

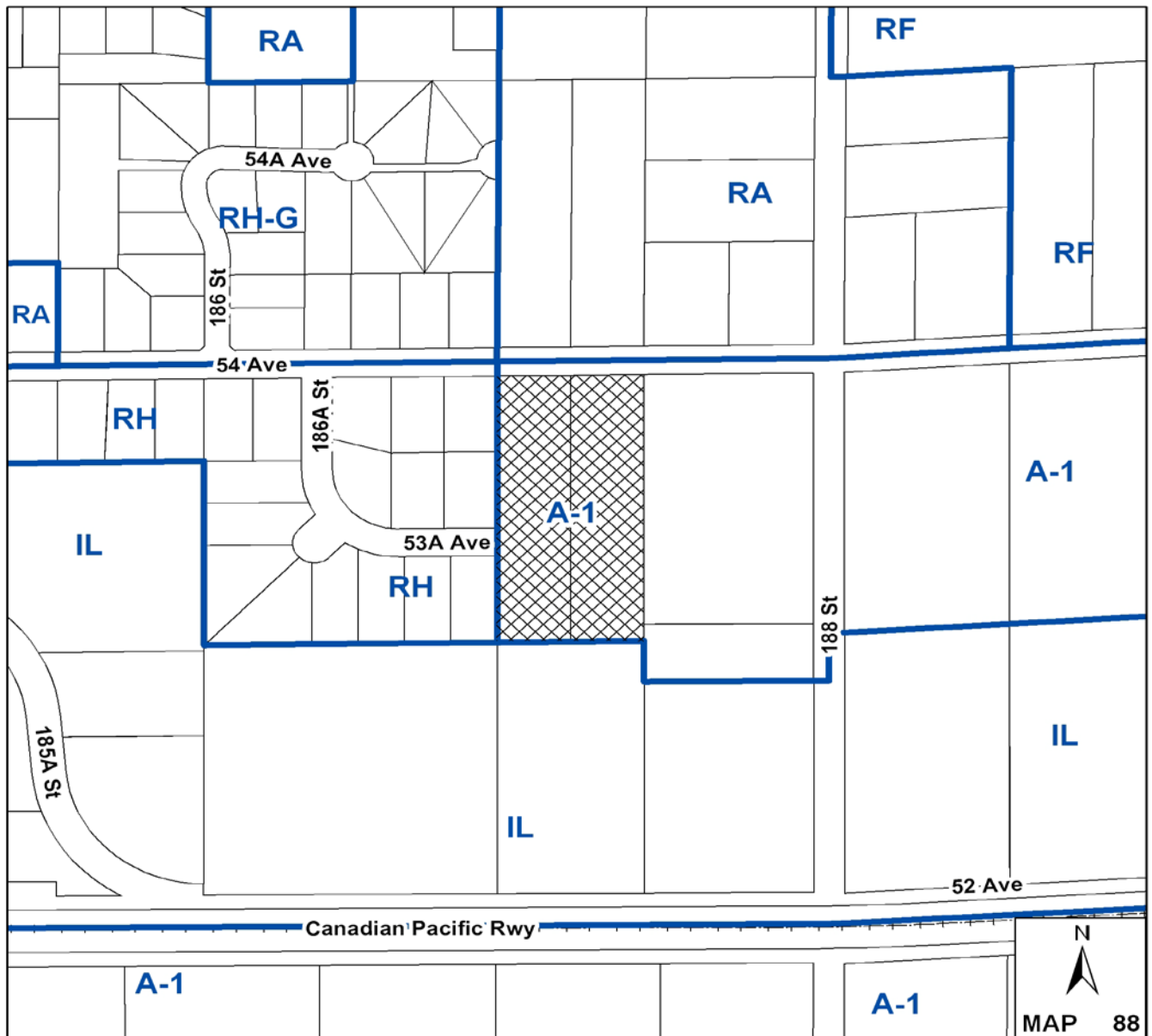
Proposal: Rezone from A-1 to RH to create 9 suburban single family residential lots.

