

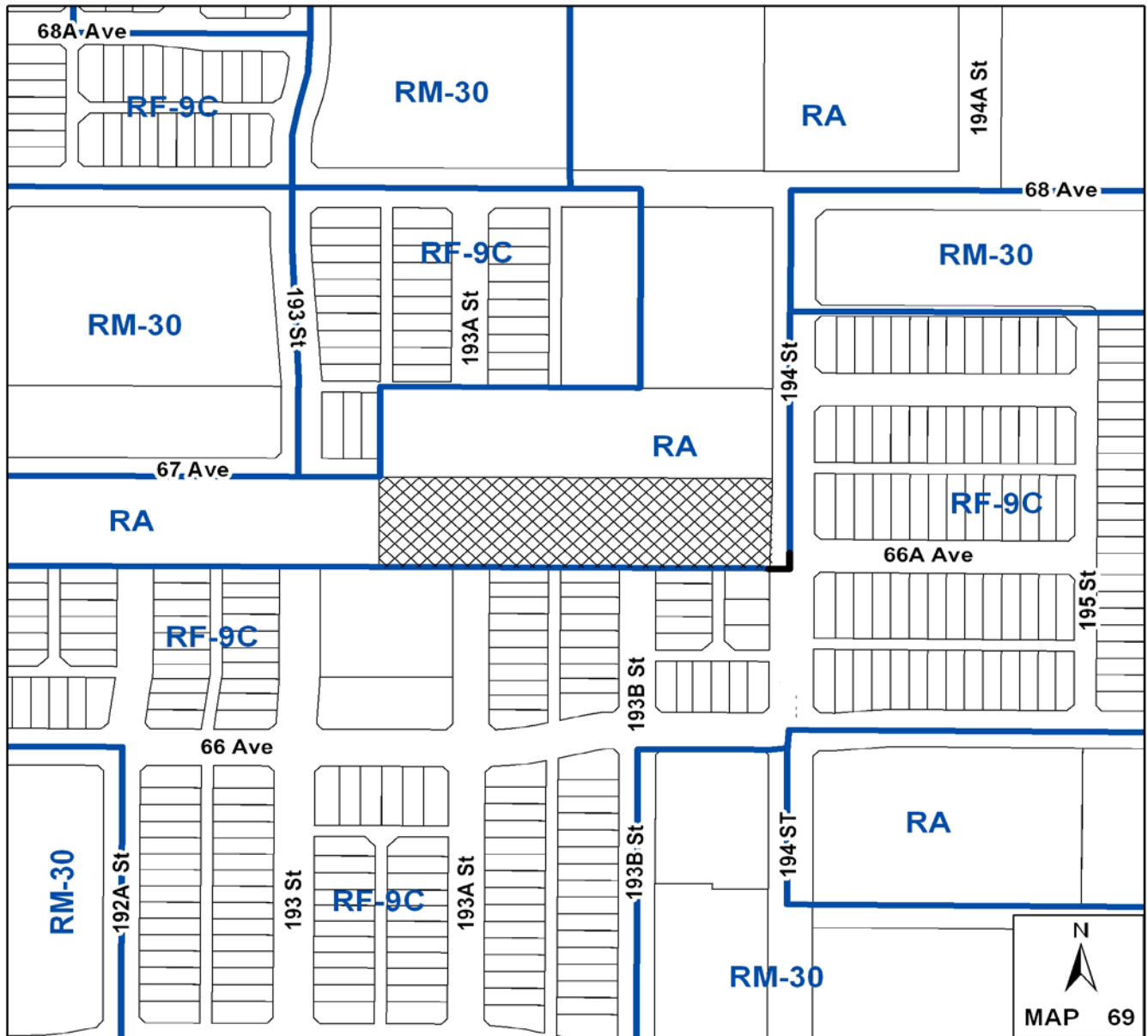
Proposal: Rezone from RA to RF-9C to allow subdivision into approximately 15 small single family lots with coach houses. NCP Amendment for portions from Medium-High and Low Density to Low Density.

