

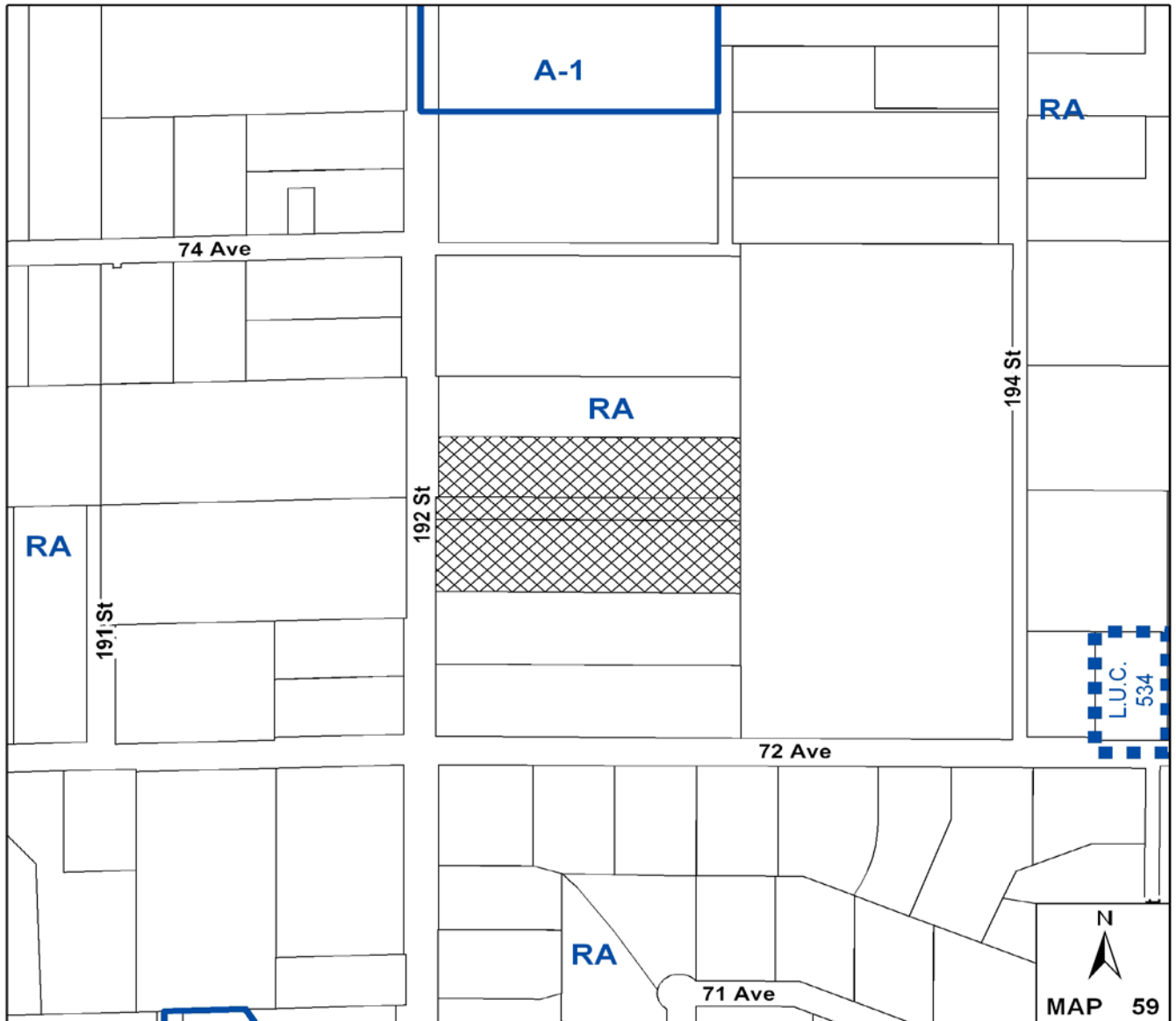
Proposal: OCP amendment from Suburban to Urban. Rezone portions from RA to RF-SD and RF-9C in order to allow subdivision into approximately 36 small lots in East Clayton, North Extension.

