

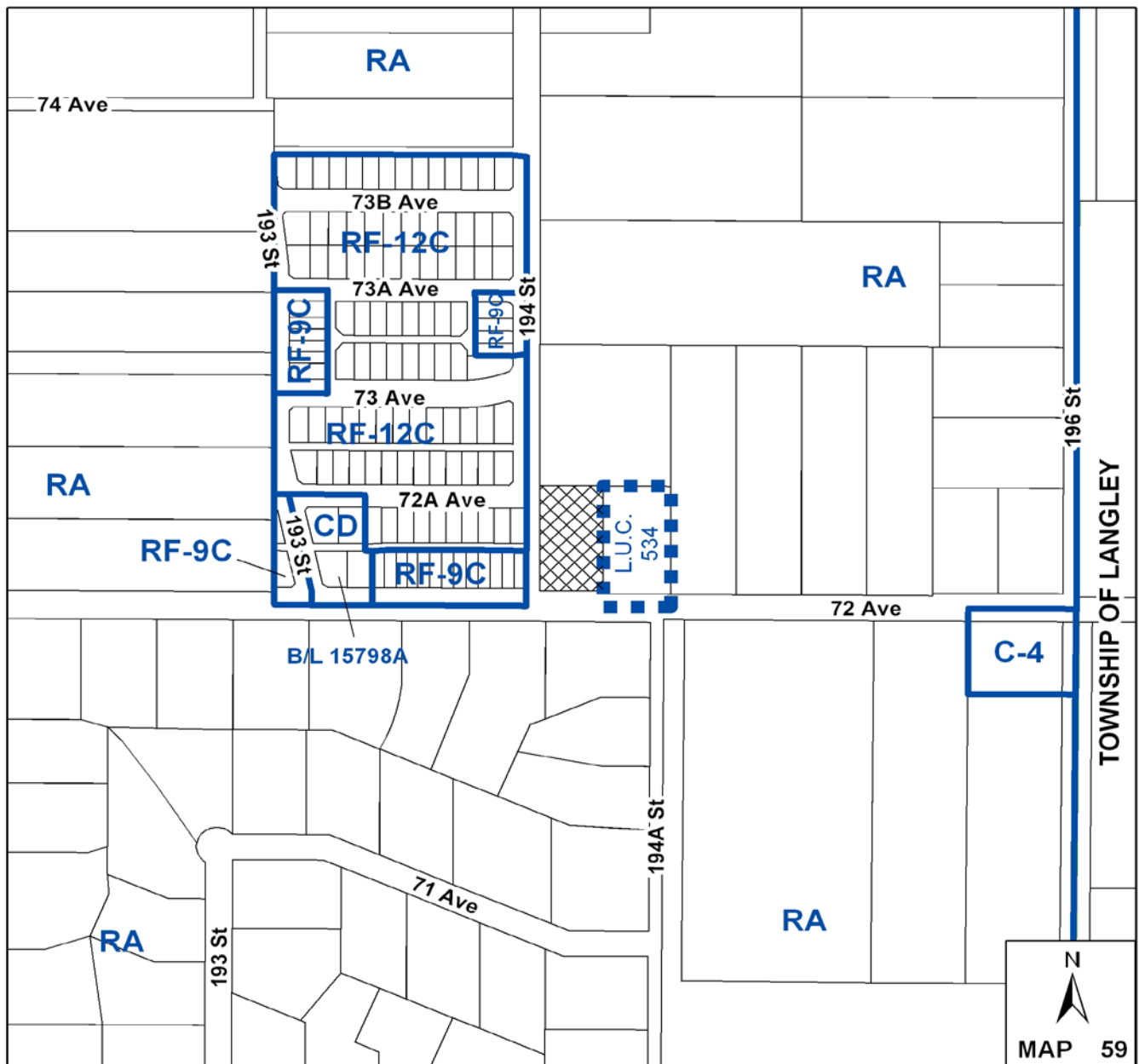
Proposal: Amend OCP from Suburban to Urban. Rezone from RA to RF-12C and RF-9C to allow subdivision into 4 RF-12C lots and 5 RF-9C lots.

Recommendation: Approval to Proceed.

Location: 7254 - 194 Street & Portion of 194 Street **Zoning:** RA

OCP Designation: Suburban

NCP Designation: 6-10 u.p.a. & 10-15 u.p.a. **Owners:** Elaine & William Merrell



PROJECT TIMELINE

Completed Application Submission Date: February 17, 2006
Application Revision Date: November 24, 2006
Planning Report Date: February 26, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to RF-12C and RF-9C

in order to allow subdivision into approximately 9 small single family lots (4 RF-12C and 5 RF-9C) with coach houses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate the property from Suburban 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 Block A as shown on the attached survey plan (Appendix III) from "One Acre Residential Zone RA" (By-law No. 12000) to "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000) and Block B 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.
4. Council instruct staff to resolve the following issue 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) Council approval to close and consolidate a portion of 194 Street road right-of-way designated as walkway in the East Clayton NCP Extension - North, to incorporate into the subject site;
- (e) Demolition of all existing buildings and structures to the satisfaction of the Building Division; and
- (f) Address shortfall in tree replacement in accordance with the requirements of the new Tree Protection By-law.

