

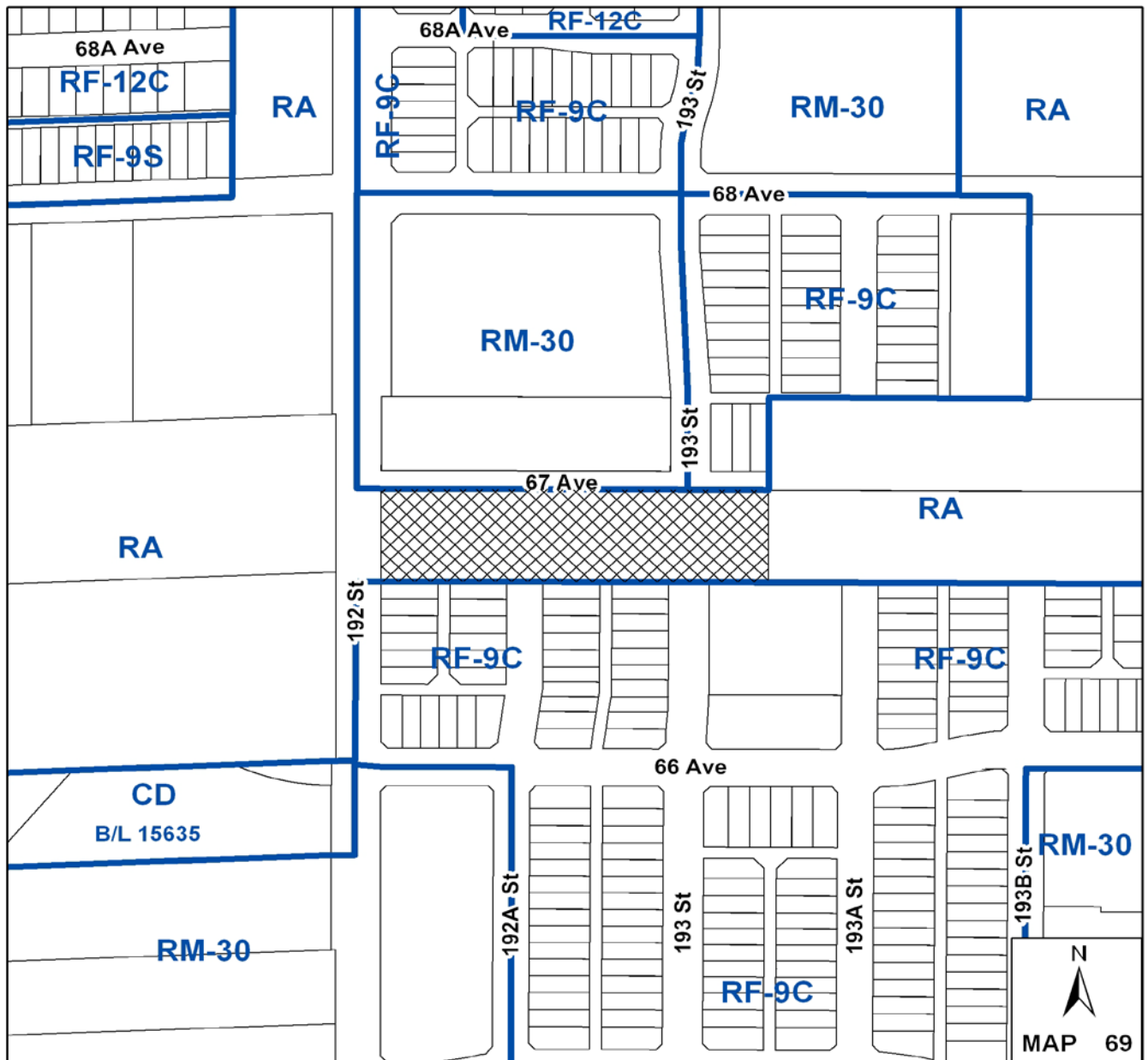
Proposal: NCP Amendment for portions from Medium-High and Low Density to Medium Density. Rezone from RA to RF-9C to allow subdivision into approximately 16 small single family lots with coach houses.

Recommendation: Approval to Proceed

Location: 6720 – 192 Street **Zoning:** RA

OCP Designation: Urban

NCP Designation: Med-High, Med & Low Density & Park **Owner:** S-384 Holdings Ltd.