Recommendation: Approval to Proceed

Location: 7284, 7296 and 7312 - 192 Street **Zoning:** RA

OCP Designation: Suburban

LAP Designation: Med & Med.-High Density & Park **Owner:** Various



PROJECT TIMELINE

Original Application Submission Date: May 19, 2006
Application Revision & Re-submission Dates: October 5, 2006
Planning Report Date: October 16, 2006

PROPOSAL

The applicant is proposing:

- an OCP Amendment from Suburban to Urban; and
- a rezoning of portions of the subject site from RA to RF-SD and RF-9C

in order to allow subdivision into approximately 36 small lots (12 RF-SD and 24 RF-9C) in East Clayton, North Extension.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate the site from Suburban to Urban and a date for Public Hearing be set (Appendix III).
2. Council determine the opportunities for consultation with persons, organizations, and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone Block A as shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and Block B 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.
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 plan to the satisfaction of the Approving Officer;
 - (c) successful purchase agreement with the City of the identified open space portion of the subject site;

- (d) submission of a landscape plan and cost estimates for the 3-metre (10-ft.) wide buffer along 192 Street for proposed Lots 1 to 12;
- (e) registration of a Restrictive Covenant to secure the required landscaping within the buffer area along 192 Street;
- (f) registration of a party wall and corresponding easement agreements for proposed Lots 1 to 12; and
- (g) demolition of existing structures to the satisfaction of the Building Division.

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).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 7 students
Secondary students = 4 students
Total new students = 11 students

School Catchment Area/Current Enrollment/School Capacity:

Combined Clayton/East Clayton Elementary Schools: = 266 enrolled/
240 capacity
Clayton Heights Secondary School = 1,166 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 = 149 students
Secondary students = 188 students
Total new students = 337 students

Approved Capacity Projects and Future Space Considerations

Two new school sites have been purchased to address growth with a new school planned for possible opening by the 2007-2008 school year. A new secondary school site has been approved for purchase, with construction proposed for approval in 2008.

(Appendix V)

Parks, Recreation and Culture:

The applicant should provide the required park amenity contributions as per the NCP. Fill or lot grading is not allowed on the proposed parkland (Appendix VI).

SITE CHARACTERISTICS

- **Existing Land Use** The subject site is being used for acreage residential purposes. All of the existing buildings and structures will be demolished.
- **Significant Site Attributes** The site is relatively flat with existing vegetation that has to be removed to accommodate the proposed development.
- **West:** Across 192 Street is an acreage parcel outside the boundaries of the East Clayton NCP Extension with an in-stream development application (File No. 7905-0382-00) seeking an amendment of the NCP to allow inclusion of the site within the established boundaries; an OCP amendment from Suburban to Urban and rezoning to RF-SD, RF-9C and CD, under preliminary review.
- **East:** An 18-acre parcel, split designated 6-10 upa Low Density; 10-15 upa Medium Density and 15-25 upa Medium-High Density in the NCP, the larger south portion of which is currently under development application (File No. 7905-0003-00, By-law Nos. 15797, 15798A and 15798B at Third Reading) seeking an OCP Amendment from Suburban to Urban and rezoning from RA to RF-12C, RF-9C and CD to allow subdivision into 118 lots and construction of 4 manor homes, conforming to the East Clayton North Extension NCP.
- **North:** Acreage parcels zoned RA, split-designated Medium-High Density and Medium Density in the NCP.
- **South** Acreage parcels under multiple designations in the East Clayton North Extension NCP (Neighbourhood Commercial; Medium-High Density; Medium Density; and Low Density), with 3 separate development applications (File No. 7905-0232-00; 7906-0337-00 and 7906-0415-00), all of which are currently under review.

PLAN AND POLICY COMPLIANCE

OCP Designation: Needs amendment from Suburban to Urban.

NCP Designation: Complies.

JUSTIFICATION FOR OCP AMENDMENT

- The approximately 2.6-hectare (6.41-acre) site is designated Suburban in the Official Community Plan (OCP) and is located within the East Clayton NCP – North Extension area.

