

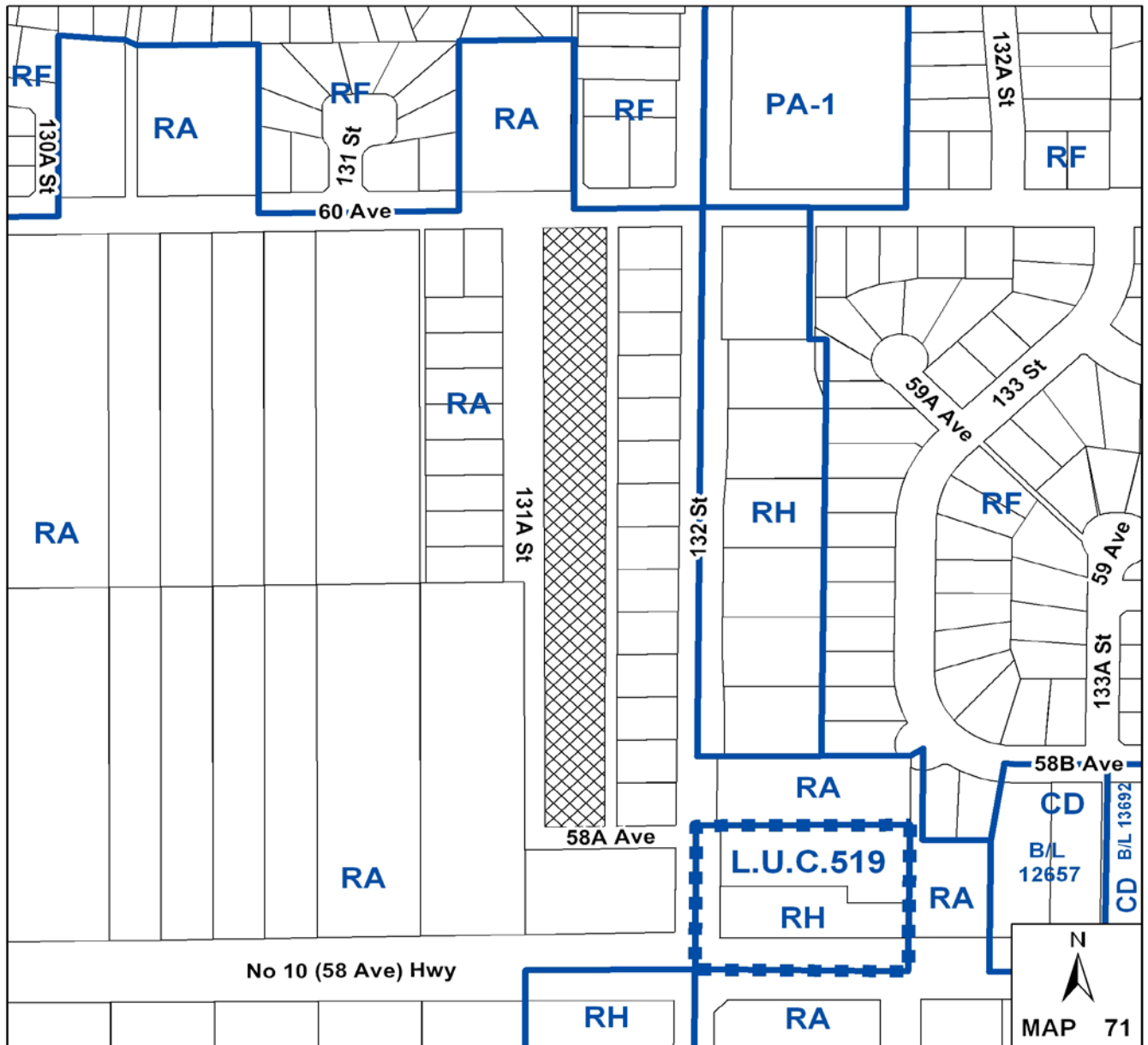
Proposal: Rezone from RA to RF-12C to allow subdivision into twenty-seven (27) single family small lots with coach houses.

Recommendation: Approval to Proceed

Location: 13166 – 60 Avenue **Zoning:** RA

OCP Designation: Suburban

NCP Designation: Small lot with lane (13 upa) **Owner:** 0760918 BC Ltd.



PROJECT TIMELINE

Completed Application Submission Date: August 18, 2006
Revised Application Submission Date: January 12, 2007
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

in order to allow subdivision into twenty-seven (27) single family small lots with coach houses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the Official Community Plan by redesignating the properties from Suburban to Urban and a date for Public Hearing be set.
2. A By-law be introduced to rezone the property from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Coach House Zone (RF-12C)" (By-law No. 12000) and a date be set for Public Hearing.
3. 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; and
 - (d) the applicant address the shortfall in tree replacement.

