

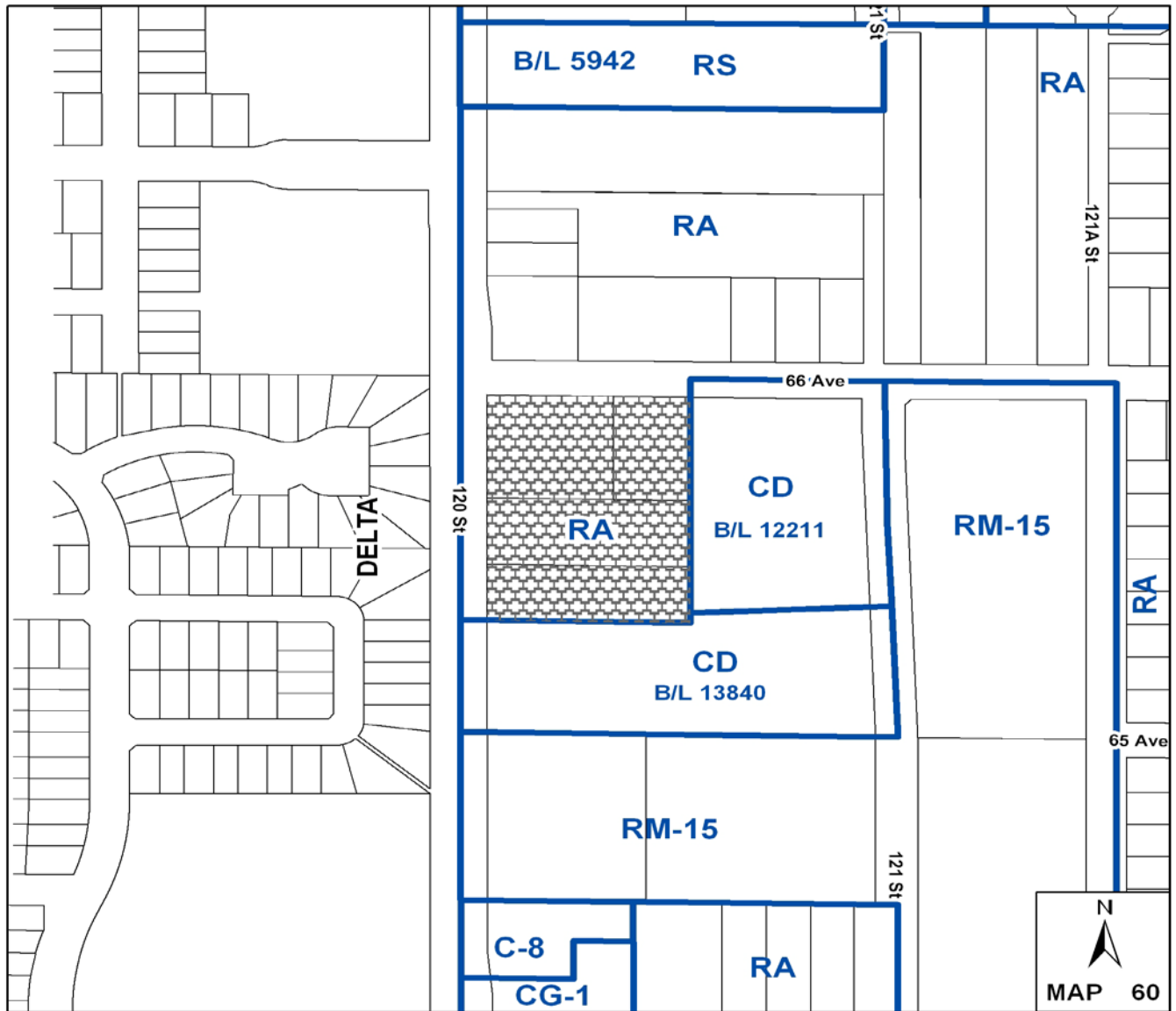
**Proposal:** Rezone from RA to RM-30 and Development Permit to permit a 73-unit townhouse development. Development Variance Permit to vary setbacks.

