

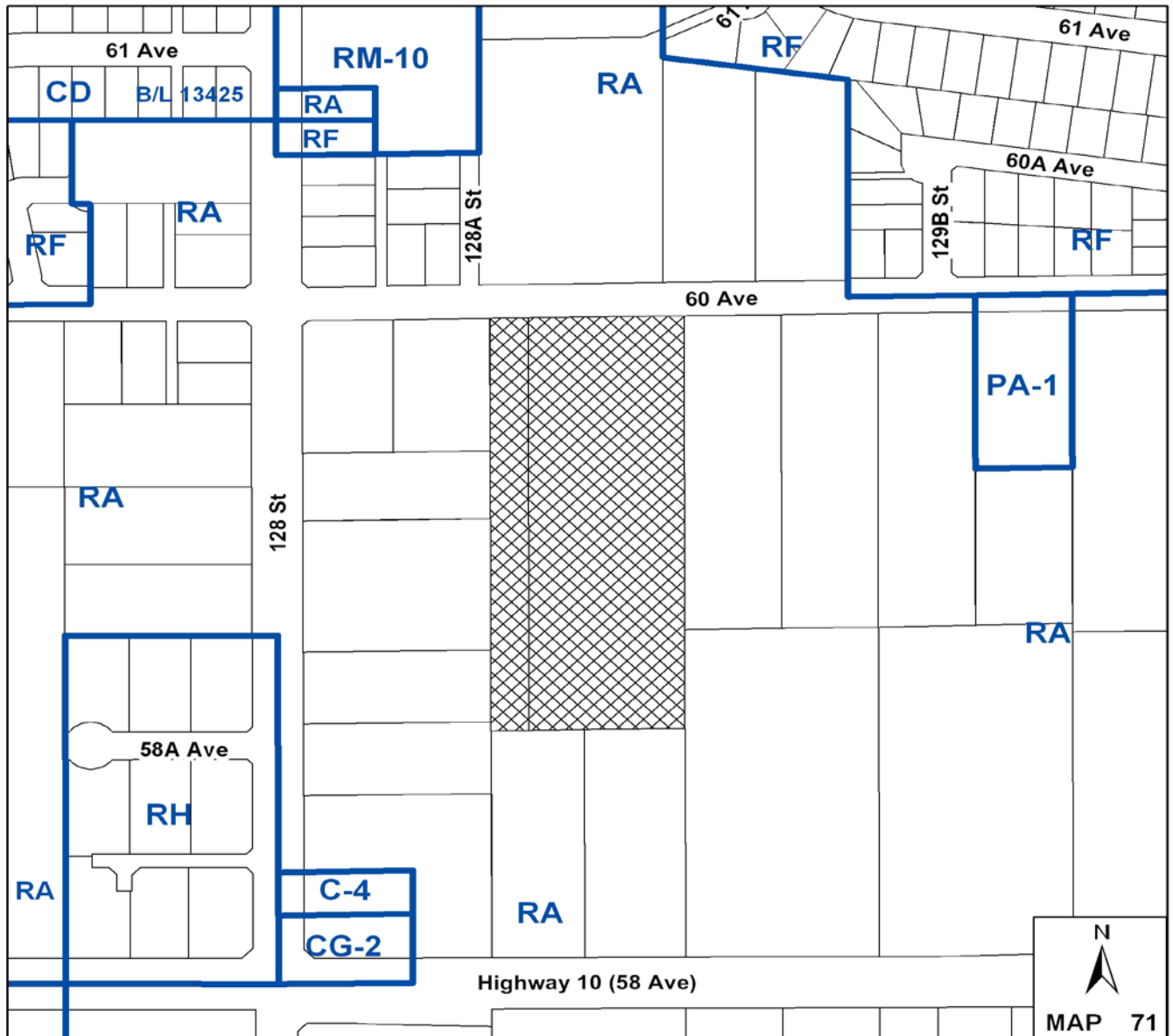
Proposal: OCP Amendment from Suburban to Urban. Partial NCP Amendment from Attached Housing (max. 20 upa) to Single Family Semi-Detached housing. Rezone from RA to RF-9 and RF-SD in order to create 61 lots.

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

Location: 12856/12872 - 60 Ave **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
Planning Report Date: January 22, 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; and
- (f) adequately address the shortfall in tree replacement resulting from tree cutting.

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 (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 18 students
 Secondary students = 9 students
 Total new students = 27 students

School Catchment Area/Current Enrollment/School Capacity:

Panorama Park Elementary School = 289 enrolled/380 capacity
 Panorama Ridge Secondary School = 880 enrolled/1,100 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 = 9 students
 Total new students = 9 students

Approved Capacity Projects and Future Space Considerations

A major phased enrollment move to the new Panorama Ridge Secondary (Including French Immersion) is currently being implemented and includes the catchment for Panorama Park Elementary. Enrolment participation at the new school in its first year is higher than projected. The proposed development will not have an impact on these projections.