- Council on July 28, 2004 under Resolution R04-2237 approved Stage 1, which deals with land use designations and road network in the East Clayton NCP – North Extension area. On June 20, 2005, Council approved the corresponding Stage 2 Report under Res. R05-1589.
- Appendix VII indicates the location of the subject site within the context of the East Clayton NCP-North Extension area and the corresponding designations of specific portions. The allowable density on each of the land use designations exceeds the maximum density of 2 units per acre that is permitted in the current Suburban designation.
- Currently, the land use designations that are reflected in the East Clayton NCP North Extension area require corresponding OCP designation amendments from Suburban to Urban. The approved Stage 2 Report indicates that specific OCP amendments will be dealt with on a site-by-site basis concurrently with site specific rezoning applications.
- The proposed OCP amendment from Suburban to Urban is consistent with the NCP designations and is appropriate.

DEVELOPMENT CONSIDERATIONS

Proposed Rezoning

- The subject site is split designated in the NCP as follows:

NCP Designation	Designation Boundaries (refer to Appendix VII)	Proposed Zoning	Proposed No. of Lots
15-25 upa Medium-High Density	Between proposed lane and 192 Street	RF-SD	12
10-15 upa Medium Density	Between proposed lane and 192A Street and south of 73 Avenue	RF-9C	24
Public Open Space/Park	North-east corner of 73 Avenue and 192A Street	To remain RA	1

Rezoning from RA to RF-SD (Block A in Appendix I)

- The proposed rezoning of the approximately 4,940-sq. m. (1.22-acre) portion of the subject site immediately east of 192 Street (shown as Block A in Appendix I) is from RA to RF-SD in order to create 12 small lots (proposed Lots 1 to 12) that will accommodate semi-detached dwelling units. This is consistent with the 15-25 upa Medium-High Density designation in the NCP, where either townhouses, row housing or duplexes are considered appropriate.
- The applicant is proposing to build semi-detached residential units on lots that are approximately 7.9 metres (26 ft.) in width.
- This type of housing represents one of the City's innovations on creating a variety of housing choices in emerging communities. A variation of the standard duplex units that have been built in the past, RF-SD units are considerably different from the traditional duplex units that are permitted under the RM-D Zone as outlined below:

	RMD-Zone	RF-SD Zone
Type of Housing	A maximum of 2 dwelling units within a duplex building, considered multiple residential units and are subject to a Development Permit	Two side by side dwelling units with common wall, each unit located on a fee simple lot and is not subject to a Development Permit but rather, to a Building Scheme
Type of Lot	Two units on a fee simple lot & can be stratified into 2 strata lots	Each unit on a fee simple lot
Minimum Lot Size	930 m ² (10,000 ft ²)	200 m ² (2,150 ft ²) for <i>interior lots</i> ; 226 m ² (2,430 ft ²) for <i>corner lots</i>
Maximum Floor Area	446m ² (4,800 ft ²) for <i>corner lots</i> ; 372m ² (4,000 ft ²) for <i>interior lots</i> (combined for 2 dwelling units)	181m ² (1,950 ft ²) for each unit

- Based on the proposed subdivision layout (Appendix VIII), the area being rezoned to RF-SD will be able to accommodate 12 fee simple lots (and ultimately 6 buildings with 2 units in each building) fronting 192 Street, with lot dimensions conforming to the proposed Zone as indicated below:

	RF-SD Zone	Proposed Lots
Lot Size	200 m ² (2,150 ft ²) for <i>interior lots</i> ; 226 m ² (2,430 ft ²) for <i>corner lots</i>	245 m ² (2,637 ft ²) for <i>interior lots</i> ; 308 m ² (3,315 ft ²) for <i>corner lots</i>
Lot Width	7.2 m (24 ft.) for <i>interior lots</i> ; 8.7 m (29 ft.) for <i>corner lots</i>	7.9 m (26 ft.) for <i>interior lots</i> ; 8.7 m (29 ft.) for <i>corner lots</i>
Lot Depth	28 m (90 ft.)	31 m (101 ft.)

- Proposed homes on these lots will have garages attached to each other (at zero lot line along the common side yard) at the rear of the lots, with access off the proposed north-south lane. The proposed garages will be separated by a 6-metre (20 ft.) wide area from the building face, affording each lot a usable rear yard.
- As semi-detached units, the proposed homes will have shared walls (party walls) and therefore, a party wall agreement will be required as well as an easement agreement to facilitate future maintenance and repair. Registration of party wall agreements and the associated easement agreements are a subject condition of the rezoning.