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, Recreation & Culture: No concerns (Appendix V).

School District:

School Impacts:**Projected number of students from this development:**

Elementary students = 9 students
 Secondary students = 4 students
 Total new students = 13 students

School Catchment Area/Current Enrollment/School Capacity:

Panorama Elementary School = 289 enrolled/380 capacity
 Panorama Ridge Secondary School = 880 enrolled/1100 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 = 7 students
 Total new students = 7 students

Approved Capacity Projects and Future Space Considerations

A major phased enrolment move to the new Panorama Ridge Secondary (including French Immersion) is currently being implemented and includes the catchment for Panorama Park Elementary. Enrolment participation at the new school in its first year is higher than projected by the School District.

(Appendix VI)

Min. of Transportation

No Concerns (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** One Single Family dwelling on a large acreage property.
- **East:** Single Family residential dwellings on RF-type lots, designated Suburban in the OCP, zoned RA, designated "Small Lot (10 upa)" in the West Newton/Highway NO. 10 NCP.
- **South:** Across 58A Avenue, Single Family dwellings currently under Development Application No. 7901-0277-00 to rezone to CD in order to develop a gas station and convenience store, designated Suburban in the OCP, zoned RA, designated "Proposed Local Commercial" in the West Newton/Highway 10 NCP.
- **West:** Across 131A Street, existing single family dwellings on RF-Type Lots, zoned RA, designated "Small Lot with Lane (13 upa)" in the West Newton/Highway No. 10 NCP.

- **North:** Across 60 Avenue, single family residential dwellings, zoned RA and RF, designated "Single Family" and "Proposed Single Family" in the West Newton/Highway No. 10 NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Suburban. Needs amendment to Urban.

West Newton/Highway No. 10 NCP Designation: Complies.

LAP Designation: Suburban Residential needs amendment to Urban Residential.

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is 0.98 ha (2.4 acres) in area, located at 13166 – 60 Avenue, is designated Suburban in the Official Community Plan (OCP) and "Small Lot with Lane (13 upa)" in the West Newton/Highway No. 10 Neighbourhood Concept Plan (NCP). The applicant proposes to rezone the subject properties from One-Acre Residential (RA) to Single Family Residential (12) Coach House (RF-12C) zone in order to subdivide into twenty-seven (27) single family small lots with coach houses.
- The proposal complies with the NCP designation; however, it requires an amendment to the OCP from Suburban to Urban. The West Newton/Highway No. 10 NCP (Stage 2) was adopted by Council on July 28, 2004 (Appendix XII). As part of the adoption of the NCP, Council directed that OCP amendments be brought forward in conjunction with individual rezoning applications.
- An adjustment to the road pattern shown in the NCP is proposed to eliminate the cul-de-sac at the southerly end of 131A Street and build the road through to meet 58A Avenue (Appendix IX). In addition to standard notification procedures (such as the installation of a Development Proposal Sign and pre-notification letters), the applicant was asked to approach all of the properties fronting 131A Street and to obtain support for the amendment. Seven (7) signatures of support were obtained, while two (2) property owners could not be contacted directly and were sent registered letters. No response was received from the registered letters. The properties to the south that will also be affected by the amendment were also contacted and are in support of the amendment.

DEVELOPMENT CONSIDERATIONS

- There is one single family dwelling on the parent parcel. The dwelling is to be demolished with this proposal.
- Though 131A Street has only been built through to access the existing properties across from the subject site, a half road has already been dedicated along the west property line of the parent parcel, down to 58A Avenue. No additional road dedication along 131A Street is required at this time.

- There is a Rezoning application (No. 7906-0271-00), which is pre-Council, on the adjacent properties to the west for small lots. There is also an additional application (No. 7901-0277-00) to the south, on the corner of 132 Street and Highway No. 10 in order to develop a gas station and convenience store. A portion of 58A Avenue will be closed as a requirement of development, as identified in the NCP. A conceptual development plan has been developed for all properties (Appendix X).

Proposed Subdivision Layout

- The West Newton/Highway No. 10 NCP designates the subject site "Small Lot with Lane" with a density of 13 units per acre. The proposal complies with this density.
- The proposed Lots are 12.0 m (39.4 ft.) to 16.8 m (55.1 ft.) in frontage and range from 321.0 m² (3,455.3 ft²) to 375.0 m² (4,036.6 ft²) in area. The proposed lots comply with the requirements of the RF-12C Zone.
- The proposed development is consistent with the land use designation in the West Newton/Highway No. 10 NCP. The new lots provide an appropriate interface with the adjacent properties to the east and west. The properties across 131A Street to the west are also designated "Small Lot with Lane (13 upa)" and have future subdivision potential as they meet the RF-12C depth requirements (all the lots are over 38 m (124.8 ft.) in depth).

