

Proposal: Partial NCP amendment from Single Family Residential to Single Family Residential Flex (6 to 14.5 upa max.). Rezone from RA to RF-9C, RF-9 and RF-12 to allow subdivision into approximately 36 single family residential small lots.

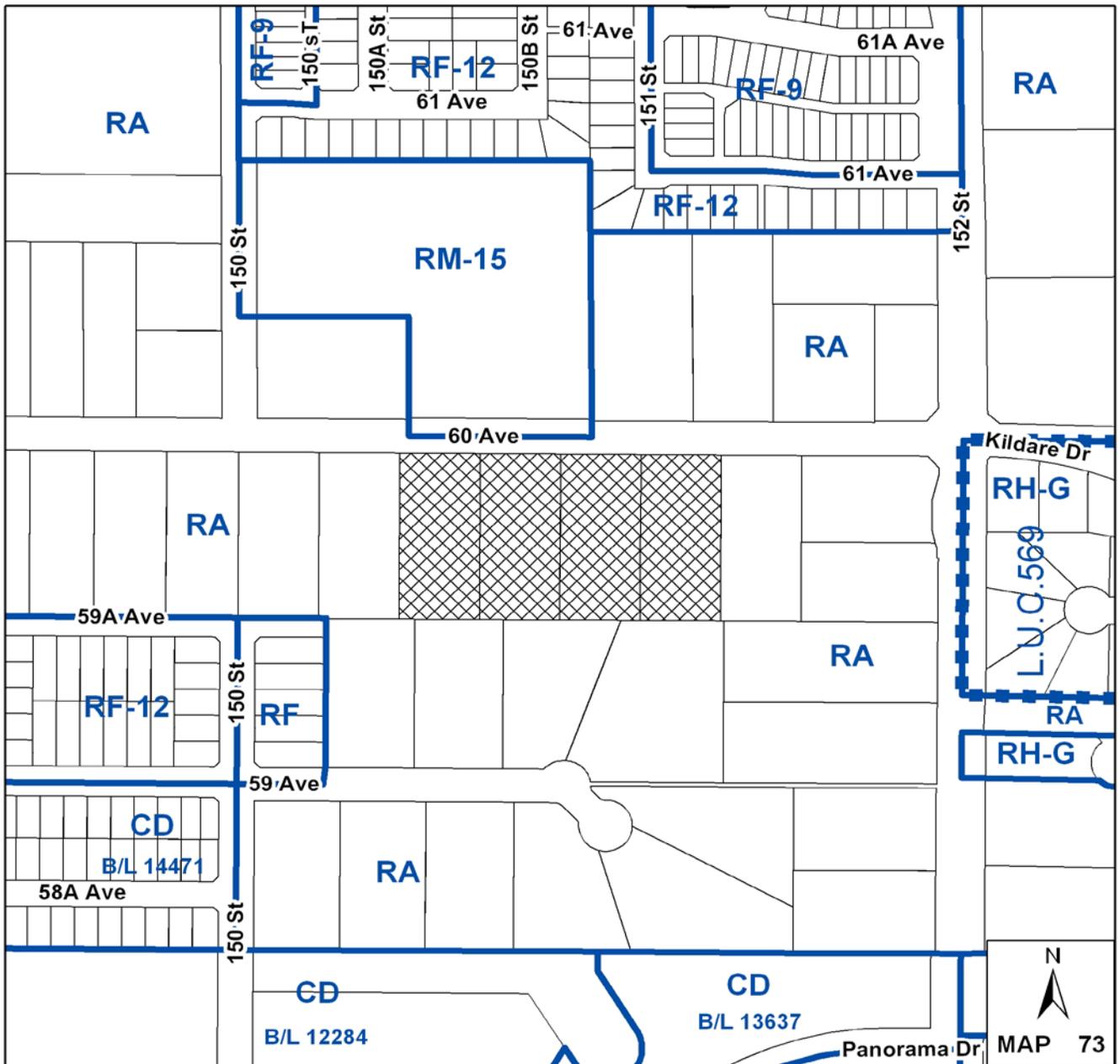
Recommendation: Approval to Proceed

Location: 15060/84 and 15106/26 - **Zoning:** RA
 60 Avenue

OCP Designation: Urban

NCP Designation: SFR. Small Lots & SFR

Owners: William Gough et al



PROJECT TIMELINE

Completed Application Submission Date: April 13, 2006
Planning Report Date: September 11, 2006

PROPOSAL

The applicant is proposing:

