

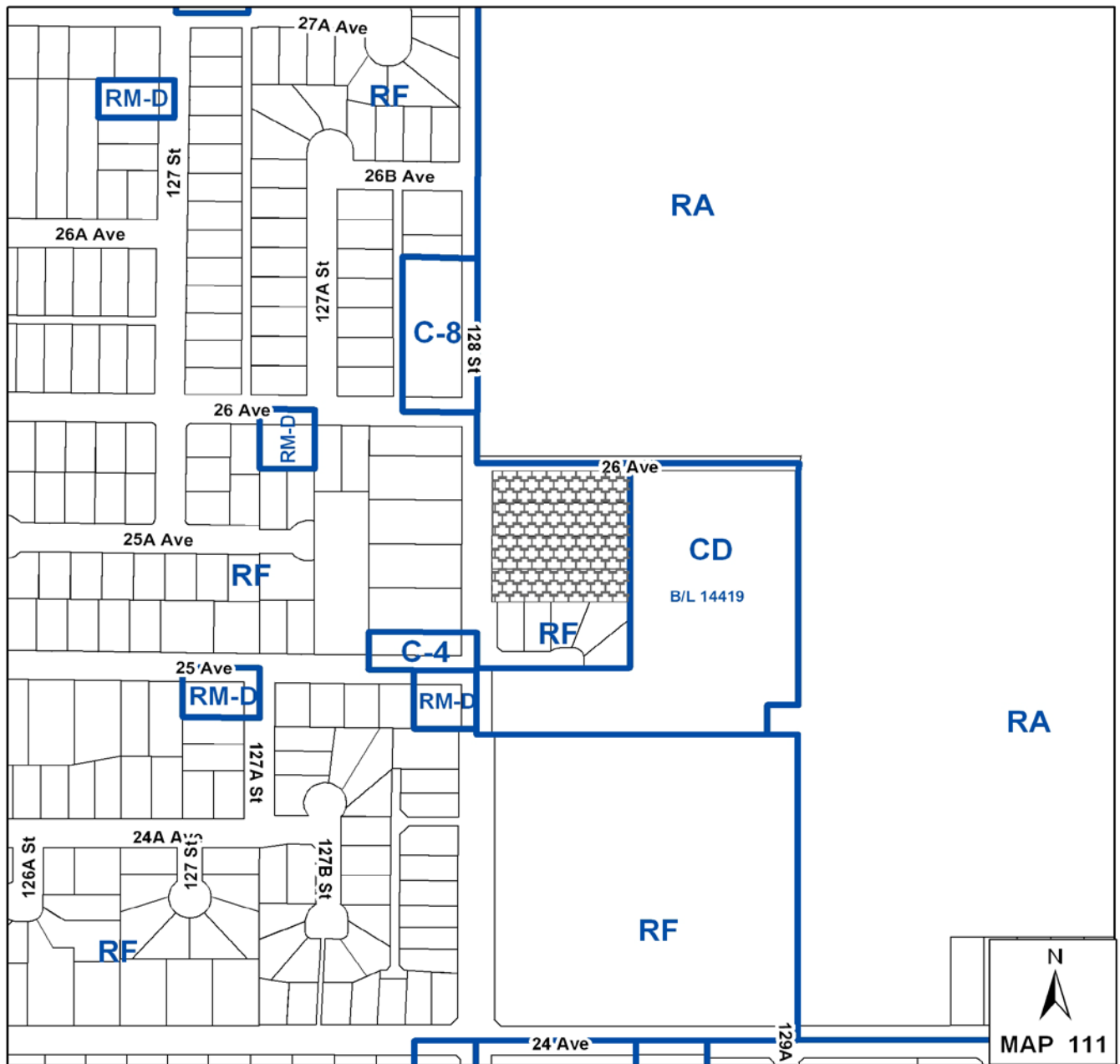
Proposal: Rezone from RF to RF-12 and RF-9 to allow subdivision into 21 single family small lots.

