

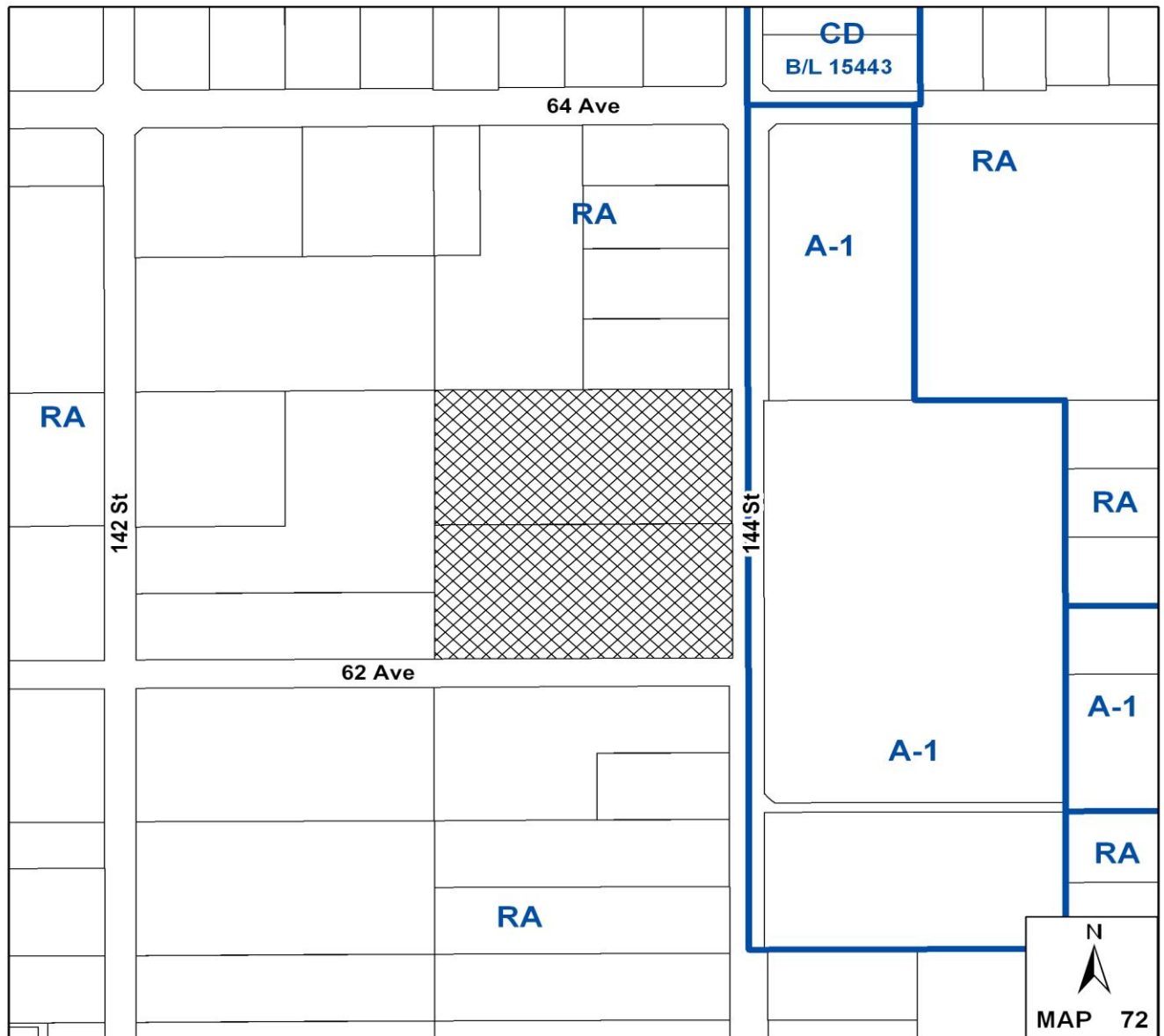
Proposal: NCP Amendment from "Townhouses 15 upa max" to "Townhouses 20 upa max". Rezone from RA to CD and a DP to permit development of a 167-unit townhouse project.

Recommendation: Approval to Proceed.

