

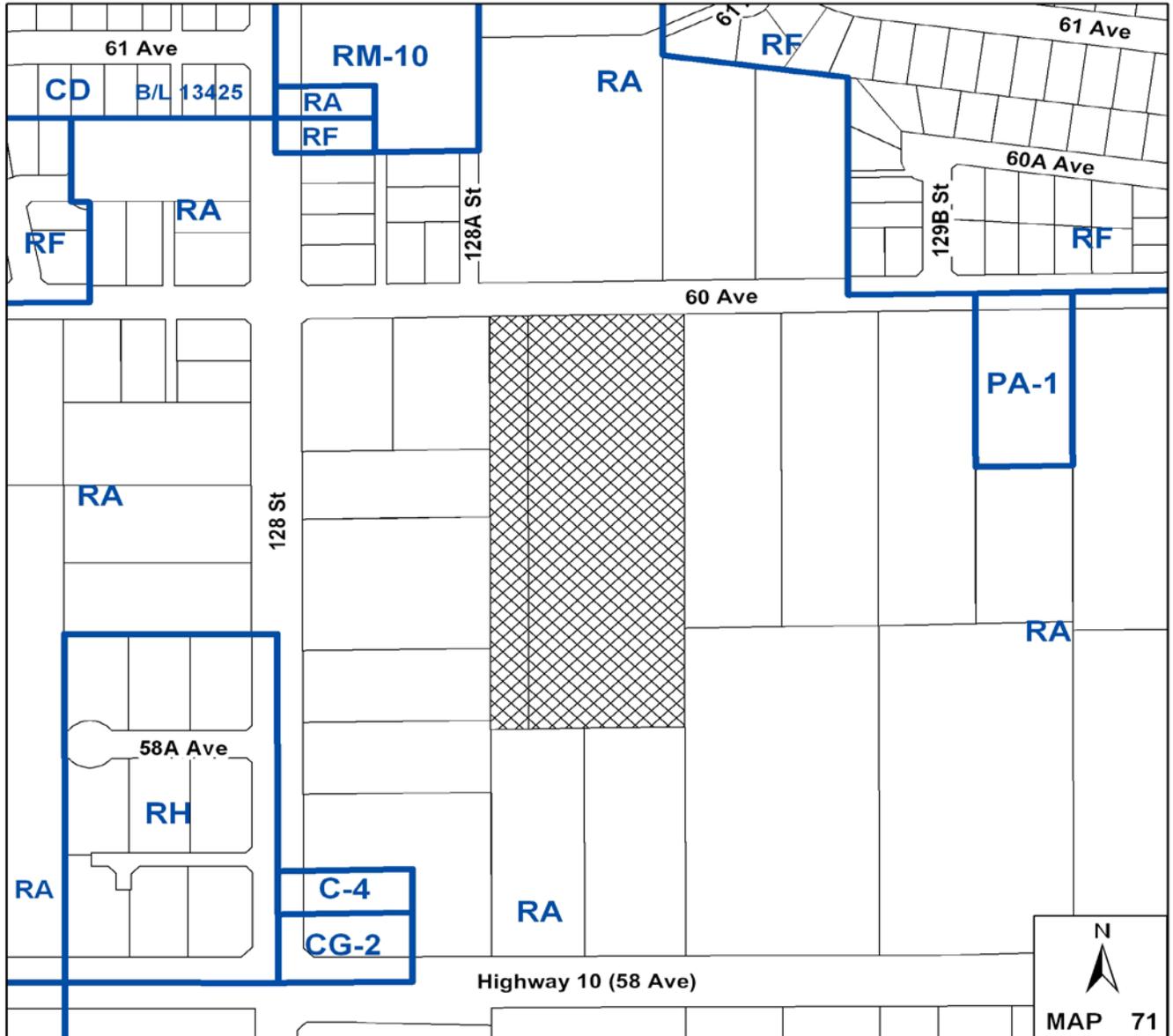
Proposal: OCP Amendment from Suburban to Urban. Partial NCP Amendment from Attached Housing (max. 20 upa) to Single Family Semi-Detached housing. Rezone from RA to RF-9 and RF-SD in order to create 61 lots.

