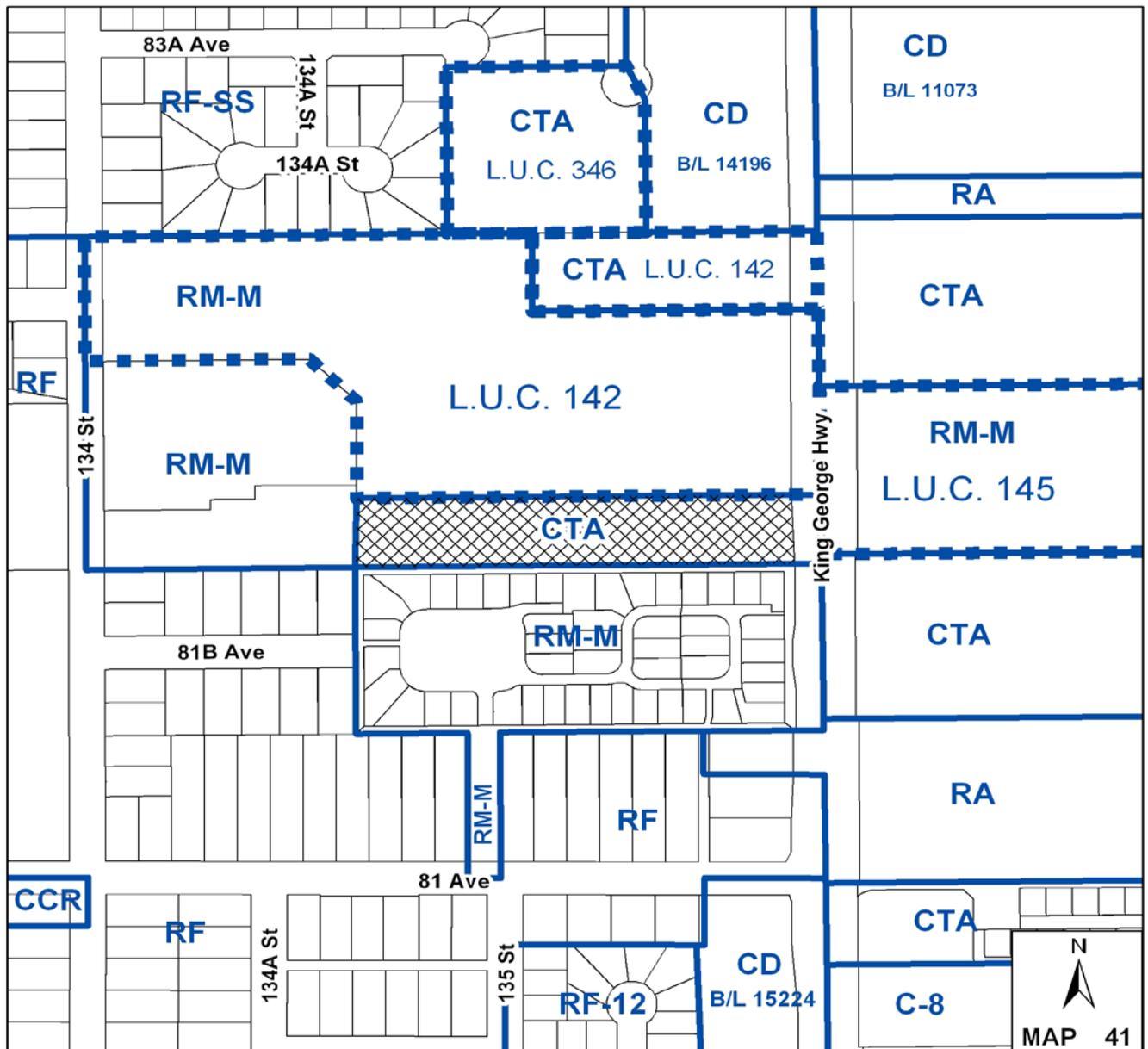
Proposal: Rezone from CTA to CD. Development Permit to allow the development of 32 single detached units on bare land strata lots.

Recommendation: Approval to Proceed

Location: 8205 King George Hwy **Zoning:** CTA

OCP Designation: Urban

LAP Designation: Urban Res. **Owner:** Kara Homes Ltd.



PROJECT TIMELINE

Completed Application Submission Date: May 10, 2005
Amended Application Submission Date: February 22, 2007
Planning Report Date: May 14, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from CTA to CD; and
- a Development Permit

in order to permit the development of 32 single family detached residential dwellings on bare land strata lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Tourist Accommodation Zone (CTA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor and reduce the outdoor amenity space.
3. Council authorize staff to draft Development Permit No. 7905-0332-00 in accordance with the attached drawings (Appendix III).
4. 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;
 - (d) submission of a finalized landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the impact of no indoor and reduced outdoor amenity space;

- (f) the applicant adequately address the impact of the proposed development on the existing park facilities in the neighbourhood;
- (g) registration of a Section 219 Restrictive Covenant against the titles of all the bare land strata lots to ensure that the landscaping approved under Development Permit No. 7905-0332-00 is maintained; and
- (h) registration of a Section 219 Restrictive Covenant and submission of financial securities to ensure future removal of the King George Highway access, when the internal access road (135A Street) is developed in the future.