Recommendation: Approval to Proceed

Location: 2550/62/80 - 128 St. & 12822 - 26 Avenue **Zoning:** RF

OCP Designation: Urban

LAP Designation: Urban Res. **Owner:** Nico River Developments Ltd. et al



PROJECT TIMELINE

Completed Application Submission Date: December 22, 2005
Planning Report Date: July 10, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RF to RF-12 and RF-9

in order to allow subdivision into 21 single family small lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the property defined as "Block A" on the plan attached as Appendix XIII from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and the portion of the property defined as "Block B" on the plan attached as Appendix XIII from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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;
 - (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 plan and cost estimate for landscaping along the south property line of proposed Lots 1, 19, 20 and 21 to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant requiring a 2.0 metre (8 ft.) south side yard setback for principal and accessory buildings and installation of a landscape buffer on proposed Lot 1;
 - (f) registration of a Section 219 Restrictive Covenant requiring a minimum 7.5 metre (25 ft.) rear yard setback for principal buildings and installation of a landscape buffer on proposed Lots 19, 20 and 21; and

- (g) the applicant adequately address concerns raised by the Parks, Recreation & Culture Department about the pressure this project will place on existing parks facilities in the neighbourhood.

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. Parks has concerns about the pressure the project will place on existing Parks, Recreation & Culture facilities in the neighbourhood. The applicant is to adequately address this concern prior to final adoption of the Rezoning By-law (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 8 students
 Secondary students = 4 students
 Total new students = 12 students

School Catchment Area/Current Enrollment/School Capacity:

Crescent Park Elementary School = 309 enrolled/455 capacity
 Elgin Park Secondary School = 1,185 enrolled/1,200 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 = 3 students
 Secondary students = 9 students
 Total new students = 12 students

Approved Capacity Projects and Future Space Considerations

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.

A late French immersion program at Crescent Park Elementary began in 2003, offering grades 6 to 7.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwellings to be demolished.
- **Significant Site Attributes** The site is heavily treed.
- **East:** Kiwanis Park Place seniors multiple residential building, zoned CD, designated Multiple Residential in the OCP.
- **South:** Single family dwellings, zoned RF, designated Urban in the OCP.
- **West:** Across 128 Street, single family dwellings, zoned RF, designated Urban in the OCP.
- **North:** Across 26 Avenue, Crescent Park, zoned RA, designated Suburban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Development Proposal

- The subject application encompasses 4 parcels of property located on the southeast corner of 26 Avenue and 128 Street, in the Ocean Park area. The total site area is 0.81 hectares (2.0 acres).
- The applicant proposes to rezone the subject site from "Single Family Residential Zone" (RF) to a combination of "Single Family Residential (12) Zone"(RF-12) and "Single Family Residential (9) Zone" (RF-9) in order to allow subdivision into 21 single family small lots (18 RF-9 lots and 3 RF-12 lots).
- Proposed Lots 1-18 are a combination of Type I and Type II (narrow-deep) RF-9 lots with lane access. The homes that will be constructed on these lots will have driveway access from the lane. Proposed Lots 19-21 are Type II (wide-shallow) RF-12 lots. Lot 19 will have driveway access from the rear lane, whereas Lots 20 and 21 will have front driveway access from the interior cul-de-sac. The lot sizes of the RF-9 lots range from 221 sq.m (2,379 sq.ft.) to 347 sq.m. (3,735 sq.ft.). The lots sizes of the RF-12 lots range from 403 sq.m (4,338 sq.ft.) to 636 sq.m (6,846 sq.ft.).

Land Use Considerations

- The subject site is designated Urban in the Official Community Plan (OCP). The site is also designated Urban Residential in the Semiahmoo Peninsula Local Area Plan (LAP).

