

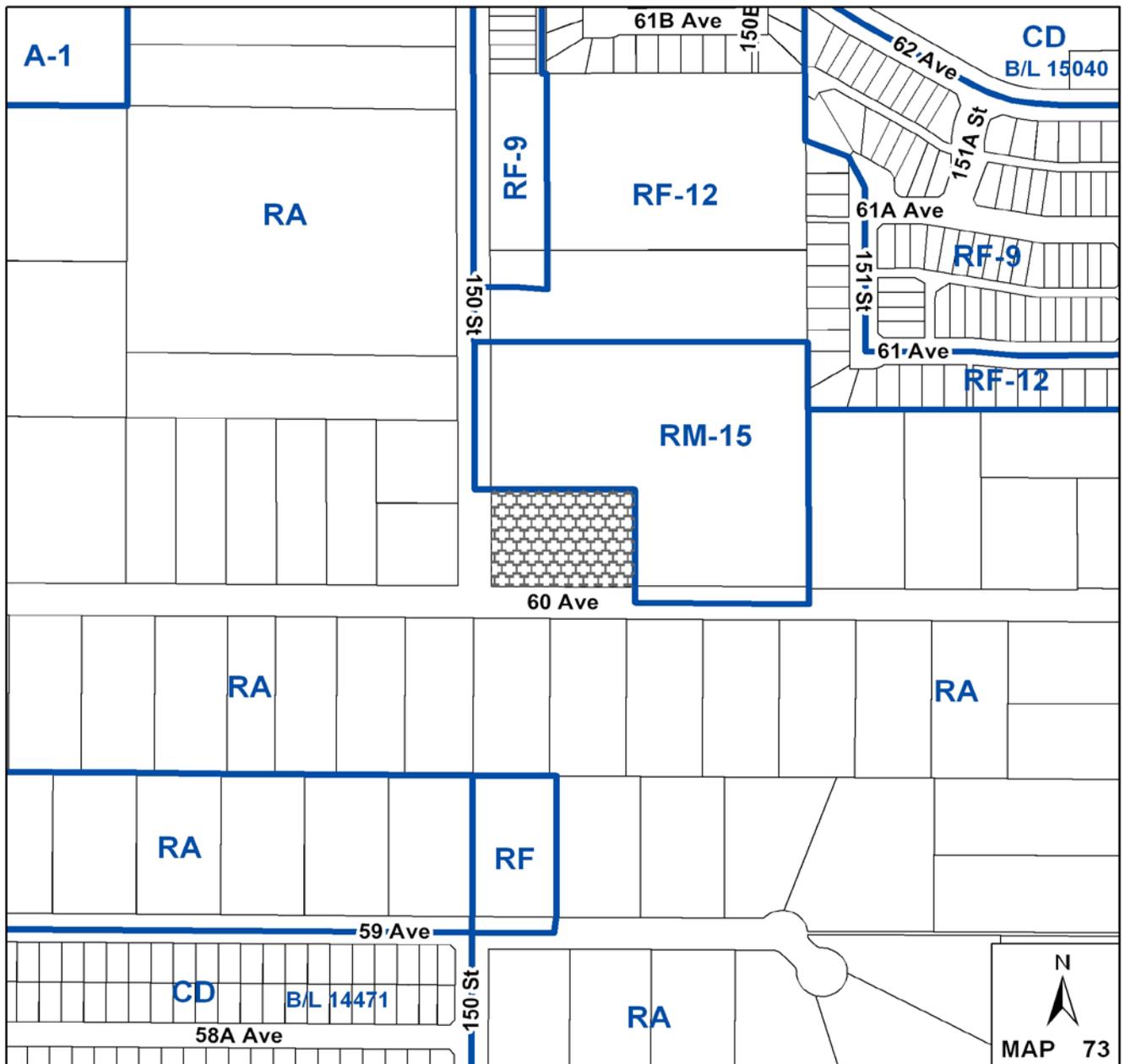
Proposal: Rezone from RA to CD. Development Permit to permit the development of 18 townhouse units.

Recommendation: Approval to Proceed

Location: 15017 - 60 Avenue **Zoning:** RA

OCP Designation: Urban

NCP Designation: Townhouses **Owner:** Marie Christina Trott
 15 upa max



PROJECT TIMELINE

Completed Application Submission Date: November 24, 2005
Planning Report Date: May 29, 2006

PROPOSAL

The applicant is proposing:

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

in order to permit the development of 18 townhouse units.

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 "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 amenity space.
3. Council authorize staff to draft Development Permit No. 7905-0370-00 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (e) the applicant adequately address the impact of no indoor amenity space.