- a partial NCP amendment from "Single Family Residential" to "Single Family Residential Flex" (6 to 14.5 upa max); and
- a rezoning from RA to RF-9C, RF-9 and RF-12

in order to allow subdivision into approximately 36 single family residential small lots, which range in size from approximately 242 m² (2,605 sq.ft.) to 576 m² (6,200 sq.ft.).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the site identified as Block A on the plan attached as Appendix XI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Coach House Zone (RF-9C)" (By-law No. 12000) and the portion identified as Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and the portion identified as Block C from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (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) input from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (e) registration of a 219 no-build Restrictive Covenant over a portion of proposed Lot 36 for future consolidation and resubdivision in the adjacent lands to the east.
3. Council pass a resolution to amend the South Newton NCP to redesignate the land shown with hatches on the plan attached as Appendix XI from "Single Family Residential" to "Single Family Residential Flex (6 to 14.5 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).

A Servicing Agreement will be required.

Parks: No concerns (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 13 students
Secondary students = 6 students
Total new students = 19 students

School Catchment Area/Current Enrollment/School Capacity:

Sullivan Elementary School = 416 enrolled/215 capacity
Sullivan Heights Secondary School = 1,091 enrolled/1,000

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 91 students
Secondary students = 92 students
Total new students = 183 students

Approved Capacity Projects and Future Space Considerations

The location of this development is within the catchment for the new Cambridge Area Elementary School, which is opening in September 2006. When the new school opens there will be catchment boundary changes implemented that will reduce the projected overcrowding at Sullivan Elementary. An enrollment move (French Immersion) to the new Newton Area Secondary School is projected for September 2006.

(Appendix VI)

Ministry of Transportation: No concerns (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** Old single family dwellings, which will be removed.
- **East:** An old single family dwelling on a lot, zoned RA, designated Urban in the OCP. The Planning and Development department is processing a development application (7906-0037-00) to allow the development of a 36-unit townhouse complex (Appendix XIII).
- **South:** Old single family dwellings on lots, zoned RA, designated Urban in the OCP. The Planning and Development department is processing a development application (7905-0378-00) in this area to allow subdivision into approximately 71 single family lots, which is being presented to Council concurrently with this application in a separate report (Appendix XIII).
- **West:** An old single family dwelling on a lot, zoned RA, designated Urban in the OCP. The Planning and Development department is processing a development application (7905-0378-00) in this area to allow subdivision into approximately 71 single family lots, which is being presented to Council concurrently with this application in a separate report (Appendix XIII).
- **North:** Across 60 Avenue is a townhouse development (Nature's Walk) on a lot, zoned RM-15, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- NCP Designation: Partially complies. The NCP designation of the site needs amendment to "Single Family Residential Flex (6 to 14.5 upa max.)".

JUSTIFICATION FOR PLAN AMENDMENTNCP Amendment*Background*

- The site comprises of four (4) lots, located at 15060, 15084, 15106 and 15126-60 Avenue. It is designated Urban in the OCP and "Single Family Residential Small Lots" and "Single Family Residential" in the South Newton NCP.
- The proposed NCP amendment is to redesignate a portion of the subject site from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5", (shown in Appendix XI). The remainder of the site is designated "Single Family Residential Small Lots", and does not require an amendment to the NCP, to allow the proposed development.

- Council approved the South Newton NCP, on June 14, 1999. The South Newton NCP was amended on December 6, 2004, to increase the opportunity for small lot residential development by redesignating majority of the "Single Family Residential" designated lands to "Single Family Residential Flex 6-14.5". The amendment recognizes the desirability of Single Family Small Lots, and to ensure an adequate inventory of this housing type within the South Newton NCP area. The amendment was triggered by a number of NCP amendment applications to redesignate a number of "Single Family Residential" designated properties to "Single Family Residential Small Lots"
- During the above noted NCP preparation and amendment process, a majority of the properties in the area south of 60 Avenue and east of 150 Street were retained as "Single Family Residential" because each property in the area was relatively small and did not have subdivision potential on their own. The homes on those lots were in relatively good condition and the owners did not express any desire to redevelop into small lots.
- Now the entire enclave has been successfully assembled and is under application (some of the applications being presented to Council concurrently with this application in separate reports), therefore, this NCP amendment proposal can be processed. The proposal represents a reasonable blend of various typical small lot types and can provide a desirable max of housing types in the area to complement the existing multi-family uses to the north and to the east.

