

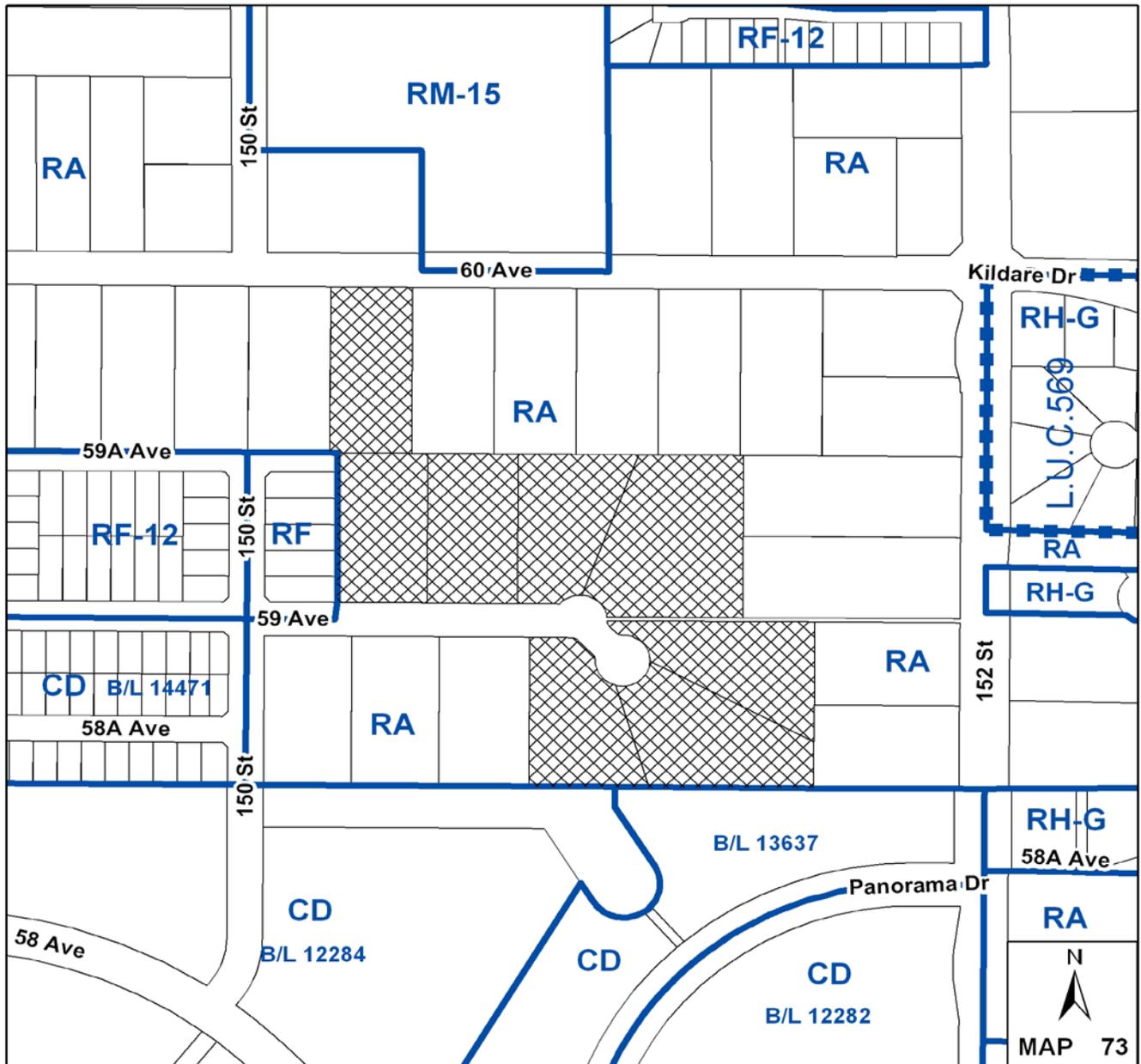
Proposal: OCP amendment from Multiple Residential to Urban. Partial NCP amendment from Townhouses and Single Family to Single Family Flex. Rezone from RA to RF-9C, RF-12 and RF to allow 71 single family small lots.