Recommendation: Approval to Proceed

Location: 6715 - 194 Street **Zoning:** RA

OCP Designation: Urban

NCP Designation: Med-High Density, Med. Den, Low Den & Park **Owner:** Raymond H. Jurgensen



PROJECT TIMELINE

Completed Application Submission Date: October 31, 2005
Submission of Building Design Guidelines: May 26, 2006
Planning Report Date: June 12, 2006

PROPOSAL

The applicant is proposing:

- an NCP amendment for portions of the subject property from Medium-High Density (15-25 upa) and Low Density (6-10) to Medium Density (10-15 upa); and
- a rezoning from RA to RF-9C

in order to allow subdivision into approximately 15 small single family lots with coach houses in East Clayton.

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;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
3. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to redesignate portions of the land from Medium-High Density (15-25 upa) and Low Density (8-10 upa) to Medium Density (6-10 upa) when the project is considered for final adoption.

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: No concerns. The Parks, Recreation & Culture Department support the proposed parkland dedication and creation of a park lot that will be acquired by the City, as it conforms to the East Clayton NCP (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 6 students
Secondary students = 4 students
Total new students = 10 students

School Catchment Area/Current Enrollment/School Capacity:

Latimer Road Elementary School = 390 enrolled/555 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 = 110 students
Secondary students = 30 students
Total new students = 140 students

Approved Capacity Projects and Future Space Considerations

Two new school sites have been acquired and a new school has been approved in the East Clayton area which when completed, will result in an enrollment move for the area northeast of Fraser Highway. A new North Clayton area secondary school site has also received approval for acquisition.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling proposed to be demolished.
- **East:** Across 194 Street, recently approved Application No. 7904-0086-00 (Final Adoption on April 18, 2005) consisting of 52 small single family lots with coach houses currently under construction, zoned RF-9C, designated Low Density.
- **South:** Recently approved Application No. 7904-0281-00 (Final Adoption on July 18, 2005), consisting of 71 small single family lots with coach houses, currently under construction, zoned RF-9C, designated Medium Density.
- **West:** Acreage property, zoned RA, designated Low, Medium and Medium-High Density and Park, under Application No. 7906-0116-00 to rezone to RF-9C in order to develop approximately 16 small single family lots with coach houses (Pre-Council).
- **North:** Acreage property zoned RA, designated Low, Medium and Medium-High Density under Application No. 7906-0011-00 to rezone to RF-9C in order to develop approximately 19 small single family lots with coach houses (Pre-Council).

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- NCP Designation: Partially complies. The East Clayton NCP requires amendment for portions of the site from Medium-High Density and Low Density to Medium Density.

JUSTIFICATION FOR PLAN AMENDMENT

- The 0.95-hectare (2.35-acre) site is designated Urban in the Official Community Plan (OCP). The East Clayton NCP indicates a mix of densities for the subject site consisting of Medium-High Density (15-25 u.p.a.), Medium Density (10-15 u.p.a.) and Low Density (6-10 u.p.a.). The applicant is proposing to redesignate portions of the site to Medium Density.
- The proposal is to allow subdivision of the subject site into approximately 15 small single family lots, and a redesignation to Medium Density. Although the proposed density is lower than the Medium-High Designation for the east portion of the site, it is higher than other portions of the site that are designated Low Density.
- The proposed RF-9C lots will continue the established pattern of small single family lots designated Medium Density, that exist directly south of the subject site, recently approved under Application No. 7904-0281-00 (Final Adoption on July 18, 2005).

- Council's Procedural Guidelines for "Site Specific" Amendments to Approved Neighbourhood Concept Plans (NCPs) require applicants to hold a Public Information Meeting (PIM) to discuss proposed changes to an approved NCP, to adjacent property owners and local community associations. A PIM was not held for this application because only one comment was received as a result of the Pre-Notification Letter, which was mailed to all property owners within 100 metres (328-ft.) of the subject site and to the Clayton Community Association.

