

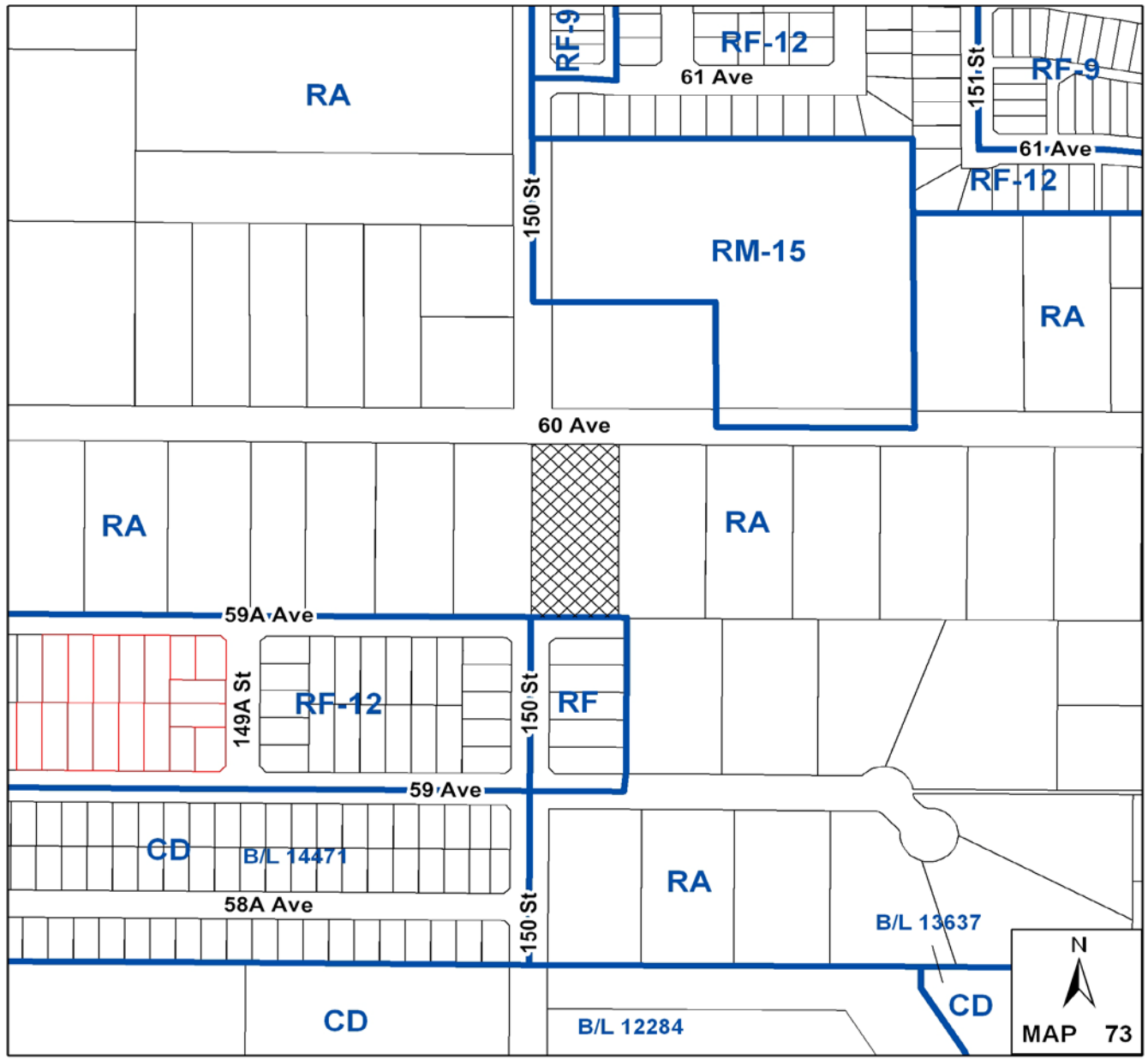
Proposal: Partial NCP Amendment for a portion from SF Residential to SF Residential Flex (6 to 14.5 upa max). Rezone from RA to RF-9C, RF-9 and RF-12 to allow subdivision into 9 SF small lots. DVP to increase Type II RF-9C lots from 33% to 43%.