- To the immediate south of the site are newer homes on RF zoned lots designated Urban in the OCP. To the west, across 128 Street, are older homes, also on RF zoned lots, as well as a legion zoned C-8 and a convenience store zoned C-4, all designated Urban in the OCP. To the immediate east of the site is a 3-storey seniors apartment building (Kiwanis Park Place) which is zoned CD and is designated Multiple Residential in the OCP. To the north of the site, across 26 Avenue, is Crescent Park, which is zoned RA, and designated Suburban in the OCP.
- Under the provisions of the Official Community Plan (OCP), small lot developments may be considered on Urban designated land provided that the proposal complies with the Policy Guidelines for Small Lot Residential Zones as contained in Corporate Report C002 adopted by Council on January 17, 2000 (Appendix XI).
- The General and Specific Policy Guidelines for Small Lot Residential Zones are designed to ensure that small lot developments are appropriate in a given area, and achieve an appropriate integration with existing single family uses, based on the following criteria:
 - Transition between land-uses;
 - Building design;
 - Vehicular traffic and pedestrian circulation;
 - Adequacy of community, recreational, and social amenities;
 - Adequacy of engineering services;
 - Proximity to community nodes.
 - Community Impacts
- The proposed small lot development on the subject site has been evaluated against the adopted Policy Guidelines for Small Lot Residential Zones, as follows:

Interface Issues

- Under the Small Lot Policy Guidelines, rezoning to small lot zones should be subject to design considerations including compatible transitions between different land uses and developments of different densities.
- The subject site interfaces Crescent Park to the north and is across an arterial road (128 Street) from the neighbouring residential land uses to the west.
- To address interface issues with the neighbouring RF Zoned lots to the south, the applicant proposes a 2.0 metre (8 ft.) minimum side yard setback for principal and accessory buildings, with additional landscaping on Lot 1, and a minimum 7.5 metre (25 ft.) rear yard setback for principal buildings, with additional landscaping on Lots 19, 20, and 21. Section 219 Restrictive Covenants will be registered on title prior to final adoption of the Rezoning By-law to require the larger setbacks on these lots. The applicant will also be required to provide a landscaping plan and cost estimate for the proposed additional landscaping on Lots 1, 19, 20, and 21 prior to final adoption of the Rezoning By-law.
- The applicant has committed to landscaping and fencing along the Kiwanis property line to the east, to address potential interface issues with this existing 3-storey seniors apartment building.

Building Design Guidelines

- Building Design Guidelines for the subject application were prepared by Carolyn Stewart (Sandbox Design Works) and are based on a Neighbourhood Character Study of the area. The Character Study suggests that the neighbouring homes are approximately 0 to 35 years old and range in style from Basement Entry and Split Level, for the older homes, to Neo-Traditional for the newer ones. The homes are typically one or two storey and range in size from 84 square metres to 269 square metres (900 sq.ft. to 2900 sq.ft.), excluding garage and in ground basements. The Building Design Guidelines have been developed to complement and enhance the existing character of the surrounding area.
- According to the Building Design Guidelines, the homes will be Neo-Heritage or Neo-Traditional in style with balanced massing, consistent scale and proportion of elements and clean lines, using design elements to lower the apparent massing at the front. The homes will have well identified entries and moderate pitched hip and gable roof lines/elements.
- Exterior building materials will consist of cedar, vinyl or cementitious siding (wood grain look), stucco, brick/cultured brick, or stone /cultured stone singularly or in combination with, cedar, cementitious or vinyl wall shingles in earth or grey tones with subtle or bold colour accents.
- Roof materials will consist of cedar shakes/shingles, high profile duroid shingles, or concrete roof tile (shake profile), in natural earth, grey or black tones.
- No basement entry homes or secondary suites will be permitted.