**Recommendation:** Approval to Proceed.

**Location:** 6538/56/76 - 120 Street & 12046 - 66 Avenue      **Zoning:** RA

**OCP Designation:** Multiple Residential

**LAP Designation:** Walk Up Apartments (25 - 45 upa)      **Owner:** 1 Zenith Developments Ltd.



## PROJECT TIMELINE

Application Submission Date:	December 20, 2005
Revised Application Submission Date:	October 8, 2006
Planning Report Date:	February 26, 2007

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
  - to reduce the front yard (66 Avenue) setback from 7.5 metres (25 ft.) to 6.2 metres (20 ft.) for stairs only; and
  - to reduce the westerly (120 Street) side yard setback from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for stairs only

in order to permit the development of a 73-unit townhouse complex.

## 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 "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0397-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7905-0397-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (66 Avenue) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.2 metres (20 ft.) for stairs only; and
  - (b) to reduce the minimum westerly side yard (120 Street) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for stairs only.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of tandem parking spaces into livable space; and
  - (f) the applicant work with staff to resolve concerns over the impact of the proposed development on existing Parks, Recreation & Culture facilities in the area.
5. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from "Walk Up Apartments (25 - 45 upa)" to "Townhouses (20 - 25 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: Parks has concerns about the impact of the proposed development on existing Parks, Recreation & Culture facilities in the area and requests the applicant work with staff to resolve this issue (Appendix VI).

School District: **School Impacts:**

#### **Projected number of students from this development:**

Elementary students = 12 students  
 Secondary students = 6 students  
 Total new students = 18 students

#### **School Catchment Area/Current Enrollment/School Capacity:**

Beaver Creek Elementary School = 435 enrolled/ 555capacity  
 Tamanawis Secondary School = 1098 enrolled/ 1125 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 = 3 students  
 Total new students = 3 students

**Approved Capacity Projects and Future Space Considerations**

*The overcrowding at Tamanawis was alleviated with the opening of the new Panorama Ridge Secondary School in September 2006. The proposed development will not have an impact on these projections.*

(Appendix VII)

**SITE CHARACTERISTICS**

- **Existing Land Use** Single family residential dwelling at 6576 – 120 Street. The other three (3) parcels are vacant.
- **Significant Site Attributes** There are a number of mature trees on the site.
- **East:** A multiple unit residential development, zoned CD By-law No. 12211, designated "Garden Apartments (10 – 30 upa)" in the West Newton LAP and Multiple Residential in the OCP.
- **South:** A multiple residential development, zoned CD By-law No. 13840, designated "Walk Up Apartment (25 – 45 upa)" in the West Newton LAP and Multiple Residential in the OCP.
- **West:** Across 120 Street, single family residential in Delta, designated "Single Family Residential" in the Delta OCP.
- **North:** Across 66 Avenue, single family residential, zoned RA, designated "Apartment Tower (70 upa)" in the West Newton LAP and Multiple Residential in the OCP.

**PLAN AND POLICY COMPLIANCE**

- OCP Designation: Multiple Residential. Complies.
- West Newton LAP Designation: Needs amendment from "Walk Up Apartments (25 - 45 upa)" to "Townhouses (20 - 25 upa)."

## JUSTIFICATION FOR PLAN AMENDMENT

- The subject properties are located at the southeast corner of the intersection of 66 Avenue and 120 Street, at 6538/56/76 – 120 Street and 12046 – 66 Avenue. As part of this application the four (4) parcels are to be consolidated into one (1) parcel with an area of 1.270 hectares (3.137 acres). The site is zoned "One-Acre Residential Zone" (RA) and is designated "Multiple Residential" in the OCP and "Walk Up Apartments (25 - 45 units per acre [upa])" in the West Newton Local Area Plan. The applicant is proposing to redesignate the site to "Townhouses (20 – 25 upa)" in the West Newton Local Area Plan.
- The four properties are the last remaining undeveloped properties south of 66 Avenue. The subject site is bordered to the east and south by townhouse developments. Across 120 Street to the west is a single family dwelling neighbourhood within the Corporation of Delta. Across 66 Avenue to the north are sub-standard and regular sized RA-zoned properties which are also designated "Multiple Residential" in the OCP and "Apartment Tower (70 upa)" in the West Newton Local Area Plan. It is anticipated that these properties will be consolidated and developed for multiple residential use in the future.
- Although the lots north of 66 Avenue are designated "Apartment Tower (75 upa)" in the West Newton Local Area Plan, staff are currently in discussions with developers of the site who are proposing a multi-family development with an approximate unit density of 35 upa.
- The West Newton Local Area Plan proposed the closure of 66 Avenue at Scott Road, but this is no longer being considered. 66 Avenue will remain open and act as a separation from the higher density residential designation north of 66 Avenue.
- The proposed unit density for the subject site is 23.3 upa which is close to the 25 – 45 upa density designated for the site in the West Newton Local Area Plan, and is compatible with surrounding unit densities:
  - the townhouse development to the south (6533 – 121 Street) has a similar density of 23.4 upa;
  - staff are currently in discussion with developers regarding the undeveloped parcels north of 66 Avenue and a unit density of approximately 35 upa is currently proposed; and
  - to the north of these undeveloped parcels there is a large townhouse site (12040 – 68 Avenue) with a unit density of approximately 30 upa.
- The subject application is consistent with the multiple residential development envisioned for this area.