PROJECT TIMELINE

Completed Application Submission Date: March 20, 2006
Submission of Revised Building Scheme: August 15, 2006
Planning Report Date: October 16, 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 16 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;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) finalization of the agreement for the acquisition by the City of the proposed open space for parks purposes.
4. Council pass a resolution to amend the East Clayton NCP to redesignate portions of the land from Medium-High Density (15 - 25 upa) and Low Density (6 - 10 upa) to Medium Density (10 - 15 upa) 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 proposed open space dedication is acceptable and the applicant should provide park amenity contributions based on the original proposed density as per the East Clayton NCP (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 5 students
Secondary students = 2 students
Total new students = 7 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** One single family dwelling proposed to be demolished.
- **East:** Acreage property, zoned RA, designated Low, Medium and Medium-High Density and Park, under Application No. 7905-0346-00 to rezone to RF-9C in order to develop approximately 15 small single family lots with coach houses (Third Reading).
- **South:** Recently approved Application No. 7904-0281-00 (Final Adoption on July 18, 2005), consisting of 71 small single family lots with coach houses, zoned RF-9C, designated Medium Density.
- **West:** Across 192 Street, zoned RA, designated Special Residential and Medium-High Density, under Application No. 7904-0193-00 to rezone to RF-9C and RF-9S in order to develop approximately 79 small single family lots and one remainder lot (Third Reading).
- **North:** Recently approved Application No. 7904-0175-00 (Final Adoption on July 28, 2005), consisting of 26 townhouse units and 3 small single family lots with coach houses, zoned RM-30 and RF-9C, designated Medium and Medium-High Density.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- NCP Designation: Partially complies. The East Clayton NCP requires amendment for portions of the site from Medium-High Density and Low Density to Medium Density.

JUSTIFICATION FOR PLAN AMENDMENT

- The 0.94-hectare (2.33-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 redesignate portions of the site to Medium Density.
- The proposal is to allow subdivision of the subject site into approximately 16 small single family lots, and a redesignation to Medium Density. Although the proposed density is lower than the Medium-High Designation for the west portion of the site, it is higher than other portions of the site that are designated Low Density.
- The proposed RF-9C lots will continue the established pattern of small single family lots designated Medium Density, that exist directly south of the subject site, recently approved under Application No. 7904-0281-00 (Final Adoption on July 18, 2005).

- 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 there were no comments received 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 16 small single family lots with a coach house or a secondary suite permitted on each lot.
- The proposed layout will provide 0.28 acre (1,130 sq. m.) of open space along the east portion of the site in accordance with the open space system planned for East Clayton. This open space is part of a larger park to the south of the subject site. This park will be completed in association with the proposed development directly east of this site (Application No. 7905-0346-00) which is at Third Reading.
- The provision of open space at this location will form part of East Clayton's green infrastructure and will support the objective of promoting opportunities for recreation space.
- The proposed subdivision requires 5% open space dedication, which is equivalent to approximately 471 sq. m. (0.12 acre). Therefore, the proposed 1,130 sq. m. (0.28-acre) open space will exceed the statutory park dedication. As indicated in the NCP, the City will purchase the open space in excess of the 5% requirement.
- This application proposes to complete the south portion of 67 Avenue along the north 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 are all Type I and conform to the requirements of the RF-9C Zone. Given that none of the proposed lots have a minimum lot depth of 36 metres (118 ft.), coach houses will only be permitted above the garage. The recent text amendment to the RF-9C Zone (By-law No. 15433) permits coach houses at grade provided this minimum lot depth of 36 metres (118 ft.) is achieved. 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.)	269 sq. m. (2,896 sq. ft.) to 271 sq. m. (2,917 sq. ft.)
Minimum Lot Area: Type I Corner Lots	275 sq. m. (2,960 sq. ft.)	289 q. m. (3,111 sq. ft.) to 293 sq. m. (3,154 sq. ft.)
Minimum Lot Width: Type I Interior Lots	9 m. (30 ft)	9.6 m. (31.5 ft.)
Minimum Lot Width: Type I Corner Lots	10.5 m. (35 ft.)	10.5 m. (35 ft.)
Minimum Lot Depth: Type I Interior & Corner Lots	28 m. (90 ft.)	28 m. (90 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, 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 Tree Preservation/Replacement Plans. They are being reviewed by the City's Landscape Architect and the applicant will be required to address any concerns prior to Final Adoption.
- The Arborist Report indicates there are 12 mature trees on the subject site. The report proposes the removal of all the 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 32 replacement trees to provide two trees 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 June 13, 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 September 19, 2006.
- Building Scheme dated August 14, 2006.
- Neighbourhood Character Study dated June 12, 2006.
- Soil Contamination Review Questionnaire prepared by Michael Helle dated March 17, 2006.

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: Michael Helle, Coastland Engineering & Surveying Ltd.
 Address: 101 - 19292 - 60 Avenue
 Surrey, B.C.
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

- (a) Civic Address: 6720 - 192 Street
- (b) Civic Address: 6720 - 192 Street
 Owner: S-384 Holdings Ltd., Inc. No. 604563

Director Information:

Amarjit Bains
Bhupinder Samra

Officer Information: (as at March 31, 2006)

Amarjit Bains (President)
Dharam Singh Samra (Secretary)

PID: 007-048-564
Parcel "A" (Explanatory Plan 15607) South Half Lot 3 Section 15 Township 8
New Westminster District Plan 3974

3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.33 ac
Hectares	0.94 ha
NUMBER OF LOTS	
Existing	1
Proposed	16
SIZE OF LOTS	
Range of lot widths (metres)	9.6 - 10.5 m
Range of lot areas (square metres)	269 - 292 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	18.0 upha 7.3 upa
Lots/Hectare & Lots/Acre (Net)	30.8 upha 12.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	24.3
Estimated Road, Lane & Driveway Coverage	44.7
Total Site Coverage	69.0
PARKLAND	
Area (square metres)	1,130 sq.m.
% of Gross Site	12.0% (5% to be dedicated)
Required	
PARKLAND	
5% money in lieu	NO
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