Vehicular traffic and pedestrian circulation

- Under the Small Lot Policy Guidelines, small lot developments should facilitate convenient traffic movement.
- The City's transportation engineer has reviewed the proposed road layout and has found it to be acceptable from a vehicular circulation and safety perspective.
- The proposed RF-9 lots fronting 128 Street and 26 Avenue have rear lane access which improves vehicular circulation on these two roads. Removing driveways from these roads also improves the streetscape and results in a friendlier pedestrian environment.
- The proposal features a reduced road standard for the interior cul-de-sac. The configuration of the site, combined with the need to provide lanes to remove driveways from the arterial road (128 Street), as well as the inability to acquire additional road on the Kiwanis site at this time, required a unique solution. Considering the short length of the cul-de-sac, and the relatively few lots it serves, the proposed arrangement was considered an acceptable solution by the Engineering Department.

Adequacy of community, recreational, and social amenities

- Under the Small Lot Policy Guidelines, small lot developments should have adequate amenities within close proximity.

- The subject site is well served with a variety of community, recreational, and social amenities. The site is located directly across the street (26 – Avenue) from Crescent Park, and is also within close proximity to both Crescent Park Elementary School (100 metres – 330 ft.) and Elgin Park Secondary School (1.5 km – 4,921 ft.). There are local commercial services in the immediate area, and the site is approximately 1.6 km (5,249 ft.) away from the Ocean Park library and the Ocean Park Shopping Centre, which includes food stores, restaurants, and a variety of retail stores, and commercial services.
- The applicant is prepared to address the concerns raised by the Parks, Recreation & Culture Department regarding the pressure this project will place on existing parks facilities in the neighbourhood.

Adequacy of engineering services

- Under the Small Lot Policy Guidelines, small lot developments should have adequate engineering services.
- The City's Engineering Department has reviewed the proposal and has no objections. The applicant will be required to complete all necessary engineering servicing requirements prior to final adoption of the Rezoning By-law.

Proximity to community nodes

- Under the Small Lot Policy Guidelines, small lot developments should be within close proximity of community nodes or be adjacent to multiple residential areas designated in the OCP. Specifically, the Policy Guidelines suggest that proposed RF-12 lots should be located within approximately 800 metres (1/2 mile) of a community node, and proposed RF-9 lots should be located within 400 metres (1/4 mile) of a community node.
- Although the proposed location does not meet the specific distance criteria from community nodes for RF-12 and RF-9 lots as referenced in the Policy Guidelines, the subject site is approximately 1.6 km (5,249 ft.) away from the Ocean Park Shopping Centre, which is a significant commercial node. Similarly, the proposed location is within 400 metres (1/4 mile) of 3 local commercial sites, including 2 sites directly across 128 Street, and is on an arterial road (128 Street). The site also abuts a site designated Multiple Residential in the OCP and is across the street from a City park.

Lot Grading and Tree Preservation

- The applicants prepared a preliminary lot-grading plan and stated that they intend to have in-ground basements on all of the lots. The land slopes steeply from east to west across the site requiring a greater amount of fill than would typically be required on a flatter site. Up to approximately 3.0 metres of fill is required in some areas to ensure that the proposed cul-de-sac is level. The site will then gradually taper towards 128 Street. Retaining walls up to 1.0 metres in height will be required on lots 16-18, as well as along the 26 Avenue and 128 Street property lines. It is noted, that this type of re-grading is required under any subdivision of the lands including under the existing RF Zoning. The proposed grading is also consistent with the grading pattern established by the neighbouring RF Zoned subdivision to the south. The preliminary lot-grading plan has been reviewed by staff and found acceptable to proceed.

- The applicants retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an Arborist report. The arborist identifies 170 mature trees on the site and concludes that 160 will have to be removed. Twenty-four (24) of the trees to be removed are declared hazardous due to natural causes and the other 136 trees are either within a road right of way, building envelope, or proposed driveway, or will not survive site grading/filling. The 10 trees to be retained are located in the front and rear yards of the lots.
- The applicant proposes 23 replacement trees on the site, resulting in an average of 1.30 trees per lot. This does include additional boulevard trees that will be required as part of the servicing agreement. Proposed replacement tree species include Japanese Maple, Saucer Magnolia, and Western Red Cedar.