## DEVELOPMENT CONSIDERATIONS

### Proposal

- The applicant is proposing a rezoning from RA to "Multiple Residential 30 Zone" (RM-30) and a Development Permit to allow for development of a 73-unit townhouse complex. The applicant is also proposing variances to the northerly (66 Avenue) front yard setback and the westerly (120 Street) side yard setback for stairs only, which are described below.

- The proposed unit density is 57.5 uph/23.3 upa and the proposed floor area ratio (FAR) is approximately 0.78. The proposed unit density and FAR conforms to the density regulations of the RM-30 Zone, and is in keeping with the density proposed by the "Multiple Residential" OCP designation.
- The main access is proposed to be from 66 Avenue, in the northeast corner of the site, to provide adequate separation from 120 Street.
- Total parking on the site, including resident and visitor stalls, conforms with the requirements of the Zoning By-law. Resident parking spaces for all the units will be provided in the form of tandem parking within garages. A Restrictive Covenant will be required to be registered on the site to restrict the conversion of tandem garages to livable space.

### Amenity Space

- The Zoning By-law requires that indoor amenity space for this project be provided in the order of 219 sq. m. (2,357 sq. ft.), based on 3 sq. m. (32 sq. ft.) per dwelling unit. The applicant has provided 219 sq. m. (2,357 sq. ft.) of indoor amenity space in the northwest corner of the site, near the intersection of 120 Street and 66 Avenue. The two-storey indoor amenity building is proposed to contain two (2) lounges, two (2) kitchens, an office, washrooms and a guest suite.
- The proposal also includes two (2) outdoor amenity areas with a combined area of approximately 575 sq. m. (6,190 sq. ft.), which meets the requirement of the Zoning By-law. One outdoor amenity space, primarily lawn and landscaping, is located adjacent to the indoor amenity building. A larger outdoor amenity area is located in the southeast corner of the site and contains several retained trees, a play area with play equipment, a landscaped open space and several benches.

### Tree Preservation and Landscaping Plan

- The applicant has provided an arborist assessment from C. Kavolinas & Associates Inc. The assessment indicates the presence of one hundred twenty-six (126) mature trees on the site and thirteen (13) are proposed to be retained and one hundred thirteen (113) are proposed to be removed. Of the one hundred thirteen (113) trees, sixty (60) are alders or cottonwoods and have no retentive value. The remaining fifty-three (53) trees are either in poor condition or are in proposed building envelopes. There may be opportunities to preserve a few more trees and a final arborist report will need to be produced to the satisfaction of the City Landscape Architect. The applicant proposes to install approximately one hundred seventy-six (176) trees of various species as replacement trees.
- The applicant is proposing to plant trees along all property lines and within the development. Shrubbery and ground cover are also proposed throughout the development. A landscaped area and gravel trail will provide pedestrian access from the site to 120 Street at the southwest corner of the development.

## PRE-NOTIFICATION

Pre-notification letters were sent on January 25, 2006 and staff received one (1) phone call:

- The caller was curious about the nature of the proposal and wanted information about tree retention on the site.

*(Staff explained the proposed development to the caller and indicated that thirteen (13) trees were proposed to be retained on the site.)*

## DESIGN PROPOSAL AND REVIEW

- The proposed project consists of seventy-three (73) three-bedroom units, with an average floor area of approximately 135 sq.m. (1,450 sq.ft.).
- The units are configured in three (3) storey buildings, with a tandem garage at grade. The proposed kitchen, dining and living rooms are located on the second floor, with the proposed bedrooms on the third floor.
- The proposed building materials include asphalt shingles in for roofing. Proposed cladding materials include cedar shingle siding on the third floor, and horizontal hardi-plank siding on the first and second floors, accented with wood trim. A decorative hardi-plank is proposed for the gables.
- The site entrance on 66 Avenue will be anchored by a decorative entry sign and landscaping. Special paving (coloured stamped concrete), is proposed in the entrance area of the development.
- The proposed 120 Street and 66 Avenue streetscape elevations reflects metal railings with brick posts. The highly visible northwest corner of the site, at the intersection of 120 Street and 66 Avenue, will be visually appealing with significant landscaping, green space and the amenity building.

## ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory.

## BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum northerly (66 Avenue) front yard setback from 7.5 metres (25 feet) to 6.2 metres (20 feet) for the stairs only; and
- To reduce the minimum westerly (120 Street) side yard setback from 7.5 metres (25 feet) to 6.4 metres (21 feet) for the stairs only.

**Applicant's Reasons:**

- The proposed setback variances apply to stairs only. The porch landing area and building face are all set behind the 7.5 metre (25 feet) setback line.

**Staff Comments:**

- The proposed variances will not impact the existing residents to the east or south. The setbacks along the easterly and southerly property lines are at the required 7.5 metres (25 feet).
- The reduced setbacks on the north (66 Avenue) and west (120 Street) sides will bring the units closer to public spaces (public roads, sidewalks), which helps in achieving a more urban character.
- Staff can support the proposed setback variance.

**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.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7905-0397-00
Appendix VI.	Parks Comments
Appendix VII.	School District Comments

**INFORMATION AVAILABLE ON FILE**

- Detailed Engineering Comments dated February 21, 2007.
- Arborist Report dated February 14, 2007.
- Soil Contamination Review Questionnaire prepared by Bhupinder Dubb dated November 24, 2005.

How Yin Leung  
Acting General Manager  
Planning and Development

KB/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Maciej Dembek, Barnett Dembek Architects Inc.  
                         Address:                #202 - 12448 - 82 Avenue, Surrey, BC V3W 3E9  
                         Tel:                      604-597-7100

2.      Properties involved in the Application

(a)      Civic Address:            6538, 6556 and 6576 - 120 Street and 12046 - 66 Avenue

(b)      Civic Address:            6538 - 120 Street  
                 Owner:                        1 Zenith Developments Ltd.  
                 PID:                            012-050-369  
                 North 106 Feet Lot 1 Except: Firstly: Parcel "A" (Explanatory Plan 12697)  
                 and Secondly: Part Road on Plan 84257; Section 18 Township 2 New  
                 Westminster District Plan 1250

(c)      Civic Address:            6556 - 120 Street  
                 Owner:                        1 Zenith Developments Ltd.  
                 PID:                            012-050-334  
                 South 125 Feet Lot 1 Except: Firstly: Parcel "A" (Explanatory Plan 12697)  
                 Secondly: Part Road on Plan 86584, Section 18 Township 2 New Westminster  
                 District Plan 1250

(d)      Civic Address:            6576 - 120 Street  
                 Owner:                        1 Zenith Developments Ltd.  
                 PID:                            010-154-353  
                 Lot "D" Except: Part Road on Plan NWP 87570, Section 18 Township 2 New  
                 Westminster District Plan 16285

(e)      Civic Address:            12046 - 66 Avenue  
                 Owner:                        1 Zenith Developments Ltd.  
                 PID:                            010-154-370  
                 Lot "E" Section 18 Township 2 New Westminster District Plan 16285

3.      Summary of Actions for City Clerk's Office

(a)      Introduce a By-law to rezone the property.

(b)      Proceed with Public Notification for Development Variance Permit No. 7905-0397-00.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		3.137 ac., 1.27 ha
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	45%	36%
Buildings & Structures		14.4%
Paved & Hard Surfaced Areas		50%
Total Site Coverage		
SETBACKS ( in metres)		
Front (66 Avenue)	7.5 m	6.2 m (stairs only)
Rear	7.5 m	7.6 m
Side #1 (E)	7.5 m	7.5 m
Side #2 (W) (120 Street)	7.5 m	6.4 m (stairs only)
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	9.65 m / 3 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		73
Total		73
FLOOR AREA: Residential		9,688 sq.m.
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)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	219 sq.m.	219 sq.m.
Outdoor	219 sq.m.	575 sq.m.
PARKING (number of stalls)		161
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	146	146
Residential Visitors	14.6	15
Institutional		
Total Number of Parking Spaces		161
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