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. The applicant should provide park amenity contributions on a per unit basis in keeping with the Stage II NCP adopted by Council. The applicant should provide cash-in-lieu of indoor amenity space (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 3 students
 Secondary students = 1 student
 Total new students = 4 students

School Catchment Area/Current Enrollment/School Capacity:

Sullivan Elementary School = 419 enrolled/530 capacity
 Sullivan Heights Secondary School = 1,091 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 = 91 students
 Secondary students = 92 students
 Total new students = 183 students

Approved Capacity Projects and Future Space Considerations

The location of this development is within the catchment for the new Cambridge Area Elementary School, which may be open at the earliest by 2006 as shown below. When a new school opens there will be catchment boundary changes implemented that will reduce the projected overcrowding at Sullivan Elementary. An enrollment move (French Immersion) to the new Newton Area Secondary School is projected for September 2006 in the table below.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling and accessory buildings to be demolished.
- **East:** Townhouses, zoned RM-15, designated Townhouses 15 upa maximum in the South Newton NCP.
- **South:** Across 60 Avenue, single family dwellings, zoned RA, designated Single Family Small Lots in the South Newton NCP.
- **West:** Across 150 Street, single family dwellings, zoned RA, designated Townhouses 15 upa maximum in the South Newton NCP.
- **North:** Townhouses, zoned RM-15, designated Townhouses 15 upa maximum in the South Newton NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site is located at the corner of 150 Street and 60 Avenue and is within the South Newton Neighborhood Concept Plan (NCP) area, which was adopted by Council on June 14, 1999. The site is designated for Townhouses 15 upa max in the NCP. The neighboring properties to the north, east, and west are all designated for Townhouses at 15 upa max in the NCP. The neighboring properties to the south, across 60 Avenue, are designated for Single Family Small Lots in the NCP.
- The site is surrounded on the north and east side by the Nature's Walk townhouse development, which was approved by Council in 2003 (File 7903-0045-00) and is now fully constructed. The Nature's Walk site consists of 88 three-storey townhouse units ranging in size between 144 m² (1,554 sq.ft.) and 176 m² (1,895 sq.ft.). The Nature's Walk site is zoned RM-15.
- The applicant proposes to develop 18 townhouse units on the subject site, in compliance with the properties' townhouse designation in the NCP and similar in form and character to the neighboring Nature's Walk townhouse development. The proposed townhouses are three-storey, 3-bedroom units ranging in size between 179 m² (1,924 sq.ft.) and 187 m² (2,011 sq.ft.).

Proposed CD By-law

- The applicant proposes a Comprehensive Development Zone (CD) which is consistent with the RM-15 Zone in every regard with the exception of floor area ratio, setbacks, and tandem parking requirements.
- The proposed floor area ratio (FAR) is 0.60 which is higher than the 0.50 which would be permitted under the sliding scale of the RM-15 Zone for lots less than 1.0 hectares (2.47 acres) in area. The applicant proposes to construct units that are similar in scale to the neighboring Nature's Walk site. Since the Nature's Walk site is greater than 1.0 hectares (2.47 acres) in area, the Floor Area Ratio permitted under the RM-15 Zone is 0.60. The proposed 0.60 FAR under the CD Zone is therefore, consistent with this neighbouring site. The proposed unit density is 14.1 upa which is less than the 15 upa permitted under the RM-15 Zone. The proposed lot coverage of 23% is significantly less than the 45% permitted under the RM-15 Zone and is consistent with the Nature's Walk site.
- The proposed north, east, and west yard setbacks are all less than the 7.5 metres (25 ft.) required from all property lines under the RM-15 Zone. The proposed north side yard setback is 6.1 metres (20 ft.). The proposed rear (east) yard setback is 7 metres (23 ft.) and the proposed front (west) yard setback is 6.2 metres (20 ft.). The reduced setback is needed due to size of the site and the desire to develop units that are consistent in size and scale with the neighboring Nature's Walk townhouse site. In addition, the building envelopes have been shifted closer to the property lines to preserve a cluster of mature trees located in the centre of the site. The preservation of mature trees and proposed landscaping will mitigate any visual impacts of the reduced setbacks.
- The proposed CD Zone will permit 33% (6) of the units to have one 'unenclosed' tandem parking space. Under the RM-15 Zone all tandem parking spaces must be enclosed. Allowing one of the tandem parking stalls to be unenclosed reduces the building footprint and lot coverage. The reduced lot coverage increases opportunities for tree preservation and landscaping. The increased tree preservation and landscaping will minimize the visual impact of cars parked on driveway pads. Allowing a portion of the units to have one unenclosed tandem parking space is also consistent with the neighboring Nature's Walk site, which has a variance to allow 32% (28) of the units to have one unenclosed tandem parking space.