DEVELOPMENT CONSIDERATIONS

- The proposed rezoning of the subject site from One-Acre Residential (RA) Zone to Single Family Residential (9) Coach House (RF-9C) Zone is to allow subdivision into approximately 15 small single family lots with a coach house or a secondary suite permitted on each lot.
- The proposed layout incorporates 0.35 acre (1,428 sq. m.) of open space along the west portion of the site in accordance with the open space system planned for East Clayton. This open space is part of a larger park to the south of the subject site. This park will be completed in association with the proposed development directly west of this site (Application No. 7906-0116-00) (Appendix III).
- The provision of open space at this location will form part of East Clayton's green infrastructure and will support the objective of promoting opportunities for recreation space.
- The proposed subdivision requires 5% open space dedication, which is equivalent to approximately 476 sq. m. (0.12 acre). Therefore, the proposed 1,428 sq. m. (0.35-acre) open space will exceed the statutory park dedication. As indicated in the NCP, the City will purchase the open space in excess of the 5% requirement.
- This application proposes to complete the south portion of 67 Avenue along the north property line, which will provide another east-west connection between 192 and 194 Streets. All lots created under this proposal will have access from the proposed lanes.
- The proposed lots conform to the requirements of the RF-9C Zone. Given that none of the proposed lots have a minimum lot depth of 36 metres (118 ft.), coach houses will only be permitted above the garage. The recent text amendment to the RF-9C Zone (By-law No. 15433) permits coach houses at grade provided this minimum lot depth of 36 metres (118 ft.) is achieved. The following chart demonstrates a comparison between the proposal and the requirements under the RF-9C Zone:

	RF-9C	Proposed
Minimum Lot Area: Type I Interior Lots	250 sq. m. (2,690 sq. ft.)	255 sq. m. (2,745 sq. ft.) to 282 sq. m. (3,036 sq. ft.)
Minimum Lot Area: Type I Corner Lots	275 sq. m. (2,960 sq. ft.)	294 sq. m. (3,165 sq. ft.) to 305 sq. m. (3,283 sq. ft.)
Minimum Lot Width: Type I Interior Lots	9 m. (30 ft)	9.12 to 9.72 m. (30 to 32 ft.)
Minimum Lot Width: Type I Corner Lots	10.5 m. (35 ft.)	10.6 m. (35 ft.)
Minimum Lot Depth: Type I Interior & Corner Lots	28 m. (90 ft.)	28 m. to 29 m. (90 to 95 ft.)
<i>Type II Lots are not proposed</i>		
Minimum Lot Area: Type III Interior Lots	270 sq. m. (2905 sq. ft.)	297 sq. m. (3,197 sq. ft.)
Minimum Lot Width: Type III Interior Lots	12.3 m. (41 ft.)	13.4 m. (44 ft.)
Minimum Lot Depth: Type III Lots	22 m. (72 ft.)	22.14 m. (72.6 ft.)

- The applicant for the subject site has retained Michael E. 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 VII). The proposed building design guidelines comply with the General Urban Design Guidelines established in the East Clayton NCP. The design guidelines stipulate that new homes follow the Craftsman-Heritage, Rural-Heritage, Neo-Traditional and Neo-Heritage styles, the same styles that are evident in the newly-built homes in this neighbourhood.
- The design guidelines prohibit the construction of basement-entry homes.
- Clark J. Kavolinas prepared the Arborist Report and Trees Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 31 mature trees on the subject site. The report proposes the removal of all mature trees because they are located either within the building envelopes, within the footprint of proposed driveways or underground services, or are assessed as hazardous. The Report proposes 15 replacement trees to provide one tree per lot.
- In-ground basements are proposed based on the preliminary lot grading information provided by the applicant. There will be minimal cut or fill throughout the site. The information has been reviewed by staff and found to be acceptable

PRE-NOTIFICATION

Pre-notification letters were sent out on December 12, 2005 and staff received the following responses:

- A phone call was received from a resident concerned about the effect of further development on traffic congestion along 64 Avenue.

(64 Avenue is designated an arterial road and will eventually be widened. In the short term, 68 avenue will be completed from Fraser Highway to Langley and this street should take some of the pressure off of 64 Avenue.)

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.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	Proposed East Clayton NCP Amendment

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 7, 2006.
- Building Scheme dated May 21, 2006.
- Neighbourhood Character Study dated May 21, 2006.
- Arborist Report dated May 5, 2006.
- Tree Preservation and Replacement Plan dated May 5, 2006.
- Soil Contamination Review Questionnaire prepared by Doug Brealey dated December 6, 2005.

How Yin Leung
Acting General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.354
Hectares	0.9526
NUMBER OF LOTS	
Existing	1
Proposed	15
SIZE OF LOTS	
Range of lot widths (metres)	9.33 - 14.9 m
Range of lot areas (square metres)	261 m ² - 330 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15.74 uph 6.37 upa
Lots/Hectare & Lots/Acre (Net)	18.75 uph 7.9 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	60%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	80%
PARKLAND	
Area (square metres)	1,427.74 5% dedication; 951.44 m ² City to Acquire
% 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

CONTOUR MAP FOR SUBJECT SITE

