

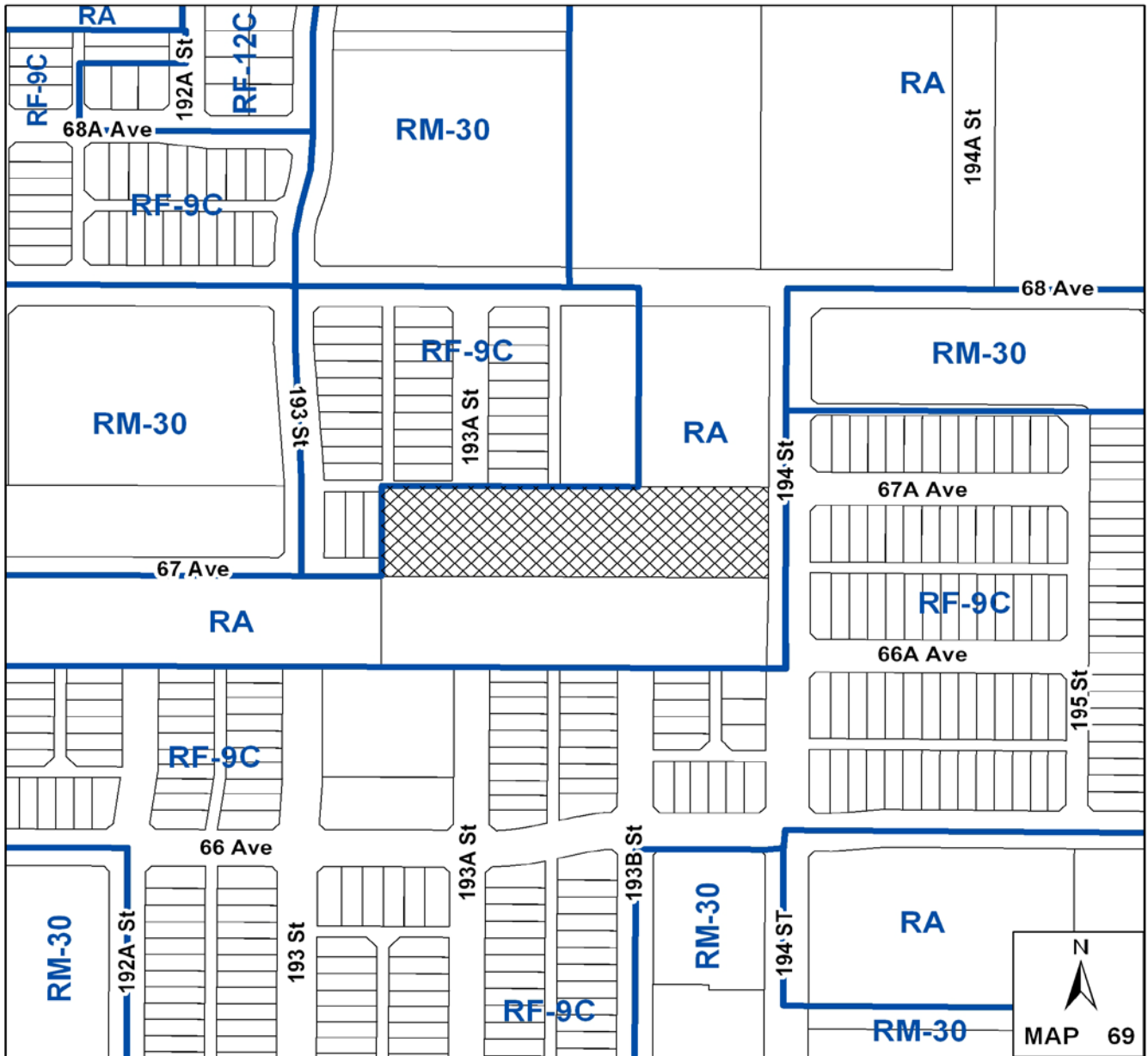
Proposal: NCP Amendment for portions from Medium-High and Low Density to Medium Density. Rezone from RA to RF-9C to allow subdivision into approximately 19 small single family lots with coach houses.

Recommendation: Approval to Proceed

Location: 6735 - 194 Street **Zoning:** RA

OCP Designation: Urban

NCP Designation: Med High Density, Medium Density & Low Density **Owners:** Joseph Foy and Pearl Foy



PROJECT TIMELINE

Completed Application Submission Date: January 9, 2006
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 upa) to Medium Density (10 –15 upa); and
- a rezoning from RA to RF-9C

in order to allow subdivision into approximately 19 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 East Clayton NCP to redesignate portions of the land from Medium-High Density and Low Density to Medium Density 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 applicant may provide cash-in-lieu of parkland dedication and park amenity contributions on a per unit basis as per the NCP Stage II adopted by Council (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 6 students
 Secondary students = 3 students
 Total new students = 9 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 = 175 students
 Secondary students = 188 students
 Total new students = 313 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** There is one existing dwelling on the property, which will be demolished.
- **Significant Site Attributes** There are existing trees on the site, which will be removed.
- **East:** Across 194 Street, recently approved Application No. 7904-0176-00 to permit 36 small single family lots with coach houses, zoned RF-9C and designated Medium Density.
- **South:** Pre-Council Application No. 7905-0346-00 for an NCP amendment from Medium – High and Low Density to Medium Density, and rezoning from RA to RF-9C to create 15 small single family lots with coach houses.