Recommendation: Approval to Proceed for Block "A". Denial of Rezoning, OCP amendment and NCP Amendment for Block "B"

Location: 12856/12872 - 60 Avenue **Zoning:** RA

OCP Designation: Suburban

NCP Designation: Small Lot w/ Lane **Owner:** 431660 B.C. Ltd. et al and Attach. Housing



PROJECT TIMELINE

Completed Application Submission Date:	November 1, 2006
Initial Planning Report Date:	January 22, 2007
Additional Planning Comments	February 12, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a partial NCP Amendment (Block B) from "Attached Housing (20 upa max)" to "Small Lot with Lane (13 upa)"; and
- a rezoning from RA to RF-9 and RF-SD

in order to allow subdivision into 61 single family small lots, including 47 RF-9 lots and 14 RF-SD lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating Block "A" from Suburban to Urban and a date for Public Hearing be set.
2. Council determine opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone Block "A" shown on Appendix X from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
4. The rezoning (from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)"; OCP amendment (from Suburban to Urban); and NCP amendment (from Attached Housing max. 20 upa to Single Family Semi-detached Housing) of Block "B" (Appendix X) be denied.
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 subdivision layout to the satisfaction of the Approving Officer;

- (c) input from the Ministry of Transportation;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) registration of a Section 219 Restrictive Covenant to protect the future development of Lot 48 (Block B) for future multi-family use in accordance with the West Newton/Highway No. 10 NCP;
- (f) conduct a more detailed assessment of possible tree retention on Lots 22, 33 and including customized house designs as appropriate; and
- (g) adequately address the shortfall in tree replacement resulting from tree cutting.

ADDITIONAL PLANNING COMMENTS

January 22, 2007 Development Proposal

- On January 22, 2007, Council considered the subject application. to rezone the subject properties from One-Acre Residential (RA) to Single-Family Residential (9) (RF-9) on Block “A” for Lots 1-47, and to Semi-Detached Residential (RF-SD) on Block “B” for Lots 48-61, in order to allow subdivision into 61 lots in total. The proposed rezoning of Block “A” to RF-9 is consistent with current NCP designation. The proposed rezoning of Block “B” to RF-SD lots is not in compliance with the current NCP designation. A copy of the original Planning Report is attached (see Appendix C).
- The applicant has provided a Tree Assessment for the site. The resulting Arborist Report indicated a total of 321 protected trees on the entire subject site, both Blocks “A” and “B” (Appendix C). 273 protected trees were to be removed and 47 replacement trees were to be planted.
- At the January 22, 2007 Regular Land Use Council Meeting, Council approved the following recommendation:

“That Application 7905-0338-00 be referred back to staff to review tree preservation.”
- Staff worked with the applicant to review additional options to explore the potential of further tree preservation, including lot layout adjustments. The results of these efforts are provided in this report.

Tree Retention Evaluation

The following provides an evaluation of factors considered as part of the attempt to modify the subject proposal to address tree preservation, as per Council’s request.

Existing Tree Stands, Proposed Parks and Buffers

Tree Stands

- The West Newton/Highway No. 10 NCP document acknowledges the presence of significant tree stands within the plan area. However, much of this is in a series of mixed stands, which include alders and other tree species not suitable for tree retention. It was also noted that these natural growing conditions significantly limit the potential for individual tree retention. As a result, significant tree preservation was to be addressed on the proposed parks within the plan area, replanting of development sites and landscaped buffer along Highway No. 10.

Proposed Parks (see Appendix F)

- Proposed Park (A), located at the south west corner of 126 Street and 60 Avenue, is intended to be a passive park providing an opportunity to preserve a large stand of trees. The City has acquired a portion of Proposed Park (A) at this point.
- Proposed Park (B), located north of the subject site across from 60 Avenue, is approximately 1.2 ha (3 acres). The park is intended to be an active community park. The City has acquired a portion of Proposed Park (B).
- Proposed Park (C), located east of the subject site on Highway 10, has been acquired by the City but is yet to be developed. The park is approximately 3.9 ha (9.7 acres) in size. The intention for Proposed Park (C) is to create an active community park, including playfields and a children's playground. However, tree preservation will also be a key aspect of this park.

Highway 10 Buffer/Greenway

- Plans for the upgrades to Highway No. 10 included a 15-metre wide landscaped buffer as a green edge for residential developments. A key factor in this buffer was to protect existing trees within the landscaped buffer and add additional trees where possible (berms can be modified or deleted to achieve tree retention).

Approved NCP Uses, Road Network and Servicing Infrastructure

- The small size of RF-9 lots is commonly challenging for tree retention. In addition to restricted lot dimensions necessary, road and lane works, installation of services, land clearing and lot grading also seriously reduce the potential for retention of trees.
- A large number of the trees to be removed are located within proposed roads, 59 Avenue and 129 Street, and laneway. 50 Avenue and 129 Street are integral connections for the neighbourhood and cannot be altered.
- The road pattern and lot layout was pre-determined by the applications directly adjacent to the subject site, in accordance with the servicing plan adopted by Council in the NCP. As the surrounding applications, Nos. 7904-0068-00 (to the west), 7904-0329-00 and 7904-0091-00 (both to the east), have all been granted Third Reading, adjustments to road locations would require a complete reassessment of the sites, and is not possible as these applications are nearing completion.
- The surrounding applicants were contacted for their input with regards to the potential for road realignment. All of the applicants expressed that they could not accommodate

adjustments to the road alignments at this stage of their applications and that in any case, the amount of tree preservation may not increase as a result of such an exercise. It is important to note that the layout for the application to the west (No. 7904-0068-00) was set specifically in a way to maximize on-site tree retention. Based on these constraints, the site is considered an infill development.