Recommendation: Approval to Proceed

Location: 18712 and Portion of 18734 - 54 Ave **Zoning:** A-1

OCP Designation: Suburban/Industrial **LAP Designation:** Suburban Res. **Owner:** Quatro Properties (Cloverdale) Ltd.

1/2 Acre



PROJECT TIMELINE

Completed Application Submission Date: October 12, 2006
Application Revision & Re-submission Date: November 16, 2006
Planning Report Date: November 20, 2006

PROPOSAL

The applicant is proposing:

- a rezoning of the properties from A-1 to RH

in order to allow subdivision into 9 single family residential lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the properties from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
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) approval from the Ministry of Transportation;
 - (d) resolution of tree removal and replacement issues;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) registration of a "no build" Restrictive Covenant on proposed Lots 1 through 3, inclusive, to ensure that no building, structures or improvements will be erected or placed within a 6-metre (19.7 ft.) landscape buffer area abutting the existing industrial zoned portion of the property (proposed Lot 10);
 - (g) registration of a "no build" Restrictive Covenant on proposed Lot 10, to ensure that no building, structures or improvements will be erected or placed within a 10-metre (32.8 ft.) landscape buffer area abutting the proposed residential lands (proposed Lots 1 through 3);

- (h) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (i) establishment of the landscape buffer on the proposed Lots 1 through 3 as part of the Engineering Servicing Agreement;
- (j) registration of a Section 219 Restrictive Covenant on proposed Lots 1 through 9 notifying owners to the potential of noise related to adjacent industrial uses and to require mitigating measures to reduce the impact of external noise sources from the proximity to industrial uses on proposed Lot 10;
- (k) registration of a Section 219 Restrictive Covenant on proposed Lots 1 through 3, inclusive, to require rear yard setbacks to be measured from the northernmost edge of the "no build" landscape covenant area; and
- (l) address concerns about the pressure this project will place on existing facilities to the satisfaction of the Parks, Recreation & Culture Department.

REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached Engineering Summary (Appendix IV).

Parks:

Parks has some concerns about the pressure this project will place on existing parks, recreation and cultural facilities in the neighbourhood and the applicant should discuss with staff representatives to resolve these concerns (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:

Sunrise Ridge Elementary School = 228 enrolled/305 capacity
 Lord Tweedsmuir Secondary School = 1,303 enrolled/1,400 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 = 50 students
 Secondary students = 201 students
 Total new students = 252 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. Late French Immersion has recently been added at Sunrise Ridge and may increase enrollment projections. The School District will be considering a boundary move from Sunrise Ridge to Don Christian Elementary after the new NW Area Elementary opens in 2008 which will result in reduced enrollment at Don Christian.

(Appendix VI)

Ministry of Transportation: Referral to the Ministry was sent but staff have not received any response to date. Approval from the Ministry will be required prior to final adoption.