Location: 6209/6279 - 144 Street **Zoning:** RA

OCP Designation: Urban

NCP Designation: Townhouses 15 upa max. **Owner:** Sullivan Hills Development Corp., Inc. No. 0732557



PROJECT TIMELINE

Completed Application Submission Date: April 5, 2006
Planning Report Date: February 12, 2007

PROPOSAL

The applicant is proposing:

- an NCP amendment from "Townhouses 15 upa max" to "Townhouses 20 upa max";
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of 167 townhouse units.

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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 501-square metres (5,394 sq.ft.) to 262-square metres (2,815 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7906-0144-00 in accordance with the attached drawings (Appendix III).
4. 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;
 - (d) submission of a finalized landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;

- (f) the applicant adequately address the impact of reduced indoor amenity space;
 - (g) registration of a reciprocal access agreement for shared access with the neighbouring development to the north (Project No. 7903-0454-00);
 - (h) registration of a Section 219 Restrictive Covenant for temporary driveway and submission of financial securities for driveway removal and reimplementation of curb, boulevard, and site landscaping; and
 - (i) the applicant adequately address deficiencies in tree retention on the site.
5. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Townhouses 15 upa max" to "Townhouses 20 upa max" 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 (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 27 students
 Secondary students = 13 students
 Total new students = 40 students

School Catchment Area/Current Enrollment/School Capacity:

McLeod Road Elementary School = 323 enrolled/215 capacity
 Sullivan Heights Secondary School = 1,063 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 = 0 students
 Secondary students = 45 students
 Total new students = 45 students

School District:

Approved Capacity Projects and Future Space Considerations

Acquisition of a new elementary school site (#212 South Newton W. Area Elementary) has been completed within McLeod Road Elementary schools catchment and a new school has received capital plan approval and is being planned (2007-2008) and is currently at the feasibility study stage. An enrolment move from Sullivan Heights Secondary to the new Panorama Ridge Secondary School occurred September 26. A boundary move from McLeod Road to the new Cambridge Elementary also occurred in 2006. The proposed development will not have an impact on these projections.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwellings to be demolished.
- **Significant Site Attributes** The site is heavily treed.
- **East:** Across 144 Street, Sullivan Heights Secondary School, zoned A-1, designated Urban in the OCP and School in the South Newton NCP.
- **South:** Unopened road allowance and single family dwellings, zoned RA, designated Urban in the OCP and Townhouses 15 upa max in the South Newton NCP.
- **West:** Under Development Application 7905-0368-00 which proposes rezoning from RA to RF-12 and RF-9C to permit subdivision into 51 single family small lots, designated Urban in the OCP and Single Family Residential Flex 6 to 14.5 in the South Newton NCP (3rd Reading).
- **North:** Under Development Application 7903-0454-00 which proposes a partial NCP amendment from "Townhouses 15 upa max" to "Commercial" and a rezoning from RA to CD to permit development of a commercial plaza and 66 townhouse units (3rd Reading), designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- NCP Designation: Does not comply. Needs amendment from "Townhouses 15 upa max" to "Townhouses 20 upa max" in the South Newton NCP.

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located on the west side of 144 Street north of 62 Avenue, directly across from Sullivan Heights Secondary School and the Bell Performing Arts Centre. The site is designated "Townhouses 15 upa max" in the South Newton Neighborhood Concept Plan (NCP).
- The neighbouring sites to the north and south of the subject site are also designated "Townhouses 15 upa max" in the South Newton NCP. The neighbouring site to the west of the subject site is designated "Single Family Residential Flex 6 to 14.5" and "Single Family Small Lots" in the South Newton NCP.
- The applicant is proposing a townhouse project with a unit density of 19 units per acre. Since this proposed unit density is higher than the 15 upa max. permitted under the South Newton NCP, an NCP amendment to redesignate the site to "Townhouses 20 upa max" is proposed.
- The proposed NCP amendment to a higher density townhouse product is supportable at this location for the following reasons:
 - The subject site is located on an arterial road (144 Street), across the street from a secondary school and a performing arts centre.
 - The neighbouring properties to the north of the subject site are currently under development application #7903-0454-00 which is at 3rd Reading and proposes a partial NCP amendment from "Townhouses 15 upa max" to "Commercial", rezoning from RA to CD and RM-30, and a Development Permit to permit development of a commercial plaza and 66 unit townhouse project. The townhouse component of this neighbouring application is proposed to be zoned RM-30 and has a unit density of approximately 20 units per acre. The proposed townhouse project on the subject site with a density of 19 units per acre will integrate well with this neighbouring mixed-use site but also recognizes the general intent of the NCP and the interface with single family dwellings to the west.
 - The proposed townhouse project has a lot coverage of 31%, which is significantly lower than the lot coverage of 45% that would be permitted under a typical RM-15 or RM-30 zoned townhouse project. The lower lot coverage allows for a significant number of mature trees to be retained in clusters on the site in outdoor amenity areas.
 - Staff received no concerns regarding the proposed increased density through the pre-notification process or from the applicant's Public Information Meeting.