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 V).

Parks:

The applicant should provide cash-in-lieu of parkland and should provide park amenity contributions based on the proposed density on a per unit basis, as per the NCP adopted by Council. Street to street walkways should be provided on City land as a standard 4m wide concrete sidewalk bounded by engineering standard chainlink fence on the private property line (Appendix VI).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 4 students
 Secondary students = 1 student
 Total new students = 5 students

School Catchment Area/Current Enrollment/School Capacity:

Clayton/East Clayton Elementary School = combined 266 enrolled/combined 240 capacity
 Clayton Heights Secondary School = 1,166 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 = 149 students
 Secondary students = 188 students
 Total new students = 337 students

Approved Capacity Projects and Future Space Considerations

Two new school sites have been purchased in the East Clayton area to address residential build out pursuant to the NCP and a new school is planned for possible opening in the 2007-2008 school year to relieve projected overcrowding at Clayton and East Clayton. There is a new secondary school site approved for purchase in the North Clayton Area in the current year with construction proposed for approval in 2008. The proposed development will not have an impact on these projections.

(Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** Single family home on acreage lot.
- **East:** Existing acreage property zoned LUC 534, designated 15-25 u.p.a. (Medium High Density) in the East Clayton NCP - North Extension.
- **South:** Across 72 Avenue, existing one-acre lots, zoned RA, designated Half Acre Residential in the East Clayton NCP.
- **West:** Across 194 Street, single family residential with coach houses, zoned RF-9C and RF-12C, designated 6-10 u.p.a. (Low Density) and 10-15 u.p.a. (Medium-Density) in the East Clayton NCP - North Extension.
- **North:** Currently under Application 7906-0245-00 for a proposed OCP amendment, NCP amendment, rezoning from RA to RF-9C and RM-23 and Development Permit in order to subdivide into 24 lots, zoned RA, designated 10-15 u.p.a. (Medium Density) in the East Clayton NCP - North Extension.

PLAN AND POLICY COMPLIANCE

OCP Designation: Suburban needs amendment to Urban.

NCP Designation: Complies.

JUSTIFICATION FOR PLAN AMENDMENT

- The approximately 0.39 ha (0.98 acre) site is designated Suburban in the Official Community Plan (OCP) and is located within the East Clayton NCP – North Extension area.
- Council on July 28, 2004, under Resolution R04-2237 approved Stage 1, which deals with land use designations and road network in the East Clayton NCP – North Extension area. On June 20, 2005, Council approved the corresponding Stage 2 Report under Resolution R05-1589.

- Appendix X shows the location of the subject site within the context of the East Clayton NCP – North Extension area and the corresponding designations for the subject site. The allowable density on each of the land use designations exceeds the maximum density of 2 units per acre, which is permitted in the current Suburban designation.
- Currently, the land use designations that are reflected in the East Clayton NCP - North Extension area require a corresponding OCP designation amendment from Suburban to Urban. The approved Stage 2 Report indicates that specific OCP amendments will be dealt with on a site-by-site basis concurrently with site specific rezoning applications.
- The proposed OCP amendment from Suburban to Urban is consistent with the NCP designations and is appropriate.

DEVELOPMENT CONSIDERATIONS

Proposed Rezoning

- The proposed development encompasses one property at 7254 - 194 Street. The applicant is proposing an OCP Amendment from Suburban to Urban, a rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential Coach House Zone (RF-12C)" and "Single Family Residential (9) Coach House Zone (RF-9C)" to allow for subdivision into nine (9) single family lots with coach houses encompassing four (4) RF-12C lots fronting 72A Avenue and five (5) RF-9C lots fronting 72 Avenue, to be accessed from a rear lane (Appendix IV).
- The subject site is split designated in the NCP as follows:

NCP Designation	Designation Boundaries (refer to Appendix X)	Proposed Zoning	Proposed No. of Lots
6 – 10 u.p.a (Low Density)	Between 72A Avenue and proposed lane	RF-12C	4
10 – 15 u.p.a (Medium Density)	Between proposed lane and 72 Avenue	RF-9C	5

- The proposed RF-9C lots are all Type I lots with a minimum 9.4-metres (30.9 ft) width and lot size of 283 square metres (3,046 ft²). Proposed Lot 9 is an end lot with a lot width of 10.3 metres (33.8 ft) and 309 square metres (3,326 ft²). The RF-12C portion are all Type I lots with 12.0-metre (39 ft) widths and lot size of 336 square metres (3,617 ft²).
- The proposed gross density for this development proposal is 23 units per hectare (9 units per acre), but separated into their respective blocks, Block A consisting of the RF-12C lots will result in a density of 17 uph/7 upa. Block B consisting of the RF-9C lots will result in 30 uph/12upa. The proposed densities of each block comply with the intended designations of the NCP.