Recommendation: Approval to Proceed

Location: 15000 Block of 59 Ave **Zoning:** RA

OCP Designation: Urban and Multiple Residential

NCP Designation: Single Family/ /Small Lots/ Townhouses **Owner:** Marc Beune et al



PROJECT TIMELINE

Completed Application Submission Date: December 5, 2005
Application Revision & Re-submission Date: June 5, 2006
Planning Report Date: September 11, 2006

PROPOSAL

The applicant is proposing:

- an OCP amendment from "Multiple Residential" designation to "Urban" designation for three lots;
- a partial NCP amendment from "Townhouses 15 upa max" and "Single Family Residential" designation to "Single Family Residential Flex (6 to 14.5 upa max.)"; and
- a rezoning from RA to RF-9C, RF-12 and RF

in order to allow subdivision into approximately 71 single family residential small lots, which range in size from approximately 340 square metres (3,660 sq.ft.) to 713 square metres (7,675 sq.ft.).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the properties located at 15080, 15098 and 15108 - 59 Avenue and portion of road and walkway dedicated by Plan No. 43003 from "Multiple Residential" to "Urban" and a date for Public Hearing be set.
2. Council determine the 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 the portion of the site identified as Block A on the plan attached as Appendix X from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000), the portion of the site identified as Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and the portion of the site identified as Block C from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
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) 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) a successful closure of a portion of 59 Avenue; and
 - (f) registration of a Section 219 Restrictive Covenant for no-build over proposed Lot 8 for future consolidation and resubdivision with the adjoining lands to the east.
5. Council pass a resolution to amend South Newton NCP to redesignate a portion of the site from "Townhouses 15 upa max" and "Single Family Residential" to "Single Family Residential Flex (6 to 14.5 upa max.)" 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).

A Servicing Agreement will be required.

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 22 students
 Secondary students = 11 students
 Total new students = 33 students

School Catchment Area/Current Enrollment/School Capacity:

Sullivan Elementary School = 419 enrolled/215 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 = 98 students
 Total new students = 189 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 is opening in September 2006. When the new school opens, approved new catchment boundaries will be implemented that will reduce the projected overcrowding at Sullivan Elementary. A secondary school enrolment move (French Immersion) to the new Panorama Ridge Secondary School is also projected for September 2006 (Appendix VI).

Ministry of Transportation: No concerns (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** Old single family dwellings, some of which will be removed.
- **East:** Single family dwellings on lots, zoned RA, designated Urban and Multiple Residential in the OCP. The Planning & Development Department is processing three other development applications: 7906-0157-00 (to develop approximately 36 single family lots); 7906-0037-00 (to develop a 76-unit townhouse complex); and 7905-0218-00 (to develop a 35-unit townhouse complex). Application No. 7906-0157-00 is being presented to Council concurrently in a separate report (Appendix XIV).
- **South:** City park and townhouses on lots zoned CD, designated Multiple Residential in the OCP.
- **West:** Older homes on lots, zoned RA, designated Multiple Residential and Urban in the OCP, and newer homes on lots zoned RF, designated Urban in the OCP. The Planning & Development Department is also processing two other development applications in this area: 7906-0181-00 (to develop approximately eight single family homes); and 7906-0180-00 (to develop approximately 33 single family homes). These applications are also being presented to Council concurrently in separate reports (Appendix XIV).
- **North:** Across 60 Avenue is an old single family dwelling on a lot, zoned RA, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Partially complies. The OCP needs amendment from Multiple Residential to Urban.

NCP Designation: Partially complies. The South Newton NCP needs amendment from "Townhouses 15 upa max" and "Single Family residential" to "Single Family Residential Flex (6 to 14.5 upa max.)".

JUSTIFICATION FOR PLAN AMENDMENT

OCP Amendment

Background

- A portion of the site (the properties located at 15080, 15098 and 15108 – 59 Avenue) is designated "Multiple Residential" in the OCP, as shown on the plan attached as Appendix XII. A portion of the properties at 15108 and 15098 are also designated "Townhouse 15 upa max" in the NCP. Prior to adoption of the South Newton NCP, the subject properties (east) of 150 Street and south of 59 Avenue were already designated "Multiple Residential" in the OCP. The NCP process did not involve an OCP amendment, therefore, the subject lands remained designated "Multiple Residential" in the OCP, even though some were designated "Single Family Residential" in the NCP.
- Two properties to the east of this development are being developed into townhouses at a unit density of 17 upa, within the "Multiple Residential" designation in the OCP. This proposed density under an "Urban" designation presents a better transition to the north and west.
- The proposed NCP amendment from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5 upa max" presents an opportunity to amend the OCP to reflect the density proposed in the NCP.