SITE CHARACTERISTICS

- **Existing Land Use** Two single family dwellings with associated accessory buildings which are to be removed as part of this development.
- **Significant Site Attributes** The proposed residential portion of the site has a cross-fall from northeast to southwest of approximately 16 metres (52.5 ft.) in elevation.
- **East:** The proposed residential portion of the site abuts acreage property with the north portion currently under a development application (No. 7906-0100-00), to redesignate to Urban and rezone to CD to allow subdivision into 16 single family lots, zoned A-1, designated Suburban. The remainder industrial portion of the site abuts an existing acreage property and a field that is zoned IL, designated Industrial.
- **South:** Canadian Pacific Railway Right-of-Way, fallow land in the Agricultural Land Reserve, zoned A-1, designated Agricultural.
- **West:** The proposed residential portion of the site abuts single family residential lots, zoned RH, designated Suburban. The remainder industrial portion of the site abuts a field that has been issued Preliminary Layout Approval for subdivision into two industrial lots, zoned IL, designated Industrial.
- **North:** Across 54 Avenue, acreage property with single family dwellings, zoned RA, designated Suburban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site consists of two contiguous properties totalling approximately 3.51 hectares (8.67 acres) located south of 54 Avenue and west of 188 Street. The southern portion of the site is undeveloped industrial land adjacent to the Canadian Pacific Railway.
- Approximately 1.81 hectares (4.47 acres) of the north portion of the site is currently zoned General Agriculture Zone (A-1) and approximately 1.70 hectares (4.20 acres) on the south portion of the site is zoned Light Impact Industrial Zone (IL).
- The applicant proposes to rezone the A-1 portion of the site to Half-Acre Residential Zone (RH) to allow subdivision into approximately nine (9) single-family lots. Subsequent to rezoning, the existing IL zoned portion of the property will be subdivided to create a separate parcel. It is noted that the immediate surrounding area is currently undergoing residential and industrial development. To the east, the proposed RH portion of the site abuts a current development application to develop 16 suburban residential lots (Application No. 7906-0100-00). There are existing RH lots to the west of the proposed RH portion of the site.
- To the west, the IL portion of the site abuts a current development application to subdivide an industrial lot and build two (2) new buildings (Application No. 7906-0169-00).

Proposed Subdivision Layout

- The subdivision layout (Appendix VII) proposes a cul-de-sac extension of 53A Avenue with a pedestrian walkway to provide a connection through the proposed residential development application (Application No. 7906-0100-00) to 188 Street. A total of nine (9) lots are proposed.
- Concept plans for the area originally envisioned a crescent layout carrying 53A Avenue through to 54 Avenue. However, the applicant canvassed the neighbourhood and provided letters from all the residents along the affected streets of 186A Street and 53A Avenue supporting the cul-de-sac option and expressing opposition to a through road.
- The applicant has offered to provide a landscaped island for the cul-de-sac. This will be subject to negotiation with the Engineering and Parks, Recreation & Culture Departments as part of the Engineering Servicing Agreement.
- The Parks, Recreation & Culture Department has not identified a need for parkland dedication at this location. The applicant will provide 5% cash-in-lieu of parkland dedication.

- Proposed Lots 1 to 5 and 7 to 9 meet or exceed the 1,858 square metres (0.5 acre) minimum lot area and 30 metre (100 ft.) lot depth and 30 metre (100 ft.) minimum lot width requirements of the RH Zone.
- Proposed Lot 6, with a lot area of 1,676 (0.414 acre), will require the Approving Officer to consider a 10% reduction in the minimum lot area requirement of the RH Zone.

Lot Grading

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff. The applicant proposes to have in-ground basements on all of the lots subject to storm and sanitation servicing limitations. Due to the topography of the site and the attempt to provide positive slopes to the proposed lot frontages, the applicant is proposing up to approximately 2.5 metres (6.5 ft.) of fill on approximately 66% of the residential lots.
- The proposed lot grading plan is compatible to the existing grades to the west. Future lot grading to the east will follow the grading patterns established in the area.
- Staff have reviewed the preliminary lot grading information provided by the applicant and found some fill issues related to tree preservation. The applicant has agreed to address these issues prior to final adoption.

Residential Design

- The applicant has retained Sandbox Design Works Inc. 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 VIII).
- The guidelines endeavour to create a new development which blends with the existing neighbourhood, with respect to scale and massing while allowing for a varied streetscape. The development will have Neo-Heritage or Neo-Traditional housing styles with balanced massing, consistent scale and proportion of elements through clean lines and the use of design elements to lower the apparent massing at the front.
- In-ground basements are proposed for all residential lots. Based on the preliminary lot grading plan, basements will be achieved due to the slope of the land and minimum fill.
- Basement-entry homes and secondary suites will not be permitted.