(Appendix VI)

Ministry of Transportation: No concerns (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** Two (2) suburban residential lots containing single family dwellings to be demolished.
- **East:** Property under Development Application No. 7904-0329-00 for OCP amendment and rezoning to RF-9 and RF-12 to create 41 lots (Third Reading), zoned RA, designated Suburban in the OCP, "Small Lot" and "Small Lot with Lane" in the West Newton/Highway No. 10 NCP (Appendix XIII).
- **South:** One-acre residential properties, zoned RA, designated Suburban in the OCP, "Attached Housing (max 20 upa)" in the West Newton/Highway No. 10 NCP.
- **West:** Development Application No. 7904-0068-00 for OCP and NCP amendment and rezoning to RF-9C to create 41 single-family small lots with coach houses (Third Reading), zoned RA, designated Suburban in the OCP, "Attached Housing" and "Seniors' Housing (20 upa)" in the West Newton/Highway No. 10 NCP (Appendix XIII).
- **North:** Across 60 Avenue, Fire Hall No. 1, Panorama Park, zoned RA, designated Urban in the OCP, institutional in the NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Needs amendment to Urban. There are a number of applications in the area for redesignation with the OCP from Suburban to Urban. The redesignations are required to comply with what is identified in the approved West Newton/Highway No. 10 NCP for the area.

NCP Designation: Partially complies. The rezoning of Block "A" to RF-9 complies with the West Newton/Highway 10 plan, however, the rezoning of Block "B" to RF-SD does not comply with the "Attached Housing (max. 20 upa)" designation and is not supported.

JUSTIFICATION FOR PLAN AMENDMENT

- The West Newton/Highway No. 10 NCP (Stage 2) was adopted by Council on July 28, 2004 (Appendix XII). As part of the adoption of the NCP, Council directed that OCP amendments be brought forward in conjunction with individual rezoning applications.

- The subject site is split designated in the NCP, "Small Lot with Lane", on the portion north of the proposed location of 59 Avenue (Block "A"), and "Attached Housing" (max. 20 upa) on the remaining southern portion (Block "B") (Appendix X).
- The proposed rezoning of Block "A" and to the RF-9 zone is in compliance with the adopted NCP.
- The proposed rezoning of Block "B" to RF-SD is not in compliance with the adopted NCP. The NCP designates Block "B" to be part of an "Attached Housing" (max. 20 upa) area between 59 Avenue and Highway No. 10.
- The RF-SD zone does not meet the intention of "Attached Housing" as the RF-SD built form is, in effect, two single family units with a common wall. The RF-SD portion also has a density of 14.0 upa which does not meet the specified density for the "Attached Housing" designation (20.0 upa). The dwelling type is not comparable to multi-family strata arrangement. It has been determined that the size and configuration of Block "B" naturally lends itself to multi-family development either on its own (as RM-23) or in conjunction with the property to the south. Therefore, the developer has been asked to revise their plans on Block "B" to accommodate a multi-family zone and built form closer to what was intended with the designation.
- The site, located around the commercial node at 128 Street and Highway No. 10, is one of only a few properties in the West Newton/Highway No. 10 NCP designated for multi-family use. Staff have concerns about the proposal in terms of the depletion of multi-family housing opportunities in this area, as well as the use of the single-family semi-detached lot type as a replacement for multi-family types of housing in this NCP. Currently there are only 6% of land (including the southern portion of this site) designated for some form of multi-family residential use in this NCP. The remaining 94% are designated for single-detached residential. (Appendix XIV).
- Staff recommends that the proposed NCP amendment for Block "B" from Attached Housing (max. 20 upa) to Single Family Detached Housing not be supported, and that this site be left as a remainder to be consolidated and developed with the properties to the south at a later date. The remainder, proposed Lot 48 in Alternative "A" Subdivision Site Plan (Appendix XI), will be 4,046.9 m² (1.01 acres) and can remain under the current RA zone and Suburban designated in the OCP.

DEVELOPMENT CONSIDERATIONS

Background

- The applicant proposes 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 Semi-Detached Residential (RF-SD) on Block "B" for Lots 48-61 to subdivide into 61 lots in total.
- The site is located in West Newton, fronting 60 Avenue, east of 128 Street. There are large single family dwellings on both properties that are to be demolished with this proposal.

Proposed Subdivision Layout

- The subject site is designated "Small Lot with Lane", on the portion north of the proposed location of 59 Avenue, and "Attached Housing" on the remaining southern portion. To achieve these designations, the applicant is proposing RF-9 lots for the northern portion, Block "A", and RF-SD for the southern portion, Block "B".
- The West Newton/Highway No. 10 NCP proposes that a number of future roads (namely 59 Avenue and portions of 128A Street and 129 Street) and laneways be dedicated and constructed within the area.
- The subject properties are currently accessed off of 60 Avenue. 129 Street and 59 Avenue will be built through and aligned with the proposed roads from the adjacent development applications to the west (No. 7904-0068-00) and east (No. 7904-0329-00).