NCP Road Pattern Amendment

- At the time, when the NCP was developed, there was substantial neighbourhood opposition to 131A Street being built through. The existing property owners on the west side of 131A Street requested that 131A Street be terminated in a cul-de-sac to mitigate any potential increases in traffic volume with the introduction of smaller lots in the area.
- The connection of 131A Street would facilitate circulation of traffic in the neighbourhood, taking pressure away from 60 Avenue.
- As the neighbourhood no longer objects to the connection and the proposal is appropriate in order to develop the site in a manner in keeping with the surrounding area, the NCP amendment can be supported.

Proposed Building Scheme

- The applicant has retained Apex Design Group 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 IV).
- The character of the new homes will be consistent with the emerging built form of the neighbourhood, as discussed in the Building Design Guidelines Summary.
- The surrounding homes are 30-40 years old and do not meet modern development standards. The existing structures have box-like massing with 1.5-storey entrances.

- The design of the new homes will be "Rural-Heritage", "Neo-Traditional", "Neo-Heritage", or "West Coast Modern".
- Exterior building materials include stucco, cedar, vinyl, brick veneer and stone veneer. Permitted roof materials being cedar shakes or shingles, shake profile concrete roof tiles, and 30-year quality shake profile asphalt shingles with raised ridge cap (on minimum roof slope of 7:12).
- Basement-entry homes and secondary suites will not be permitted in this development.
- A Building Scheme will be registered on the title of each new lot in order to ensure that the homes are compatible with the character of the existing neighbourhood.

Lot Grading

- In-ground basements are proposed based on lot grading and tree preservation information provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.

Tree Preservation

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Tree Replacement Plans. The City's Landscape Architect has reviewed the report and plans.
- The Arborist Report indicates that there are seventy-six (76) protected trees on the subject site (Appendix VII). However, fifty (50) of the trees are Cottonwood and Alder, and are not considered retainable species. Twenty-six (26) trees are Douglas Firs. The Douglas Firs are clustered on the northern portion of the site, along the edges of proposed Lots 1 and 2. These trees will not survive road widening, installation of services and upgrades to the existing lane. As a result, all seventy-six (76) trees must be removed. Thirty-one (31) replacement trees are to be planted.
- The applicant has volunteered to provide a monetary contribution to the Green City Fund in the amount of \$21,300.00 to address the short fall of replacement trees.

Engineering Servicing

- The Engineering Department has identified a downstream drainage concern related to required upgrades of Eugene Creek.
- Works to resolve this drainage constraint, which is identified in the West Newton/Highway No. 10 NCP, are tentatively scheduled to be functional by no later than Summer 2007, subject to, but not limited to, the following:
 - Completion of right-of-way acquisitions, which are underway;
 - Completion of final design. DFO, MOE and FREMP will be requested to review and to provide their approvals/permits;
 - Approval from Council for the remainder of capital funding in the 2006 budget (partial funding was approved in the 2005 budget); and

- Construction progress/constraints related to soil placement and consolidation.
- Staff have advised the applicant of this constraint and that detailed servicing of the site cannot proceed until these issues are resolved. Each development application may proceed through to Third Reading as applicable; however, a Servicing Agreement will not be issued to the Developer until the constraint has been mitigated via the above works.

PRE-NOTIFICATION

Pre-notification letters were sent on September 12, 2006 and staff received no comment.

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.	Ministry of Transportation Comments
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	Neighbourhood Concept Plan
Appendix X.	Development Concept Plan
Appendix XI.	Building Design Guidelines Summary

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 14, 2007.
- Building Scheme dated February 2007.
- Neighbourhood Character Study dated March 30, 2006.
- Arborist Report dated January 12, 2007.
- Tree Preservation and Replacement Plan dated January 12, 2007.
- Lot Grading Plan dated September 2007.
- Soil Contamination Review Questionnaire prepared by Harchet Kaler dated March 2, 2006.

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.42
Hectares	0.98
NUMBER OF LOTS	
Existing	1
Proposed	27
SIZE OF LOTS	
Range of lot widths (metres)	12.0 – 16.8 m
Range of lot areas (square metres)	321.0 m – 375.0 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.2 upa/27.6 uph
Lots/Hectare & Lots/Acre (Net)	11.2 upa/27.6 uph
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50
Estimated Road, Lane & Driveway Coverage	0
Total Site Coverage	50
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