Landscaped Buffering

- To ensure an adequate buffer is provided from the proposed IL lot (Lot 10) to the south, a 6-metre (20 ft.) wide landscape buffer will be required on the proposed residential lots abutting the IL lot and a 10-metre (33 ft.) wide buffer will be required on the IL lot, providing a total buffer width along the residential-industrial interface of 16-metres (53 ft.).
- The landscape buffer on the residential lots continues the buffer established on the existing RH lots to the west and will consist of a 6-metre (20 ft.) wide landscaped berm, with a 1.8-metre high cedar fence along the property line. The buffer will be planted with firs, cedars and maple

and ground cover as indicated in Appendix X. This information has been reviewed by the City's Landscape Architect and deemed to be generally acceptable. A Section 219 Restrictive Covenant will be registered on the proposed Lots 1, 2 and 3 for this landscape buffer.

- A Section 219 Restrictive Covenant for the 10-metre (33 ft.) wide landscape buffer will be registered on the IL lot. An acceptable landscape plan for this buffer will be required at such time that a development permit application is made. This 10-metre (33 ft.) wide buffer width requirement is consistent with the buffer requirement for the abutting industrial lot to the west that is currently under a development application for subdivision and development permit to develop two industrial lots and buildings (Application No. 7906-0169-00).
- To further address the residential-industrial interface, a Section 219 Restrictive Covenant will be registered on all the lots notifying owners to the potential for noise related to the adjacent industrial uses and to require mitigating measures to reduce the impact of external noise sources.

Arborist Report and Tree Retention/Replanting

- The applicant retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an Arborist report. This information was reviewed by the City's Landscape Architect and deemed acceptable. The Arborist Report indicates there are 25 mature trees on the residential portion of the site. The report indicates the removal of 19 trees because they are either located within the building envelopes, unable to survive construction or assessed as hazardous. Six (6) protected trees will be retained. The report proposes a total of 43 replacement trees, with an average of 5.44 trees on each lot (Appendix IX).
- While the applicant is not subject to the newly adopted Tree Protection By-law, the applicant has agreed to increase the number of replacement trees to be planted. Under the new By-law, a tree replacement ratio of 2:1 applies, i.e., two replacement trees for every protected tree that is cut. The applicant is providing 43 replacement trees, which exceeds the new By-law requirements.

PRE-NOTIFICATION

- Pre-notification letters were sent out on September 26, 2006 and development proposal signs were posted. Staff received one comment from a neighbouring resident who operates a farm in the area. The concern expressed was about the loss of agricultural land and the impact of this on continuing agricultural operations in the area, as farms often have a symbiotic relationship.

(This site is not in the Agricultural land Reserve. The OCP designation for the proposed residential portion of the site is Suburban and Council granted approval to a similar rezoning application to the adjacent properties immediately west of the subject site creating 16 RH lots (consolidated Application Number 5694-0464-00).

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.	Survey Plan Showing Zoning Areas
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Proposed Subdivision Layout
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Landscape Buffer Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated November 14, 2006.
- Building Scheme dated October 31, 2006.
- Soil Contamination Review Questionnaire prepared by Giorgio Bussatla dated February 9, 2006.

How Yin Leung
Acting General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RH/IL

Requires Project Data	Proposed	
GROSS SITE AREA	RH	IL
Acres	4.47 ac	4.20 ac
Hectares	1.81 ha	1.70 ha
NUMBER OF LOTS		
Existing	2	
Proposed	9	1
SIZE OF LOTS		
Range of lot widths (metres)	18.0 m - 33.3 m	
Range of lot areas (square metres)	1,676 sq.m. - 1,925 sq.m.	
DENSITY	RH	IL
Lots/Hectare & Lots/Acre (Gross)	2.01 ac (4.97 ha)	0.24 ac (0.59 ha)
Lots/Hectare & Lots/Acre (Net)	2.18 ac (5.39 ha)	0.25 ac (0.62 ha)
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	23.1%	56.7%
Estimated Road, Lane & Driveway Coverage	10.1%	36.5%
Total Site Coverage	33.2%	93.2%
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