Proposed Single-Family Residential (9) (RF-9) on Block "A"

- The West Newton/Highway No. 10 NCP designates the lands in Block "A" "Small Lot with Lane" at a density of 13 units per acre.
- Proposed Lots 1-47 are 7.9 metres (25.9 ft.) to 12.3 metres (40.4 ft.) in frontage and all over 221.2 m² (2,381.0 ft²) in area. The proposed lots comply with the requirements of the RF-9 Zone.
- The proposed development is consistent with current NCP designation. The interface between proposed lots of the subject application and the proposed lots in the adjacent applications to the east and west is appropriate.

Proposed Semi-Detached Residential (RF-SD) on Block "B"

- The West Newton/Highway No. 10 NCP designates the lands in Block "B" "Attached Housing" at a density of 20 units per acre.
- The proposed development of Semi-Detached Residential (RF-SD) lots in this location is inconsistent with the current NCP designation for multi-family use. The adjacent property to the south is also designated "Attached Housing" down to Highway 10. The installation of RF-SD lots on Block "B" is not considered an appropriate land use for the site. The RF-SD dwelling type is not comparable to multi-family built form or density.
- Staff requests that Council refer the application back to staff for further review if the rezoning on Block "B" from RA to RF-SD deemed supportable.

Proposed Building Scheme

- The applicant has retained Mike Tynan 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 IV). The subject development will

create two (2) types of lots, small urban on Block "A" and duplex-type semi-detached on Block "B".

- The character of the new homes will be consistent with the emerging built form of the neighbourhood similar to other Building Schemes in the area (namely, Development Application No. 7904-0329-00 to the west) and the proposed Building Schemes for the neighbouring Development Applications in process, as discussed in the Building Design Guidelines Summary.
- The surrounding homes are 30-50 years old and do not meet modern development standards. The existing structures are small Bungalows that either do not meet minimum floor area requirements or have box-like massing.
- The design of the new homes will be "Rural Heritage", "Neo-Heritage", "Craftsman Heritage", or a subset of the "Neo-Traditional" housing styles that blends with the heritage forms through the use of similar massing, roof forms and pitch, and a similar emphasis on the front entrance element. The homes will have well identified entries that retain a "human scale" (no higher than one storey) and moderate pitched hip and gable roof lines/elements.
- Exterior building materials include stucco, cedar, vinyl, hardiplank, brick and stone. The minimum roof pitch is 8:12, with permitted roof materials being grey or brown shake profile asphalt shingles only.
- Basement-entry homes and secondary suites will not be permitted in this development.
- A Building Scheme will be registered on the title of each new lot in order to ensure that the homes are compatible with the character of the existing neighbourhood.

Lot Grading

- In-ground basements are proposed based on lot grading and tree preservation information 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.

Tree Preservation

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Tree Replacement Plans. The City's Landscape Architect has reviewed the report and plans.
- The Arborist Report indicates that there are a total of 321 protected trees on the entire subject site, both Blocks "A" and "B", none of the protected trees have been declared hazardous due to natural causes (Appendix VII). All 273 protected trees in Block "A" will be removed and 47 replacement trees are to be planted. The small size of the RF-9 lots makes it challenging for tree retention.
- The Arborist Report confirms that the southern portion of the site is heavily treed, with increasing density of tree growth down to the southern lot lines.

- 48 protected trees will be retained on remainder Block "B". The trees will be evaluated and assessed when it is developed as multiple-residential in the future. The small size of RF-SD lots would make it challenging for tree retention. These 48 trees would have to be removed if RF-SD lots were to be created on Block "B".
- The applicant has volunteered to upsize the required 47 replacement trees and provide a monetary contribution to the Green City Fund in the amount of \$81,900.00 to address the short fall of replacement trees.

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 No. 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 18, 2006 and staff received the following comments.

- Concern regarding construction practices regulated under the Noise By-law (No. 7044) such as noise control.

(The Engineering Department has been advised of this concern. As part of the pre-construction meeting, Engineering will notify the developer of the concerns around construction practices.)

- Concern regarding tree retention within the development site.

(The tree preservation and replacement plans prepared by the applicant's arborist have been reviewed by the City Landscape Architect. The density of this development and the nature of trees growing in stands makes it difficult to retain individual trees on Block "A". One replacement tree is proposed for each of the 47 lots within Block "A", some of which will be upsized. Leaving Block "B" as a remainder for future multi-family

development allows for tree retention on this portion of the site until further development occurs.)

- Concern regarding insufficient parking with the introduction of additional lots to the area.

(The subject development is dedicating and building local roads as part of this application. Additional on-street parking will be provided with the construction of these new roads until further development occurs.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

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.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Ministry of Transportation Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Zoning Block Plan
Appendix XI.	Subdivision Plan, Alternative "A"
Appendix XII.	West Newton/Highway No. 10 NCP
Appendix XIII.	Surrounding Development Applications
Appendix XIV	Remaining Multi-Family Designated Areas in 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

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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	n/a	
Area (square metres)		
% 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