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).

A Servicing Agreement will be required.

Parks:

Support. The applicant is required to address the impact of the proposed development on the Park facilities in the area (Appendix V).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 12 students
 Secondary students = 6 students
 Total new students = 18 students

School Catchment Area/Current Enrollment/School Capacity:

Newton Elementary School = 623 enrolled/630 capacity
 Princess Margaret Secondary School = 1,779 enrolled/1,500 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 = 2 students
 Total new students = 2 students

Approved Capacity Projects and Future Space Considerations

The 2006-2007 boundary adjustment from Princess Margaret to Tamanawis, as a result of the new Panorama Ridge Secondary School, reduced the overcrowding in Princess Margaret Secondary.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Beledaan motel site which is in disrepair and will be removed.
- **East, South, West and North:** The site is surrounded on all sides by Manufactured Home Parks, zoned RM-M, designated Urban and Suburban in the OCP. The adjacent Manufactured Home Park to the south is a bareland strata development. All other surrounding parks are rental sites.

PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

LAP Designation: Urban Residential. Complies.

DEVELOPMENT CONSIDERATIONS

Land Use Context

- The proposed a bare land strata development will be achieved by a "Comprehensive Development" (CD) Zone, in keeping with the urban designation. The surrounding properties are fully developed into manufactured homes. Being mobile homes, the surrounding properties are unlikely to be developed into other uses in the near future, and provide a good stock of affordable homes.
- The current motel on the property is a rundown facility, which is currently an eye-sore and attracts criminal activity. Redevelopment of the site will be a positive development for the neighbourhood, and adds to the stock of affordable homes in the City.
- The bare land strata development is in keeping with the similar development to the south.

Proposed CD By-law

- The applicant proposes a comprehensively designed project, with 32 single detached units on bare land strata lots.

- The intent of the project is to develop two storey single family detached dwellings (with attic space within the roof), on bare land strata lots. Due to site constraints, the development can only be achieved under a CD Zone, which is based on the RM-10 Zone, but with modification to the maximum allowed unit density from 10 upa max to 14 upa, the floor area ratio assessed for individual bare land strata lots (0.94 FAR) subdivision requirements, redefinition of *highway* to include common property used as road, and building siting (yards and setbacks and site coverage) determined for each bare land strata lot.
- A comparison of the proposed CD zone and RM-10 zone is shown in the table below:

Item	RM-10 Zone	CD By-law	Comment
Unit Density	10 upa max.	14 upa max.	The proposed unit density is acceptable in the Urban designation.
FAR	0.5 sliding scale applied for lots less than 1 ha (2.47 acres)	0.94 no sliding scale	The FAR of 0.94 pertains to each individual bare land strata lot; however, the overall net FAR for site is 0.65, which is much closer to the maximum allowed in the RM-10 Zone.
Lot Size	325 m ² (3,500 sq.ft.)	190 m ² (2,045 sq.ft.)	The reduced lot sizes provide an efficient use of the land; creates more affordable units, and will enable this site to be redeveloped.
Setbacks	7.5 metres (25 ft.) around the perimeter	5 metres (16.4 ft.) around the perimeter.	The reduced setbacks are once again due the size constraints of the site. However, the proposed setback is consistent with the setback requirements of the RM-M zone, which prescribes a reduced setback of 3 metres (10 ft.) setback, where it abuts another RM-M zone. The impact of the two storey high home due to the reduced setback is minimized by sloping the roofs towards the back and not allowing gable roof on the rear side of the homes.

Subdivision and Lot Grading

- The proposed subdivision is for 32 bare land strata lots, which have minimum widths of 12 metres (40 ft.), depths of 16.3 metres (53.4 ft.) and areas of 199 metres (1,281 sq.ft.). A private road, constructed to BC Building Code standards, will have a driving surface of 6-metres (20 ft.) located within a 9-metre (30 ft.) right-of-way.
- The development of the site includes a road dedication of 61 square metres of widening King George Highway and an 834 square metre dedication traversing the site in a north/south direction towards a future north/south road.

- The applicant has indicated that there will be no in-ground basements proposed for this site. The design submitted and reviewed by staff reflect this notion. However, the grading information indicated that the majority of the lots have potential for in-ground basements.

PRE-NOTIFICATION

Pre-notification letters were sent on July 10, 2006 and staff received no comments.