NCP Amendment

Background

- The site comprises of 8 lots, located at 15038-60 Avenue, 15031, 15057, 15080, 15091, 15098, 15108 and 15115-59 Avenue, on the east side of 150 Street, south of 60 Avenue. It is designated partially "Urban" and partially "Multiple Residential" in the OCP, and "Single Family Residential Small Lots", "Single Family Residential" and "Townhouses 15 upa max", in the South Newton NCP.
- The proposed NCP amendment is to redesignate a portion of the subject site from "Single Family Residential" and "Townhouses 15 upa max" to "Single Family Residential Flex 6 to 14.5"). The remainder of the site is designated "Single Family Residential Small Lots", and does not require an amendment to the NCP, to allow the proposed development.
- Council approved the South Newton NCP, on June 14, 1999. The South Newton NCP was amended on December 6, 2004, to increase the opportunity for small lot residential development by redesignating majority of the "Single Family Residential" designated lands to "Single Family Residential Flex 6-14.5". The amendment recognizes the desirability of Single Family Small Lots, and to ensure an adequate inventory of this housing type within the South Newton NCP area. The amendment to increase small development was triggered by a number of NCP amendment applications to redesignate a number of "Single Family Residential" designated properties to "Single Family Residential Small Lots"

- During the above noted NCP preparation and amendment process, a majority of the area south of 60 Avenue and east of 150 Street, was retained as "Single Family Residential" because each property in the area was relatively small and did not have subdivision potential on their own. The homes on those lots were in relatively good condition and the owners did not express any desire to redevelop into small lots.
- Now the entire enclave has been successfully assembled and is under application (some of the applications being presented to Council concurrently with this application in separate reports) (Appendix XIV), therefore, this NCP amendment proposal can be processed. The proposal represents a reasonable blend of various typical and small lot types and can provide a desirable mix of housing in the area to compliment the existing multi-family uses to the south.
- The portion of the site designated "Townhouses 15 upa max" was intended to develop in conjunction with the properties to the east and have access from 152 Street. The development proposal to the east was not successful in incorporating the site. As a result, an easement was to be registered through that site to provide access from 152 Street. Development of townhouses at that location would be challenging because construction traffic was expected to pass through an established townhouse complex. Therefore, the proposed completion of that portion with single family residential small lots will resolve the access issue. The transition from small lots to townhouses to the east is still desirable.

The NCP Amendment Public Consultation Process

- A Public Information Meeting was held on May 23, 2006, together with the other applications, for NCP amendment; namely 7906-0157-00, 7906-0180-00, and 7906-0181-00. 358 letters were sent to all the property owners within 100 metres (300 ft.) of the outer edge of the all the subject sites.
- The meeting format was an open house, where the proposed subdivision concept (Appendix III), an artist expression of the single family homes expected to be built on the site, and a concept of how future subdivision would be achieved on all the lots within the enclave, were displayed. A comment sheet was also made available for those who would like to express their opinion in writing.
- Twelve (12) people signed the sign-in sheet, excluding the applicants, the consultant and the City staff member in attendance. Of the twelve (12), eight (8) provided written comments. Five of them indicated that they were supportive of the proposed amendment, and three (3) were opposed.
- Two main concerns were raised by the three who were opposed to the proposed development: tree retention and availability of parks and walking paths.
- To address the concern of the neighbours, the consultant for the project provided the following information:
 - The three comments against the project came from the residents of the new townhouse development on the north side of 60 Avenue (Natures' Walk). The proposed NCP amendment does not involve the properties fronting the south side of 60 Avenue, which were already designated for small lots under the NCP. The road pattern in the area will be interconnected with sidewalks and walkways, which lead to 60 Avenue, 152 Street and the park to the south of the subject site.

- Overall, the attendance by only twelve (12) people from 358 house holds represents a very small number. Further, there were only three (3) people who are opposed to the development.
- Regarding tree retention, the applicant has conducted a tree survey, and retained an Arborist to prepare a report regarding the condition of the trees on the site. The details of the tree survey and Arborist report are discussed later in this report.

Impact on Schools

- The comments from the school district indicate that the location of this development is within the catchment for the new Cambridge Area Elementary School, which will open in September, 2006. There is a new catchment boundary changes which will be implemented that will reduce the projected overcrowding at Sullivan Elementary. An enrolment move (French Immersion) to the new Newton Area Secondary School is projected for 2006, to balance the increased enrolment in Sullivan Heights Secondary School.