Overall Community Impacts

- To mitigate potential community impacts on this site, the developer has undergone additional community consultation with the adjacent property owners. On March 27, 2006, the applicant met with the President of the Crescent Housing Society, who administrates the seniors multiple residential building (Kiwanis Park Place) east of the subject site. In response to the input received at that meeting, the applicant has committed to the following:
 - Additional landscaping on lots fronting the Kiwanis buildings;
 - Completion of a geo-technical assessment to ensure the development will not impact the Kiwanis buildings;
 - Construction of an attractive wooden fence along the Kiwanis property line fronting the subject site; and
 - Commitment that the homes will be constructed to a high quality design standard (Appendix XII).
- The applicant also made an effort to consult with the 5 property owners in the RF Zoned subdivision, south of the subject site, and the 4 property owners in the RF Zoned lots across 128 Street, west of the subject site. The applicant sent letters to each of these residences and also tried to contact the owners in person and via telephone. The applicants were able to consult with all but two (12809 – 25 Avenue, and 2529 – 128 Street) of the nine property owners. A public information meeting was not considered necessary due to the additional consultation undertaken by the applicant. Staff has been provided a detailed summary of this consultation process, as well as the results. Concerns raised through this consultation process included tree preservation, density, privacy, and construction impacts.
- The applicant's consultant has provided the following responses to these 4 primary concerns raised by the neighbours:
 - Tree preservation is difficult on this site due to site topography and the grading that is required to develop the site. The numbers of trees that would need to be removed would be similar if the site were developed under the existing RF Zoning due to the need for site regrading under either option.

- In the immediate vicinity of the site are a number of amenities including public transit service, local commercial and retail services, and community services (e.g. fire hall, legion, elementary school, Crescent Park etc.). The site is also located on an arterial road, and adjacent to a seniors multiple residential project. All of these locational characteristics justify the increased density and make this site suitable as a small lot infill location, in compliance with the City's locational Guidelines for small lot developments. Development of the site under the RF Zone would be problematic and inefficient, likely requiring panhandle lots.
- The key interface lots along the existing RF lots to the south have been oversized to increase yard sizes and provide greater opportunity for landscaping. A 2.0 metre (7 ft.) side yard setback for principal and accessory buildings is proposed on the south side of Lot 1, which is larger than the 1.2 metres (4 ft.) required under the RF-9 Zone, and also larger than the 1.8 metre (6 ft.) side yard that would be required under the RF-Zone. Additional landscaping is proposed along the south property line of this lot. Proposed Lots 19, 20, and 21 will have a minimum 7.5 metre (25 ft.) rear yard setback for principal buildings, which is the same as required under the RF-Zone. Additional landscaping is also proposed along the south property line of these lots. The interface to the neighbouring RF zoned properties to the south is comparable to what would be expected if the site were developed under the RF Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on February 21, 2006 and staff received the following comments:

Staff received 2 letters from the Crescent Housing Society, administrators of Kiwanis Park Place, who provided a list of concerns that were raised by the Kiwanis Park Place residents. These concerns included, proposed density, tree preservation, vehicular access location, possibility of drainage and geotechnical problems, and potential impacts on rental revenues. It is noted that the applicant met with the president of the Crescent Housing Society to try and address some of the concerns as documented above.

Staff received 1 letter from a member of the Ocean Park Community Association who was concerned about tree preservation. She made reference to the Ocean Park Area Livability Study, a survey of area residents conducted in 2002, which affirms the community's desire to have greater preservation of green spaces.

Staff received 7 letters and 5 phone calls from residents in the area who shared concerns about the proposed density, tree preservation, and traffic conditions along 128 Street.