Recommendation: Approval to Proceed

Location: 15014 - 60 Avenue **Zoning:** RA

OCP Designation: Urban

NCP Designation: SF Res. Small Lots & SF Res. **Owner:** Jagjit Sidhu



PROJECT TIMELINE

Completed Application Submission Date: April 18, 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.);
- a rezoning from RA to RF-9C, RF-9 and RF-12; and
- a Development Variance Permit to vary the following by-law regulation:
 - the percentage of Type II RF-9C lots is increased from 33% to 43%

in order to allow subdivision into approximately nine (9) single family residential small lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the property 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 (9) Coach House Zone (RF-9C)" (By-law No. 12000), the portion of the site 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 of the property identified as Block C on the same plan 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 approve Development Variance Permit No. 7906-0181-00, (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to increase the percentage of Type II RF-9C lots from 33% to 43%
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) input from the Ministry of Transportation; and

- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.
4. Council pass a resolution to amend the South Newton NCP to redesignate the land 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 = 3 students
 Secondary students = 2 students
 Total new students = 5 students

School Catchment Area/Current Enrollment/School Capacity:

Sullivan Elementary School = 419 enrolled/215 capacity
 Sullivan Heights Secondary School = 1,091 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 = 91 students
 Secondary students = 98 students
 Total new students = 189 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, approved new catchment boundaries will be implemented that will reduce the projected overcrowding at Sullivan Elementary. A secondary school enrollment move (French Immersion) to the new Panorama Ridge Secondary School is also projected for September 2006.

(Appendix VI)

Ministry of Transportation: No concerns (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** An older single family dwelling which will be removed.
- **East:** An older single family home on a lot, zoned RA, designated Urban in the OCP. This lot is under application for rezoning to RF-9C under project No. 7905-0378-00, which is being presented to Council in a concurrent report.
- **South:** A new single family dwelling under construction, zoned RF, designated Urban in the OCP.
- **West:** An old single family dwelling on a lot, zoned RA, designated Urban in the OCP.
- **North:** Across 60 Avenue is an old single family dwelling on a lot, zoned RA, designated Urban in the OCP and Townhouses in the South Newton NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Partially complies. The South Newton NCP needs amendment from "Single Family Residential" to "Single Family Residential Flex (6 to 14.5 upa max.)".

JUSTIFICATION FOR PLAN AMENDMENT

NCP Amendment

Background

- The site comprises of one (1) lot, located at 15014-60 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 the portion of the site designated "Single Family Residential" to "Single Family Residential Flex 6 to 14.5", as 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 to 14.5 upa max". The amendment recognizes the desirability of Single Family Small Lots, and to ensure an adequate inventory of this housing types 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), therefore, the NCP amendment proposal can be processed. The proposal represents a reasonable blend of typical small lot types, and can provide a desirable mix of homes in the area to complement the existing land uses in the nearby area.

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 7906-0157-00. 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.
- The three who were opposed to the proposed development raised two main concerns: 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 properties fronting the south side of 60 Avenue, which were already designated for small lots under the NCP. The road pattern in the general area will be interconnected with side walks and walk ways, which lead to 60 Avenue, 152 Street and southwards to a Park.

- Over all, the attendance by only twelve (12) people from 358 households represents a very small number. Further, there were only three (3) who are opposed to the development, on grounds that can be resolved.
- 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, RF-9C and RF-9 zones will be located adjacent to other RF-12 and RF developments proposals in the nearby area.

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 9 single family small lots. It is in keeping with the OCP and the proposed and existing NCP designation (Appendix XI).

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.
- 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 37 plus metres (121 ft) deep. This exceeds the minimum 220-square metre (2,368 sq.ft) and 28-metre (90 ft.) area and depth requirements of the Type II and Type I RF-9C lots. The depths 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.
- 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. Since this lot is located at the edge of the enclave, its development can proceed without the other three applications, which are being processed concurrently.