DEVELOPMENT CONSIDERATIONS

- The subject site consists of two large parcels of property on 144 Street, which the applicant proposes to consolidate and redevelop for a 167-unit townhouse project. The site is currently zoned "One-Acre Residential Zone (RA)" so the applicant proposes a rezoning to a "Comprehensive Development Zone" (CD) to accommodate the proposal. A Development Permit is also required.

- The proposed CD Zone is similar to the RM-15 and RM-30 Zones with exceptions as summarized in the table below:

	RM-30 Zone	RM-15 Zone	Proposed CD Zone
Density (u.p.a.)	30 upa	15 upa	19 upa
Density (FAR)	0.90	0.60	0.78
Lot Coverage	45%	45%	31%
Setbacks	7.5 metres from all property lines	7.5 metres from all property lines	7.5 metres from all property lines. Encroachment along the east property line to 6.0 metres for porches only.
Principal Building Height	11 metres	11 metres	11 metres

- The proposed CD Zone has a higher unit per acre density (15 upa vs. 19 upa) and floor area ratio (0.60 vs. 0.78) than the RM-15 Zone but a lower unit per acre density (30 upa vs. 19 upa) and floor area ratio (0.90 vs. 0.78) than the RM-30 Zone. The proposed density is in keeping with the general intent of the NCP, which is for family oriented ground oriented multiple unit residential buildings, but also recognizes the locational attributes of the site on an arterial road across from a high school and performing arts centre, and next to a medium density mixed-use project.
- The proposed CD Zone features a lower permitted lot coverage (45% - 31%) than both the RM-15 and RM-30 Zones allowing for larger outdoor amenity areas and a greater level of tree preservation on the site.
- The proposed minimum setbacks are the same as the RM-15 Zone (7.5 metres/20 ft.) with the exception that porches along the east property line are permitted to encroach to 6.0 metres (20 ft.). The slight setback reductions allows for a more urban architectural expression along this major road.

PRE-NOTIFICATION

Pre-notification letters were sent on October 4, 2006 and staff received no comment.

The applicant also held a Public Information Meeting on January 24, 2007. Invitations to this Meeting were sent to approximately 45 neighbouring property owners. Eleven (11) neighbouring property owners attended the meeting and four (4) comment sheets were received over the course of the evening. Concerns with the proposal were limited to traffic congestion along 144 Street, especially at the beginning and end of school days, and future use of the Bell Centre parking lot by owners and visitors of the project.

(Direct vehicular access to 144 Street is limited to an interim right-in/right-out access. This access will be closed upon completion of the 62 Avenue connection through the subdivision application to the west of the site (File 7905-0368-00), which is currently at 3rd Reading. The proposed townhouse project

includes two (2) parking spaces for every unit plus 33 visitor stalls which meets the By-law requirements.)