- **West:** Small single family lots, recently approved under Application No. 7904-0175-00, zoned RF-9C, designated Medium Density.
- **North:** Recently approved Application No. 7903-0464-00 to permit 30 small single family lots with coach houses, zoned RF-9C, designated Medium Density; Application No. 7906-0204-00 to permit subdivision into 10 RF-9C lots, designated Medium Density (Pre-PLA); and Pre-Council Application No. 7906-0205-00 for a rezoning from RA to RF-9C and CD and NCP amendment from Medium – High to Medium Density to permit 11 small single family lots with coach houses and a DP for development of a commercial building.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- NCP Designation: Partially complies.

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 re-designate portions such that the whole site is designated Medium Density.
- The proposal is to allow subdivision of the subject site into approximately 19 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 the Low Density designation for the west portions of the site.
- The proposed RF-9C lots will continue the established pattern of small single family lots designated Medium Density in the immediate area. There have been a number of recently approved applications for small single family lots in addition to a pre-Council application directly south of this site (Application No. 7905-0346-00), which is proceeding to Council concurrently with the subject application.
- 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 no comments or concerns were raised 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 19 small single family lots with a coach house or a secondary suite permitted on each lot.
- This application proposes to complete the north portion of 67 Avenue along the south 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. Coach houses will be permitted at grade for proposed Lots 1 to 4 as they have a minimum lot depth of 36 metres (118 ft.). For the remaining proposed lots, coach houses will only be permitted above the detached garage. 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.) | 261 sq. m. (2,809 sq. ft.) to 281 sq. m. (3,025 sq. ft.) |
| Minimum Lot Area: Type I Corner Lots | 275 sq. m. (2,960 sq. ft.) | 299 sq. m. (3,219 sq. ft.) to 371 sq. m. (3,994 sq. ft.) |
| Minimum Lot Width: Type I Interior Lots | 9 m. (30 ft) | 9 m. to 9.72 m. (30 to 32 ft.) |
| Minimum Lot Width: Type I Corner Lots | 10.5 m. (35 ft.) | 10.5 m. to 10.6 m. (35 ft.) |
| Minimum Lot Depth: Type I Interior & Corner Lots | 28 m. (90 ft.) | 29 m. to 36 m. (95 to 118 ft.) |
| Minimum Lot Area: Type II Interior Lots | | |
| Minimum Lot Area: Type II Interior Lots | 220 sq. m. (2,368 sq. ft.) | 285 sq. m. (3068 sq. ft.) |
| Minimum Lot Width: Type II Interior Lots | 7.9 m. (26 ft.) | 7.9 m. (26 ft.) |
| Minimum Lot Depth: Type II Interior Lots | 28 m. (90 ft.) | 36 m. (118 ft.) |
| Maximum Interior Type II Lots | 33% of Total Lots | 5% (1 lot in total) |
| Minimum Lot Area: Type III Interior Lot | | |
| Minimum Lot Area: Type III Interior Lot | 270 sq. m. (2905 sq. ft.) | 274 sq. m. (2,949 sq. ft.) |
| Minimum Lot Area: Type III Corner Lot | 285 sq. m. (3,068 sq. ft.) | 309 sq. m. (3,326 sq. ft.) |
| Minimum Lot Width: Type III Interior Lot | 12.3 m. (41 ft.) | 12.45 m. (41 ft.) |
| Minimum Lot Width: Type III Corner Lot | 13.8 m. (45 ft.) | 14.27 m. (47 ft.) |
| Minimum Lot Depth: Type III Interior & Corner Lots | 22 m. (72 ft.) | 22 m. (72 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 78 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 19 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 February 6, 2006 and staff received no responses.

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 Joe Foy dated December 5, 2005.

How Yin Leung
Acting General Manager
Planning and Development

SR/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, B.C.
 V3L 5P5
 Tel: 604-525-5715

2. Properties involved in the Application

- (a) Civic Address: 6735 - 194 Street
- (b) Civic Address: 6735 - 194 Street
 Owners: Joseph Foy and Pearl Foy
 PID: 001-820-192
 Lot "C" Section 15 Township 8 Plan 21006

3. Summary

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C

| Requires Project Data | Proposed |
|--|---|
| GROSS SITE AREA | |
| Acres | 2.35 |
| Hectares | 0.95 |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 19 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 7.9 m - 14.27 m |
| Range of lot areas (square metres) | 261 m ² - 371 m ² |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 20 uph – 8.09 upa |
| Lots/Hectare & Lots/Acre (Net) | |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 53% |
| Estimated Road, Lane & Driveway Coverage | 16% |
| Total Site Coverage | 69% |
| PARKLAND | |
| Area (square metres) | N/A |
| % of Gross Site | N/A |
| | Required |
| PARKLAND | |
| 5% money in lieu | YES |
| TREE SURVEY/ASSESSMENT | |
| | YES |
| MODEL BUILDING SCHEME | |
| | YES |
| HERITAGE SITE Retention | |
| | NO |
| BOUNDARY HEALTH Approval | |
| | NO |

CONTOUR MAP FOR SUBJECT SITE