The NCP Amendment Public Consultation Process

- A Public Information Meeting was held on May 23, 2006, together with the other applications, for NCP amendment, namely 7905-0378-00, 7906-0180-00, and 7906-0181-00. 358 letters were sent to all the property owners within 100 metres (300 ft.) of the outer edge of the all the subject sites.
- The meeting format was an open house, where the proposed subdivision concept (Appendix III), an artist expression of the single family homes expected to be built on the site, and a concept of how future subdivision would be achieved on all the lots within the enclave, were displayed. A comment sheet was also made available for those who would like to express their opinion in writing.
- Twelve (12) people signed the sign-in sheet, excluding the applicants, the consultant of the project and the City staff member in attendance. Of the twelve (12), eight (8) provided written comments. Five of them indicated that they were supportive of the proposed amendment, and three (3) were opposed.
- Two main concerns were raised by the three who were opposed to the proposed development: tree retention and availability of parks and walking paths.
- To address the concern of the neighbours, the consultant for the project provided the following information:
 - The three comments against the project came from the residents of the new townhouse development on the north side of 60 Avenue (Nature's Walk). The proposed NCP amendment does not involve the northerly portion of the subject properties fronting 60 Avenue which are already designated for small lots in the NCP. The road pattern in the area will be interconnected with sidewalks and walkways, which lead to 60 Avenue, and is generally in keeping with the approved NCP road pattern at this location.

- Over all, the attendance by only twelve (12) people from 358 house holds represents a very small number. Further, there were only three (3) who are opposed to the development.
- Regarding tree retention, the applicant has conducted a tree survey and retained an Arborist to prepare a report regarding the condition of the trees on the site. The details of the tree survey and Arborist report are discussed later in this report.

Impact on Schools

- The comments from the school district indicate that the location of this development is within the catchment for the new Cambridge Area Elementary School, which will open in September, 2006. There is a new catchment boundary change, which will be implemented that will reduce the projected overcrowding at Sullivan Elementary. An enrolment move (French Immersion) to the new Newton Area Secondary School is projected for 2006, to balance the increased enrolment in Sullivan Heights Secondary School.

Impact on Services

- In regard to services, the proposed NCP amendment will implement the water, storm and sanitary sewer servicing strategies outlined in the approved NCP. The increase in projected yield will not change the overall servicing standards.

Location Guidelines

- The proposed RF-12 will be located adjacent to other RF-12 and RF developments proposals in the nearby area. The RF-9C and RF-9 zones are already permitted in the existing "Single Family Residential Small Lots" NCP designation.

Interfacing Guidelines

- The lots fronting 60 Avenue have lane access, hence meeting the guideline of "Small lot residential lots fronting on a major road (arterial or major collector)."

DEVELOPMENT CONSIDERATIONS

- The proposed rezoning is from RA to RF-9C, RF-9, and RF-12, to allow subdivision into approximately 36 single family small lots.
- The proposed rezoning to RF-9C and RF-9 along 60 Avenue, and RF-12 on the southern portion of the site, is in keeping with the OCP and the proposed NCP designations (Appendix X).

Proposed RF-9C Zone

- The RF-9C Zone, in addition to single family dwellings on the lots, will also permit secondary suites or coach houses as ancillary uses.
- Secondary suits are not permitted in the non-RF-9C lots.

- The RF-9C Zone was originally conceived to allow coach houses on narrow and deep lots, to provide a diversity of housing options and higher densities in the East Clayton NCP, in keeping with the principles for sustainable development. The zone has now been implemented in other areas of the City.
- The proposed RF-9C lots range in size from 340 square metres (3,660 sq.ft.) to 380 square metres (4,090 sq.ft.). They fit the criteria of narrow and deep lots, measuring between 36 plus metres /118 ft. to 41.7 metres/ 137 ft deep. This exceeds the minimum 220 m² (2,368 sq.ft.) and 28 metre area and depth requirements of the Type II and Type I RF-9C lots. This presents an opportunity to provide adequate building setbacks from the rear lot lines, leaving enough room for a coach house and back yards on each lot. This is also consistent with the NCP design guidelines.
- The coach house will be located above or adjacent to a car garage or carport, separate from the single family dwelling. This not only contributes to increase in a variety of housing types in a neighbourhood, but will also introduce a casual and voluntary surveillance of the lane; serving as a crime deterrent.
- The higher density, as result of allowing coach houses, is justified at this location because the site is located on a bus route (increasing the likelihood of transit usage). Some sites west of 148 Street along 60 Avenue are also being rezoned to RF-9C under Development Application No. 7903-0133-00 and 7904-0046-00, providing further justification to support the RF-9C lots along 60 Avenue.

Proposed RF-9 and RF-12 Zones

- The RF-9 and RF-12 lots meet the minimum requirements of the Zoning by-law and will conform to the OCP and the proposed NCP designation of the site. One (1) RF-12 lots (proposed Lot 36) is oversized, and has development potential with the adjacent property to the west.