Rezoning from RA to RF-9C (Block B in Appendix I)

- Block B in Appendix I (designated 10-15 upa Medium Density in the NCP) is approximately 1.08 ha. (2.67-acre) in size. The applicant is proposing to rezone Block B from RA to RF-9C to allow subdivision into approximately 24 small lots (proposed Lots 13 to 36 on Appendix VIII). There will be the possibility of including a coach house or a secondary suite (but not both) on each of the proposed Type I lots. The RF-9C Zone does not permit a secondary suite or a coach house on Type II lots as these lots are comparatively smaller than the standard RF-9C lots.

- The proposed subdivision layout is indicating a combination of Type I and Type II lots. Proposed Type I lots conform to the RF-9C Zone as shown below:

	Type I Interior Lot Requirements	Proposed Interior Lots 13-18; 22-23; 27-28; and 32-33	Type I Corner Lot Requirements	Proposed Corner Lots 19, 20, 24, & 36
Lot Size	250 m ² (2,690 ft ²)	Min. 252 m ² (2,712 ft ²)	275 m ² (2,960 ft ²)	Min. 290 m ² (3,121 ft ²)
Lot Width	9 metres (30 ft.)	9 metres (30 ft.)	10.5 metres	10.5 metres
Lot Depth	28 metres (90 ft.)	28 metres (90 ft.)	28 metres	28 metres

- On the other hand, proposed Type II lots (proposed Lots 21, 25, 26, 29, 30, 31, 34, and 35) represent 33% of the total number of proposed RF-9C lots in the proposed subdivision, all of which conform to the dimension requirements stipulated in the RF-9C Zone as indicated in the following table:

	RF-9C Requirements	Proposed Lots 21; 25-26; 29-31; 34-35
Lot Size	220 m ² (2,368 ft ²)	Minimum of 221 m ² (2,368 ft ²)
Lot Width	7.9 metres (26 ft.)	7.9 metres (26 ft.)
Lot Depth	28 metres (90 ft.)	28 metres (90 ft.)

- As stipulated under the RF-9C Zone, driveway access to all of the proposed lots will be provided from the lanes. Therefore, proposed garages will not be visible from the roads.

Proposed Road Alignments and Road Treatments

- The proposed overall layout indicates road alignments that are consistent with the grid system of roads planned for the East Clayton North Extension area, which generally follows the road pattern in the East Clayton NCP area. Lanes are proposed to provide driveway access to the proposed small lots, avoiding prominence of garages as viewed from the fronting roads and thus, promoting a more pedestrian-friendly streetscape along the public roads.
- To further assist in creating interesting streetscapes in this neighbourhood, a 3-metre (10-ft.) wide landscaped area will be secured within the designated front yards of proposed Lots 1-12 fronting 192 Street (designated a "green arterial parkway" in the NCP). To accommodate the required landscaped area, these lots will be created with a minimum lot depth of 31 metres (101 ft.). The submission of a suitable landscape plan for the designated buffer area and the corresponding security deposits will be a subject condition of rezoning.
- The proposed subdivision will facilitate the construction of 73 Avenue between 192 Street and 193 Street, connecting the subject site with the proposed 118-lot subdivision (currently at 3rd Reading) to the east. It will be established as a 22-metre (72-ft.) wide road, with a minimum of 3 metres (10 ft.) of the road allowance parallel to its north boundary to be constructed as a multi-use path, connecting the site to the future greenway to the east. The ultimate profile of the road is similar to the proposed treatment of 70 Avenue in East Clayton as shown in Appendix IX. This treatment will be achieved between 192 Street and 196 Street.

Proposed Parkland

- Approximately 8,000 sq. m. of the subject site (1.97 acres) is designated Public Open Space/Park in the approved NCP. It is planned to be located at the northeast corner of the new 73 Avenue and 192A Street, and is shown as proposed Lot 37 in Appendix VIII. The proposed parkland will remain zoned RA. Out of the total area for the proposed parkland, approximately 1,296 sq. m. (0.32 acre) represents the statutory 5% open space dedication, with the remaining area (approximately 6,746 sq. m. or 1.6 acres) to be purchased by the City. Council approval on the purchase agreement is a subject condition of rezoning.