- Comment: Density too high

(The subject site is generally in compliance with the General and Specific Policy Guidelines for Small Lot Residential Zones in Urban areas. The proposed density is consistent with other standard RF-12/RF-9 small lot developments)

- Tree Preservation

(Due to site topography and the grading necessary to develop the site, tree preservation is difficult. The applicant is proposing to retain 10 mature trees and plant an additional 23 replacement trees. The numbers of trees that would need to be removed would be similar if the site were developed under the existing RF Zoning. The City's Parks, Recreation & Culture department has not identified a need for additional parkland at this location)

- Vehicular access location and traffic conditions on 128 Street

(The City's Transportation Engineer has reviewed the proposed cul-de-sac and lane configuration as well as the existing traffic conditions in the area, and has no concerns. The proposed RF-9 lots fronting 128 Street will have rear lane access, removing driveways from this arterial road and therefore improving traffic flow)

- Potential for drainage and geotechnical problems

(The applicant's preliminary lot grading plan has been reviewed by staff and has been found acceptable. The applicant has also committed to having a geotechnical study completed prior to initiating construction on the site).

- Impact on rental revenues

(The proposal is not anticipated to have an adverse impact on rental revenues as Kiwanis Park Place. The applicant has committed to additional landscaping and fencing to mitigate interface issues with the new homes).

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, 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.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	Tree Location Plan
Appendix X.	Tree Replacement Plan
Appendix XI.	Policy Guidelines for Small Lot Residential Zones
Appendix XII.	Letter from Applicant to Crescent Housing Society
Appendix XIII.	Block Plan Accompanying a Rezoning By-law

INFORMATION AVAILABLE ON FILE

- Block Plan, 3 copies
- Detailed Engineering Comments dated May 23, 2006
- Building Scheme dated January 27, 2006
- Neighbourhood Character Study dated January 20, 2006
- Tree Survey Plan dated March 2006
- Arborist Report dated June 20, 2006
- Tree Preservation and Replacement Plan dated March 2006
- Lot Grading Plan dated May 2006
- Soil Contamination Review Questionnaires prepared by Ronald Kellett, Kevin Heath, Elizabeth Le Blanc and Brock Dorward dated June 27, December 15, December 15 and December 22, 2005, respectively.

How Yin Leung
Acting General Manager
Planning and Development

RG/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: Clarence Arychuk, Hunter Laird Engineering Ltd.
 Address: #300 - 65 Richmond Street
 New Westminster, BC
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

- (a) Civic Address: 2550, 2562 and 2580 - 128 Street; 12822 - 26 Avenue
- (b) Civic Address: 2550 - 128 Street
 Owners: Elizabeth Diana Le Blanc and Judith Ann Willis
 PID: 003-403-769
 Lot 4 Section 20 Township 1 New Westminster District Plan 11976
- (c) Civic Address: 2562 - 128 Street
 Owner: Nico River Developments Ltd., Inc. No. 654312
 PID: 007-482-353
 Lot 3 Section 20 Township 1 New Westminster District Plan 11976
- (d) Civic Address: 2580 - 128 Street
 Owner: Nico River Developments Ltd., Inc. No. 654312
 PID: 009-613-455
 Lot 2 Section 20 Township 1 New Westminster District Plan 11976
- (e) Civic Address: 12822 - 26 Avenue
 Owner: Nico River Developments Ltd., Inc. No. 654312
 PID: 009-613-421
 Lot 1 Section 20 Township 1 New Westminster District Plan 11976

3. Summary

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12 and RF-9

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	2.0 ac	
Hectares	0.81 ha	
NUMBER OF LOTS		
Existing	4	
Proposed	21	
SIZE OF LOTS		
Range of lot widths (metres)	7.9 - 13.4 m	
Range of lot areas (square metres)	220 m ² - 636 m ²	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	25.62 upa	10.5 upa
Lots/Hectare & Lots/Acre (Net)		
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	56%	
Estimated Road, Lane & Driveway Coverage	15%	
Total Site Coverage	71%	
PARKLAND		
Area (square metres)	0	
% of Gross Site	0	
	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