Proposed Subdivision and Road Network

- The proposed lots meet all the requirements of the RF-9C, RF-9 and RF-12 zones, where applicable. The proposed road network is contingent upon the two other applications to the west and south of this proposal, which are being presented to Council concurrently with this application. If all three applications are not finalized at the same period of time, an alternate road access to 60 Avenue will have to be provided at the interim.

Proposed Building Scheme

- Michael Tynan (The Design Consultant for this project) completed a Character Study of the area, and proposed a Building Scheme for the development, which follow a similar pattern as the new development emerging in the Panorama Village area.
- Although secondary suites are permitted in the RF-9C Zone portion of the site, the building scheme restricts the suite only to a separate accessory structure or the living space above garages (coach houses). This arrangement was also achieved on the other RF-9C developments proposed along 60 Avenue.
- Secondary suites are not permitted in the non-RF-9C lots.

- The highlights of the proposed Building Scheme are as follows:
 - Two-storey, split-level and bungalow dwellings only;
 - No basement entry dwellings;
 - Secondary suites shall be permitted only on a separate accessory structure or the living space above garages (coach houses);
 - Homes with well defined grade level entries, with front entrances that retain a human scale (no more than one-storey entrance) and have porches and or verandas as the main housing style;
 - Minimum 7:12 roof pitch for the RF-12 Zone and 8:12 roof pitch for RF-9 and RF-9C Zones on the main roof structure;
 - Shake profile concrete tiles and asphalt shingles and cedar shingles, in grey or brown tones roofing material;
 - High quality exterior finish and detailing with, vinyl, stucco, cedar, hardiplank siding, brick/cultured brick and stone/cultured stone, in earth or brown tones. Warm colours not permitted on cladding. Trim colours shall be shade variation of the main colour, complementary, neutral or subdued contrast;
 - A minimum of one tree and 10 shrubs (minimum 5 gallon pot size) per lot will be provided on the RF-9C lots and RF-9, and two trees and 15 shrubs per lot on the RF-12 lots; and
 - The coach house or suite above the garage should form an integral part of the design of the principle building, and shall be designed to meet CPTED principles.
- A summary of the proposed design guidelines is attached as Appendix VIII.

Tree Survey & Arborist Report and Lot grading

- The applicants retained C. Kavolinas & Associates Inc. to conduct a tree survey and prepare an Arborist report. The report identified 242 mature trees on the subject site, of which 120 are deciduous. Nine (9) of trees are located on the 60 Avenue boulevard. The report concluded that 222 trees were to be removed. 14 of the trees to be removed were deemed hazardous and 208 are located on road right-of-ways and within building envelopes. 20 trees will be retained and protected. A minimum of 63 replacement tree will be planted. One each on the RF-9C and RF-9 lots, because the proposed lots are narrow and can handle only one tree at the front, and two replacement trees per lot for the RF-12 lots (Appendix IX). In addition to the replacement trees ,there will be boulevard trees planted an interval of 7 metres (23 ft.). This yields approximately 53 addition trees for this development.
- The applicant confirmed that in-ground basements are proposed in all proposed lots. To achieve the standard elevation for all the buildings, "fill" averaging 1.2 metres (4 ft.) will be required on approximately 18% of the site, to raise the elevations of some of the homes above street level.

- The lot grading information was reviewed by staff and found acceptable, to allow the project to proceed to the next stage.

PRE-NOTIFICATION

Pre-notification letters were sent on May 19, 2006, and staff received no comments.

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.	Ministry of Transportation Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Survey Plan Accompanying a Rezoning By-law
Appendix XI.	Plan Showing NCP Amendment Area
Appendix XII.	South Newton NCP
Appendix XIII.	Map Showing In-Process Applications in the Nearby Area

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 14, 2006.
- Building Scheme dated July 16, 2006.
- Neighbourhood Character Study dated July 16, 2006.
- Tree Survey Plan dated July 2006.
- Arborist Report dated July 31, 2006.
- Lot Grading Plan dated July 31, 2006.

- Soil Contamination Review Questionnaire prepared by Jarnail Saran dated April 3, 2006.
- NCP Amendment Impact Assessment Report, including results from the May 23, 2006 Public Information Meeting, prepared by Clarence Arychuk and dated May 25, 2005.

How Yin Leung
Acting General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-9, RF-9C and RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.47 ac
Hectares	1.809 ha
NUMBER OF LOTS	
Existing	4
Proposed	36
SIZE OF LOTS	
Range of lot widths (metres)	7.9 m to 15.4 m
Range of lot areas (square metres)	242 m to 576 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	19.9 uph 8.05 upa
Lots/Hectare & Lots/Acre (Net)	19.9 uph 8.05 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	8%
Total Site Coverage	58%
PARKLAND	
Area (square metres)	n/a
% 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