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 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 on the main roof structure;
 - Shake profile concrete tiles and asphalt and cedar shingles, in grey or brown tones roofing material;
 - High quality exterior finish and detailing with, vinyl, stucco, cedar, hardiplank, brick/cultured brick and stone/cultured stone, in natural earth or grey 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 and RF-9 lots, and two (2) 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 14 mature trees on the subject site, of which 10 are deciduous. The report concluded that all 14 trees were to be removed. Two (2) of them are deemed hazardous and 12 are located on road right-of-ways and within building envelopes. 11 replacement trees 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 on 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 14 additional 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" ranging from 0.2 metres (0.7 ft.) to 1 metre (3 ft.) will be required on approximately 41 % of the site, to raise the elevations of some of the homes above street level. This regrading is consistent with all surrounding development applications. 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.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the percentage of Type II RF-9C lots from 33% to 43%, to allow one additional RF-9C lot in this subdivision.

Applicant's Reasons:

- The increase in percentage of Type II RF-9C lots along 60 Avenue provides an opportunity to have an additional lot along 60 Avenue. This increase in percentage translates into just one additional RF-9C lot, and is a very efficient use of the land without compromising the character of the area.

Staff Comments:

- There are seven (7) RF-9 and RF-9C lots proposed in this subdivision, three of which are Type II lots (i.e. 7.9 metres /26 ft. in width), representing 43% of the number of RF-9 and RF-9C lots in the subdivision, and 33% of the lots in the entire subdivision of 9 lots.
- When this application is considered together with the two other adjacent subdivision proposals being brought forward for consideration (7905-0378-00 and 7906-0157-00) this issue is not significant. The three applications are proposing a total of 32 RF-9 and RF-9C lots, of which 8 will be Type II lots (25% of the Type II lots). These three applications could be consolidated to one, whereby eliminating the need for the variance being sought.
- This parcel of land is similar in dimension to other existing parcels to the east. The width of the existing parcels (45.72 m/150 ft.) can be readily split into 5 RF-9C lots of 9.14 m/30 ft. frontage. However, unlike the other parcels, the subject parcel is required to dedicate 11.5 m/37.72 ft. for road. As a result, the proposed lot width distribution is more appropriate.
- Increasing the number of RF-9C Type II lots is a very efficient use of the land, without compromising the character of the neighbourhood. The Type II lots are 37 metres (121 ft.) deep, making them relatively larger (292 sq.m/3,000 sq.ft. plus) than a typical Type II lot, which is 28 metres (90 ft.) deep and 220 square metres (2,368 sq.ft.) in area. For these reasons the proposed increase in the percentage of Type II lots can be supported.

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.	Development Variance Permit No. 7906-0181-00
Appendix XI.	Survey Plan Accompanying a Rezoning By-law
Appendix XII.	Map Showing NCP Amendment Area
Appendix XIII.	South Newton NCP
Appendix XIV.	Map Showing In-process Applications in the Nearby Area

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 6, 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.
- Tree Preservation and Replacement Plan dated July 2006.
- Lot Grading Plan dated July 31, 2006.
- Soil Contamination Review Questionnaire prepared by Jagjit Sidhu dated April 26, 2006.
- NCP Amendment Impact Assessment Report including results from the May 23, 2006 Public Information Meeting prepared by Clarence Arychuk and dated May 25, 2006.

How Yin Leung
Acting General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C and RF-12

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.12 ac	
Hectares	0.45 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	9	
SIZE OF LOTS		
Range of lot widths (metres)	7.9 m to 17.25 m	
Range of lot areas (square metres)	286 m ² to 457 m ²	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	17.69 lots/ha	7.14 lots/ac
Lots/Hectare & Lots/Acre (Net)	17.69 lots/ha	7.14 lots/ac
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building		
Estimated Road, Lane & Driveway Coverage		
Total Site Coverage		
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	
Increase % of Type II RF-9C Lots	YES	

CONTOUR MAP FOR SUBJECT SITE