- In accordance with the *Local Government Act*, as the applicant is creating more than 3 new lots, the applicant is required to provide a dedication of 5% parkland. However, since the location of parks are proposed for other areas within the East Clayton NCP - North Extension area, the applicant is required to provide 5% cash-in-lieu.

Proposed Walkway

- A proposed walkway is to be located to the west of the subject site, within the 194 Street road right-of-way, which will be closed between 72 Avenue and 72A Avenue.
- In order to achieve the minimum 12.0 m (39 ft) lot widths along 72A Avenue, Planning staff have recommended that the applicant explore the possibility of purchasing a small portion of the 194 Street road right-of-way to be incorporated into the proposed development. The applicant has initiated discussions with staff from the Realty Services Division and if Council determines that this application has merit, the applicant will then be required to complete the negotiations in order to acquire this additional area.
- The applicant is proposing to close an approximate 0.87 m (2.9 ft) width of road right-of-way, resulting in a total area of 50 m² (538 ft²).

House Design

- The proposed building design guidelines for the proposed RF-9C and RF-12C lots have been completed by Carolyn Stewart of Sandbox Design Works and generally comply with the General Urban Design Guidelines established for the East Clayton NCP. The house design will reflect a maximum 2-storey height and will be in the Neo-Heritage or Neo-Traditional style (Appendix VIII).
- The applicant proposes in-ground basements to all the homes. The preliminary lot grading plan has been reviewed by Building Division staff and determined to be acceptable. Fill is proposed on a majority of the subject site, in order to bring the lots level to 72 and 72A Avenues. A maximum 0.94 m (3.1 ft) high retaining wall is proposed along the eastern property lines of proposed Lots 4 and 5.

Tree Preservation

- The development application was submitted prior to final adoption Tree Preservation By-law No. 16011 and is covered by the one-year grace period.
- Under the new Tree Preservation Bylaw, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while Alder and Cottonwood trees are to be replaced at a ratio of 1:1. Small lots (i.e., RF-9C and RF-SD) can generally only accommodate one tree per lot. As seven Alders, five Cottonwoods, one Spruce and one Chestnut have been identified and are proposed to be removed, a total of 16 trees replacement trees would be required for the proposed development (Appendix IX).

- The applicant is proposing to provide two replacement trees per lot, for a maximum of 18 replacement trees, which would comply with the requirements of the new Tree Preservation By-law. The proposed replacement species are Green Japanese Maple, Bloodgood Japanese Maple, Douglas Fir and Western Red Cedar.

PRE-NOTIFICATION

Pre-notification letters were sent on May 16, 2006 and staff received no comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, public consultation took place as part of the preparation of the East Clayton-North Extension NCP. Given that the proposal is in compliance with the NCP, no further consultation is necessary with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Survey Plan showing Block A & B to be Rezoned
Appendix IV.	Proposed Subdivision Layout
Appendix V.	Engineering Summary
Appendix VI.	Parks Comments
Appendix VII.	School District Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Subject Site Location in East Clayton NCP - North Extension
Appendix XI.	Proposed OCP Amendment Map

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 4, 2006.
- Building Scheme dated February 22, 2007.
- Neighbourhood Character Study dated February 21, 2007.

- Arborist Report dated February 19, 2007.
- Soil Contamination Review Questionnaire prepared by Bill Merrell, owner of property.

How Yin Leung
Acting General Manager
Planning and Development

PL/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: Genevieve Bucher c/o McElhanney Consulting Services Ltd.
 Address: 13160 - 88 Avenue
 Surrey, BC V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application

(a) Civic Address: 7254 - 194 Street

(b) Civic Address: 7254 - 194 Street
 Owners: Elaine and William Merrell
 PID: 005-639-913
 Lot 37 Section 22 Township 8 New Westminster District Plan 57871

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12C & RF-9C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.98 acre & road closure
Hectares	0.39 ha
NUMBER OF LOTS	
Existing	1
Proposed	9 lots total
SIZE OF LOTS	
Range of lot widths (metres)	9.43 m to 12.0 m
Range of lot areas (square metres)	283 m ² to 336 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	23.1 uph/9.2 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	Approx. 50%
Estimated Road, Lane & Driveway Coverage	1,152 m ² 29%
Total Site Coverage	
PARKLAND	
Area (square metres)	cash-in-lieu
% of Gross Site	cash-in-lieu
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