Impact on Services

- In regard to services, the proposed NCP amendment will implement the water, storm and sanitary sewer servicing strategies outlined in the approved NCP. The increase in projected yield will not change the overall servicing standards.

Location Guidelines

- The proposed RF-12 will be located adjacent to other RF-12 and RF developments proposals in the nearby area. The RF-9C and RF are already permitted in the existing NCP designation.

Interfacing Guidelines

- The new road alignment (Appendix III), which includes future 58A Avenue will be extended to 150 Street, through project 7906-0180-00. This concept is supported by the surrounding neighbours and the Engineering Department.

DEVELOPMENT CONSIDERATIONS

- The proposed rezoning is from RA to RF, RF-12, and RF-9C, to allow subdivision into approximately 71 lots.
- The proposed rezoning to RF-9C, along 60 Avenue, and RF and RF-12 on the southern portion of the site, is in keeping with the proposed and existing OCP and NCP designations (Appendix X).

Proposed RF-9C Zone

- The RF-9C Zone, in addition to single family dwellings on the lots, will also permit secondary suites or coach houses as ancillary uses.

- The RF-9C Zone was originally conceived to allow coach houses on narrow and deep lots, to provide a diversity of housing options and higher densities in the East Clayton NCP, in keeping with the principles for sustainable development. The zone has now been implemented in other areas of the City.
- The proposed RF-9C lots range in size from 340 square metres (3,660 sq.ft.) to 342.5 square metres (3,687 sq.ft.). They fit the criteria of narrow and deep lots, measuring 37 plus metres (121 ft.) deep. This exceeds the minimum 220-square metre (2,368 sq.ft.) and 28-metre (90 ft.) area and depth requirements of the Type II and Type I RF-9C lots. This presents an opportunity to provide adequate building setbacks from the rear lot lines, leaving enough room for a coach house and back yards on each lot. This is also consistent with the NCP design guidelines.
- The coach house will be located above, or adjacent to a car garage or carport, separate from the single family dwelling. This not only contributes to increase in a variety of housing types in a neighbourhood, but will also introduce a casual and voluntary surveillance of the lane; serving as a crime deterrent.
- The higher density, as result of allowing coach houses, is justified at this location because the site is located on a bus route (increasing the likelihood of transit usage). Some sites west of 148 Street along 60 Avenue are also being rezoned to RF-9C under Development Application No. 7903-0133-00 and 7904-0046-00, providing further justification to support the RF-9C lots along 60 Avenue.

Proposed RF and RF-12 Zones

- The RF and RF-12 lots meet the minimum requirements of the Zoning by-law and will conform to the proposed NCP and OCP designation of the site. Four (4) RF-12 lots (proposed Lots 8, 68, 68, and 71) are slightly larger than the average lot. These were created to facilitate creation of other lots on the adjacent development, to maximize the development potential for the nearby properties.

Proposed Subdivision and Road Network

- The proposed lots meet all the requirements of the RF-9C, RF-12 and RF zones where applicable. The proposed road network is contingent upon the three other development proposals which are being presented concurrently to Council with this application. If all four applications are not finalized at the same period of time, an alternate road access will have to be provided for some of the lots proposed.

Proposed Building Scheme

- Michael Tynan (The Design Consultant for this project) completed a Character Study of the area, and proposed a Building Scheme for the development, which follow a similar pattern as the new development emerging in the Panorama Village area.
- Although secondary suites are permitted in the RF-9C Zone portion of the site, the building scheme restricts the suite only to a separate accessory structure or the living space above garages (coach houses). This arrangement was also achieved on the other RF-9C developments proposed along 60 Avenue.