PRE-NOTIFICATION

Pre-notification letters were sent on January 13, 2006 and staff received the following comments:

- Staff spoke to a neighbouring resident who was concerned about the proposed removal of an Alder tree on this strata property.

(The subject Alder tree is located on the neighbouring townhouse site to the north-east of the subject site but is right on the property line. The arborist report prepared for this application states that this tree is in extremely poor condition and that it should be removed. Permission from the neighbouring strata would be required prior to removing the tree.)

- The applicant spoke to a neighbouring resident who wanted to see some of the undersized trees along the north and east property lines retained.

(The arborist report does not identify the undersized trees on the site, however, the applicant has agreed to have the arborist assess the undersized trees to see if they have any retentive value. If there are trees worthy of retention they will be incorporated into the final landscaping plan for the site.)

DESIGN PROPOSAL AND REVIEW

- Similar to the neighboring Nature's Walk site, the proposed development is characterized by provision of a generous amount of open space and retention of a number of trees on the site. The applicant proposes 452 m² (4,865 sq.ft.) of outdoor amenity (open) space which is significantly higher than the 54 m² (581 sq.ft.) of outdoor amenity space that would be required under the RM-15 Zone.
- The Arborist Report prepared for the subject site identifies 31 mature trees on the site and concludes that 12 will have to be removed. Two (2) of the trees to be removed are declared hazardous due to natural causes. The other 10 trees to be removed consist of Maples and Alders that are in poor condition due to topping and stress cracks and are considered to have no retentive value for the site. The 19 trees to be retained consist mainly of Cedars, and Douglas Firs and are clustered throughout the site. In addition to retaining these 19 trees, the applicant proposes to plant approximately 80 new trees as part of the landscaping for the site.
- The proposed landscaping is designed to compliment and enhance the visual appeal of the mature trees being retained. There are a wide variety of new trees and shrubs to be planted throughout the site. The entrance to the site will be marked with decorative paving and brick entry gates with concrete urns. The perimeter of the site fronting 150 Street and 60 Avenue will be lined with a transparent fence in a decorative cross brace design. The north and east property lines will be lined with a 1.8 metre (6 ft.) high solid wood fence to separate this project from the neighboring Nature's Walk development. The central open space area will feature 2 – Victor Stanley Benches on Concrete Pads.
- The project architect has deliberately designed the building shape, finishes and colors to be consistent with the neighboring Nature's Walk townhouse site. The proposed "Colonial Salt Box" building form and architecture is similar to Nature's Walk. Similarly, the proposed finishing, which consists of a combination of vinyl siding and clay brick veneer, and asphalt roof shingles, is consistent with Nature's Walk.
- The only vehicular access to the site is off of 150 Street; there is no access from 60 Avenue. Although the proposed townhouse development will appear to be an extension of the Nature's Walk project, it will be separate (i.e. no cross access) and will have its own strata.
- An indoor amenity space will not be provided; the applicant will provide a cash-in-lieu contribution for the indoor amenity space By-law deficit.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory except for the following minor issues which will be addressed before final approval:

- landscaping;
- fencing and entry gates;
- colour scheme; and
- elevation detailing.

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 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.	Tree Location/Retention Plan
Appendix IX.	South Newton NCP Land Use Plan
Appendix X.	CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 23, 2006.
- Arborist Report dated May 4, 2006.
- Tree Preservation and Replacement Plan dated January 2006.
- Soil Contamination Review Questionnaire prepared by Hans B. Rawlins dated November 23, 2005.

How Yin Leung
Acting General Manager
Planning and Development

RG/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		5,237.9 m
Road Widening area		77.3
Undevelopable area		
Net Total		5,160.6 m
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	23%	23%
Paved & Hard Surfaced Areas		22%
Total Site Coverage		45%
SETBACKS (in metres)		
Front		6.2 m
Rear		7.0 m
Side #1 (N,S,E, or W)		6.1 m
Side #2 (N,S,E, or W)		7.5 m
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	11 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		18
Total		18
FLOOR AREA: Residential		3,119 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** 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)		13.9
# of units/ha /# units/acre (net)	15	14.1
FAR (gross)		
FAR (net)	0.60	0.60
AMENITY SPACE (area in square metres)		
Indoor	57 m ²	0
Outdoor	57 m ²	452 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	36	36
Residential Visitors	4	5
Institutional		
Total Number of Parking Spaces	40	41
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