DESIGN PROPOSAL AND REVIEW

- As noted earlier in the report, the project consists of 32, 2-storey single family homes on bare land strata lots. To ensure a comprehensive development, a Development Permit is required to control the design. In addition, a Restrictive Covenant will be registered on the title of each bare land strata lot to ensure that the design and landscaping prescribed in the Development Permit is enforced by the strata owners.
- The main access to the site is via King George Highway. However, the Engineering Department has requested that an 18-metre (59 ft.) road be dedicated on the site for future extension of 135A Street (shown in Appendix IX), should the area be redeveloped in the long-term future. All the units have direct access to private road, which currently leads out to King George Highway. Once 135A Street is realized, access via King George Highway will be discontinued. The future road area is incorporated to the landscaped outdoor amenity area and a portion of which is used for visitor parking. As this road may not be realized for a very long time, this treatment is acceptable.
- The homes incorporate a Neo-Heritage Design, with defining elements such as roof dormers, the use of horizontal siding, board and batten siding, exposed rafter ends, knee braces and the definition of doors and windows with substantial trim. The roofing material is mineral surface asphalt shingles and the cladding is painted fibre cement siding, with painted wood trims. The colours are a mix of medium density heritage hues.
- Design elements such as porches, and a mix of gable, cottage, hip and shed roofs, in addition to articulated unit corners and chimneys entrances defined and protected with roof overhangs, add to the total enhancement of the design.
- One car garage each with one storey roof line and gable entrance, plus a parking pad in front of the garage, is provided on each lot. The front elevations have the porch elements under gable roofs, where the main entrances to homes will be.

Landscaping & Tree Preservation

- The Arborist report, prepared by Clark Kavolinas & Associates Inc., reports that 20 By-law trees were surveyed on the property. The site is currently 98% covered with asphalt. The existing trees are growing around the perimeter, most of their rooting growing through the asphalt. One tree is presently hazardous. Any disturbance to the asphalt will destroy the rooting system of most of the remaining trees. As a result, the report recommends that all the trees identified be removed.

- The landscape plan prepared by Topographics Landscape Architecture, comprises of shrubbery, trees and ground cover. 93 trees are proposed in the plan. This exceeds the number of replacement trees required under the new tree protection By-law. The main entrance to the site is treated with decorative pavers.

PRE-NOTIFICATION

Pre-notification letters were sent on July 10, 2006 and staff received no comments.

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, 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.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	CD By-law
Appendix IX.	Context Map and Future Road Concept

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 3, 2006.
- Tree Survey Plan dated October 2006.
- Arborist Report dated November 2006.
- Lot Grading Plan dated March 2007
- Soil Contamination Review Questionnaire prepared by Brian Hart dated October 17, 2005.

How Yin Leung
Acting General Manager
Planning and Development

AGA/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: Brian Hart
 Address: 4375 West River Road
 Delta, B.C. V4K 1R9
 Tel: 604-946-8302

2. Properties involved in the Application
 - (a) Civic Address: 8205 King George Highway

 - (b) Civic Address: 8205 King George Highway
 Owner: Kara Homes Ltd.
 PID: 010-548-831
 Parcel "B" (Explanatory Plan 11898) Lot 14 Except Firstly: Part Within Heavy
 Outline on Highway Statutory right-of-way Plan 62493 Secondly: Part
 Subdivided by Plan 66406 South East ¼ Section 29 Township 2 New
 Westminster District Plan 5488

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

SUBDIVISION DATA SHEET Bare Land Strata

Proposed Zoning: CD (Based on RM-10)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.5 acres
Hectares	1 ha
NUMBER OF LOTS	
Existing	1
Proposed	32 bare land strata lots
SIZE OF LOTS	
Range of lot widths (metres)	12.2 m to 16.3 m
Range of lot areas (square metres)	199 m ² to 322 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	32 lots/ha
Lots/Hectare & Lots/Acre (Net)	34.5 lots/ha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	33%
Estimated Road, Lane & Driveway Coverage	25%
Total Site Coverage	58%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		10,130.28 m ²
Road Widening area		895 m ²
Undevelopable area		
Net Total		9,235.28 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		33%
Paved & Hard Surfaced Areas		25%
Total Site Coverage		58%
SETBACKS (in metres)	See Subdivision Data Sheet	
Front (King George Hwy)		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	8.5 m	8.3 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor	n/a	
One Bed	n/a	
Two Bedroom	n/a	
Three Bedroom +	32	32
Total		32
FLOOR AREA: Residential	6,002.9 m ²	5,973 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	6,002.9 m ²	5,973 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)		32 upha/13 upa
# of units/ha /# units/acre (net)		34 upha/14 upa
FAR (gross)		0.6
FAR (net)	0.65	0.65
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor	96	209 m
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	1	
3-Bed	64	64
Residential Visitors	6	8
Institutional		
Total Number of Parking Spaces	70	72
Number of disabled stalls		
Number of small cars		
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