- Road widening works for 60 Avenue, a major collector, also impacts the trees along the northern property line of the parent parcels.

Applicant's Initiatives

Tree Replacement

- 47 replacement trees are proposed. The applicant has volunteered to upsize the required 47 replacement trees and, as per original recommendations, to contribute \$81,900 to the City's Green Fund to address the short fall of replacement trees.

Micro Lot Analysis

- As a result of Council's request, the applicant undertook a microanalysis of the trees on site to determine whether there were any remote opportunities to retain trees on individual proposed lots through site-specific house design on the existing lot pattern. Out of 47 proposed lots, three (3) lots were identified as possibly having potential for tree retention.
- A Cedar on proposed Lot 22 may be preserved in the rear yard (Appendix D).
- Four (4) Cedars in total, may be retained on Lot 33 with a modified house design. It is important to note, however, that the modification would include an attached garage, which is slightly awkward for access to the rear yard (Appendix E). Additional assessments will be required to confirm this possibility prior to final lot and house design approvals prior to final adoption.
- To ensure this potential is maximized, the applicant will be required to undertake a detailed assessment of Lots 22, 33 and 34, including an appropriate house design.

Future Development of Multi-Family Designated Lands, Consolidation of Block "B" and properties to the South

- As noted in the January 22, 2007 Planning Report (Appendix C), the proposed NCP amendment on Block "B" is not considered an appropriate land use for the site. With Block "B" left as a remainder, to be consolidated and developed with the properties to the south at a later date, a more appropriate multi-family built form and comprehensive tree retention plan could potentially be achieved.
- The Arborist Report confirms that the southern portion of the subject site is heavily treed, with increasing density of tree growth down to the southern lot lines and onto the adjacent properties to the south.
- The additional area contributed by Block "B" could allow for more flexibility in terms of open space dedication and lot layout to address tree retention on the site as a whole. There may be an opportunity to design the site so as to shift the density away from treed areas or retain edge trees. However, the amount of tree preservation on this portion cannot be predicted at this time, as it depends on details to be considered as part of a

future application. A detailed Arborist's assessment at the time of development would be required to determine the extent of possible tree protection.

Conclusion

As outlined above, there are significant limitations to increasing tree retention due to pre-determined road patterns and the resulting lot layout. However, other opportunities for tree retention exist within the larger context of the area, as the NCP has identified three (3) proposed park sites to the north, west and east of the subject site, and a 15-metre buffer/greenway to the south along Highway No. 10. The applicant has also co-operated to mitigate the loss of trees as well as make minor adjustments to allow additional tree retention within the existing proposal, as discussed below. On this basis, Staff recommend that the original recommendations be approved, and that the original proposal remain generally as proposed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix A	Lot Owners, Action Summary and Project Data Sheets
Appendix B.	Contour Map
Appendix C.	January 22, 2007 Planning Report
Appendix D.	Potential Building Site Plan Proposed Lot 22
Appendix E.	Potential Building Site Plan Proposed Lots 33 & 34
Appendix F.	Proposed Parks in the West Newton/Highway No. 10 NCP

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 21, 2006.
- Building Scheme dated November 25, 2006.
- Tree Preservation and Replacement Plan dated September 12, 2006.
- Lot Grading Plan dated October 3, 2006.

How Yin Leung
Acting General Manager
Planning and Development

JL/rdd

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9/RF-SD

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	6.22 ac	
Hectares	2.52 ha	
NUMBER OF LOTS		
Existing	2	
Proposed	61	
SIZE OF LOTS		
Range of lot widths (metres)	7.2 m to 11.5 m	
Range of lot areas (square metres)	216.0 m - 420.1 m ²	
DENSITY		
	RF-9	RF-SD
Lots/Hectare & Lots/Acre (Gross)	9.7 upa/23.9 uph	10.1 upa/25.0 uph
Lots/Hectare & Lots/Acre (Net)	14.1 upa/34.8 uph	14.0 upa/34.6 uph
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	50%	
Estimated Road, Lane & Driveway Coverage	15%	
Total Site Coverage	65%	
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