- Secondary suites are not permitted in the non-RF-9C lots.
- The highlights of the proposed Building Scheme are as follows:
 - Two-storey, split level and bungalow dwellings only;
 - No basement entry dwellings;
 - Secondary suites shall be permitted only on a separate accessory structure or the living space above garages (coach houses);
 - Homes with well defined grade level entries, with front entrances that retain a human scale (no more than one-storey entrance) and have porches and or verandas as the main housing style;
 - Minimum 7:12 roof pitch on the main roof structure for the RF-12 and RF Zones and 8:12 for the RF-9 and RF-9C Zones;
 - Shake profile concrete tiles and asphalt shingles and cedar shingles, in grey or brown tones roofing material;
 - High quality exterior finish and detailing with, vinyl, stucco, cedar, hardiplank siding, brick/cultured brick and stone/cultured stone, in earth or grey tones. Warm colours not permitted on cladding. Trim colours shall be shade variation of the main colour, complementary, neutral or subdued contrast;
 - A minimum of one tree and 10 shrubs (minimum 5 gallon pot size) per lot will be provided on the RF-9C lots and RF-9, three trees and 20 shrubs per lot on the RF lots and 2 trees and 15 shrubs on the RF-12 lots; and
 - The coach house or suite above the garage should form an integral part of the design of the principle building, and shall be designed to meet CPTED principles.
- A summary of the proposed design guidelines is attached as Appendix VIII.

Tree Survey & Arborist Report and Lot grading

- The applicants retained C. Kavolinas & Associates Inc. to conduct a tree survey and prepare an Arborist report. The report identified 468 mature trees on the subject site, plus 18 on the adjacent properties and concluded that 415 trees were to be removed. 104 of the trees to be removed were deemed hazardous and 311 are located on road right-of-ways and within building envelopes or areas where fill will be required. 53 trees will be retained and protected. A minimum of 173 replacement trees are required to be planted. One each on the RF-9C lots, because the proposed lots are narrow and can handle only one tree at the front, two replacement trees per lot for the RF-12 lots and three replacement trees on the RF lots (Appendix IX). In addition to the replacement trees, there will be boulevard trees planted an interval of 7 metres (23 ft.). This yields approximately 109 additional trees for this development.

- The applicant confirmed that in-ground basements are proposed in all proposed lots. To achieve the standard elevation for all the buildings, "fill" averaging 1.2 metres (4 ft.) will be required on approximately 18% of the site, to raise the elevations of some of the homes above street level.
- The lot grading information was reviewed by staff and found acceptable, to allow the project to proceed to the next stage.

PRE-NOTIFICATION

Pre-notification letters were sent on May 19, 2006 and staff received no comments.

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 circulated and contacted as part of the review and pre-notification processes. No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

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.	Survey Plan Accompanying a Rezoning By-law
Appendix XI.	Map Showing the NCP Amendment
Appendix XII.	South Newton NCP
Appendix XIII.	Map Showing the OCP Amendment
Appendix XIV.	Map Showing In-Process Applications in the Nearby Area

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated May 18, 2006, and updated June 21, 2006.
- Building Scheme dated July 16, 2006.
- Neighbourhood Character Study dated July 16, 2006.

- Tree Survey Plan dated July 2006.
- Arborist Report dated August 10, 2006.
- Tree Preservation and Replacement Plan dated July 2006.
- Lot Grading Plan dated July 31, 2006.
- Soil Contamination Review Questionnaire prepared by Jaswant Sangha dated November 17, 2005.
- NCP Amendment Impact Assessment Report, including results of the May 23, 2006 Public Information Meeting, prepared by Mr. Clarence Arychuk and dated May 25, 2006.

How Yin Leung
Acting General Manager
Planning and Development

AGA/kms

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- (i) Civic Address: 15115 - 59 Avenue
Owners: Jaswant, Parmjit and Jasminder Sangha
PID: 006-582-168
Lot 36 Section 10 Township 2 New Westminster District Plan 43003
- (j) Portion of road and walkway dedicted by Plan No. 43003

3. Summary

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the properties at 15080, 15098, 15108 - 59 Avenue, and portion of road and walkway dedicated by Plan No. 43003 from "Multiple Residential" designation to "Urban" designation.
- (b) Introduce a By-law to rezone the property.
- (c) Application is under the jurisdiction of MOT.
 - MOT File No. 01-006-23177

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C, RF and RF-12

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	9.8 acres	
Hectares	3.95 ha	
NUMBER OF LOTS		
Existing	8	
Proposed	71	
SIZE OF LOTS		
Range of lot widths (metres)	9.1 m to 18.4 m	
Range of lot areas (square metres)	340 m ² to 713 m ²	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	18.07 uph	7.32 upha
Lots/Hectare & Lots/Acre (Net)	18.07 uph	7.32 upha
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	50%	
Estimated Road, Lane & Driveway Coverage	17%	
Total Site Coverage	67%	
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