DESIGN PROPOSAL AND REVIEW

- The proposed 167-unit townhouse project consists of a variety of unit types with a variety of floor plan arrangements. Most of the units (165) are three-bedroom units and all of the units feature an outdoor patio or deck. Fifty-five (55) of the units have double side-by-side garages and the remaining 112 units have tandem garages.
- Building cladding materials consist of horizontal siding, vertical board and batten siding, cedar shingles, cultured stone, and wood trim. The colour scheme consists of earthy tones to give the project a forest edge type atmosphere and to compliment the tree retention and landscaping on the site. Asphalt shingles are proposed as the roofing material.
- There are three proposed vehicular accesses to the site. The main access is located on the southwest corner of the site to 62 Avenue, which is currently not constructed. The required section of 62 Avenue will be constructed through the neighbouring development application to the west (File #7905-0368-00), which is currently at 3rd Reading. In the interim, a temporary right-in/right-out access is proposed to 144 Street. This access will be required to be closed when the 62 Avenue connection is completed. The applicant has agreed to this arrangement. A Section 219 Restrictive Covenant for temporary driveway will be required to be registered prior to final adoption of the Rezoning By-law along with submission of financial securities for driveway removal and reinstatement of the curb/boulevard and site landscaping. The third access is proposed through the neighbouring townhouse development to the north (File #7903-0454-00). A reciprocal access agreement will be required to be registered between these 2 sites prior to final adoption of the Rezoning By-laws for both projects.
- A one-storey 262-square metre (2,815 sq.ft.) amenity building is proposed which will house a lounge area with kitchen and guest suite for use by the future residents of the project. The proposed indoor amenity space of 262-square metre (2,815 sq.ft.) is less than the 501-square metre (5,394 sq.ft.) required under the Zoning By-law. The proposed indoor amenity building is considered sufficient to meet the indoor amenity needs for the number of units proposed and the applicant will provide a cash-in-lieu contribution to offset the By-law deficiency. The project features far more outdoor amenity space than required under the Zoning By-law.

Tree Preservation and Landscaping

- The applicant retained Mike Fadum (MGF Horticultural Inc.) to conduct a site inspection and prepare an arborist report for the site. The arborist report identifies 533 mature trees on the site and concludes that 461 will need to be removed. None of the trees are considered hazardous due to natural causes, but 224 of the trees are Alders and Cottonwoods with little retentive value. The remaining 237 trees to be removed are located within a driveway or building footprint. The 72 trees proposed to be retained consist of Cedar and Fir trees clustered in large groups. The applicant proposes to locate outdoor amenity space areas around these clusters of trees.
- To compliment the retained trees on the site, the applicant proposes substantial landscaping. The preliminary landscaping plan includes a generous combination of trees (315 replacement trees)

and shrubs in a variety of species. An outdoor play area for children is proposed behind the amenity building.

- Based on the preliminary landscaping plan, there is a deficiency in tree retention on the site. The applicant proposes to offset this deficiency by investigating the potential for further tree planting on the site, upsizing replacement trees, and providing a cash contribution to the City's Green Fund of up to \$114,900 prior to final approval.
- The proposed outdoor amenity space of 2,401 square metres (25,847 sq.ft.) far exceeds the 501 square metres (5,394 sq. ft.) required under the Zoning By-law.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP and was reviewed by staff and found satisfactory.
- Some of the staff suggestions have been satisfactorily addressed except the following, which will be addressed before final approval:
 - minor architectural revisions; and
 - minor landscaping revisions.

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.	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.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 7, 2007.
- Tree Survey Plan dated February, 2007.
- Arborist Report dated February 5, 2007.
- Tree Preservation and Replacement Plan dated February 2007.
- Soil Contamination Review Questionnaire prepared by Lori Richards dated April 4, 2006.

How Yin Leung
Acting General Manager
Planning and Development

RG/rdd

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	36,564 m ²	
Road Widening area	537 m ²	
Undevelopable area		
Net Total	36,028 m ²	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	31%	30%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
East	7.5 m (6.0 m for porches)	7.5 m (6.0 m for porches)
West	7.5 m	7.5 m
Side #1 (N)	7.5 m	7.5 m
Side #2 (S)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	11 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		2
Three Bedroom +		165
Total		167
FLOOR AREA: Residential	27,742 m ²	27,742 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	27,742 m ²	27,742 m ²

*** If the development site consists of more than one lot, lot dimensions pertain to the entire site.**

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	47 uph/19 upa	46.3 uph/18.8 upa
FAR (gross)		
FAR (net)	0.78	0.78
AMENITY SPACE (area in square metres)		
Indoor	501 m ²	262 m ²
Outdoor	501 m ²	2,401 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	4	4
3-Bed	330	330
Residential Visitors	33	33
Institutional		
Total Number of Parking Spaces	367	367
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