Proposed Design Guidelines, Lot Grading and Tree Replacement

- The proposed building design guidelines for the proposed RF-SD and RF-9C lots (prepared by Tynan Design Consulting) comply with the General Urban Design Guidelines established for the East Clayton NCP. The design guidelines stipulate that new homes follow the Craftsman-Heritage, Rural-Heritage, Neo-Traditional and Neo-Heritage styles, the same styles that are evident in the newly-built homes in this neighbourhood.
- The design guidelines prohibit the construction of basement-entry homes.
- In-ground basements are proposed based on the preliminary lot grading information provided by the applicant. These will be achieved with minimal cut or fill. Fill of not more than 1.2 metres (4 ft.) is indicated particularly on proposed Lots 24-36 to bring the elevations to the same grade as the adjacent lots. The proposed amount of fill conforms to the maximum fill requirement of 1.2 metres (4 ft.) stipulated in the NCP. The information has been reviewed by staff and found to be generally acceptable.
- Parks, Recreation and Culture Department requires the applicant to establish an acceptable grading interface between the proposed roads (192A and 193 Streets and 73 Avenue) and the designated parkland. The applicant will be required to demonstrate this condition as part of the servicing agreement.
- The Arborist Report indicates that there are 41 trees on the subject site, all of which have to be removed as they are either within the building envelopes or in conflict with the proposed road alignments. Due to the size of the lots, a tree replacement of 1 tree per lot is proposed, with the associated Tree Replacement Plan for a total of 36 trees, to be secured in conjunction with the Building Scheme.
- The development application was submitted prior to final adoption of Tree Preservation By-law No. 16011 and is covered by the one-year grace period.
- Under the new Tree Preservation By-law, a tree replacement ratio of 2:1 applies, i.e., two replacement trees for every protected tree that is cut. Small lots (e.g., RF-9C and RF-SD) can only accommodate 1 tree per lot. In the case of the subject application where 41 trees will be removed, a total of 82 replacement trees are required. However, only 36 replacement trees can be feasibly installed on the proposed 36 lots. As such, under the new By-law, monetary compensation for the remaining 46 trees will apply amounting to \$13,800 based on \$300/tree.

- While the application is not subject to the newly adopted Tree Preservation By-law, the applicant has volunteered to provide cash-in-lieu in the amount of \$13,800 to the Green City Fund, to be paid prior to Final Adoption.
- Existing trees (mainly deciduous variety) on the proposed parkland will not be disturbed and will be assessed at the time of park development.

PRE-NOTIFICATION

Pre-notification letters were sent on July 12, 2006 and staff received two telephone calls from adjacent residents to the north, one of who lives beyond the NCP boundary. Their concerns are as follows:

- The resident within the NCP area indicated that the designation on his lands (10-15 upa Medium Density and 15-25 upa Medium-High Density) precludes the development of the entire lands for small lots, as opposed to the lands to the east of 193 Street (currently at 3rd Reading) which, except for 4 manor house lots, allows small single family lots. He indicated that he may want to consider the same form of development in the future.

(Staff advised the telephone caller that the existing designations have taken into account the NCP's objective of developing a variety of housing choices. Small lots are permitted under the Medium Density designation, while a higher density type of housing (such as duplexes and row housing) are allowed under the Medium-High Density designation.

In the absence of a development application on this particular property, the caller was further advised that it is quite premature for staff to commit to a purely small lot type of development on his parcel.)

- The residents whose property is outside the NCP boundary (northwest corner of future 73B Avenue and 192 Street) are very concerned about the conceptual alignment that indicates 73B Avenue which is shown cutting across their parcel, practically rendering their property undevelopable in the future. As long time residents in the area and owning a well-appointed residence, the owners find the concept quite bothersome. They have indicated the same concerns during the NCP process.

(Staff advised the caller that the road alignments shown outside the NCP boundaries are conceptual and are subject to change depending on the ultimate development that may take place in the future. It is most likely that a separate NCP planning process will be pursued for those lands currently outside the NCP, at which time, both land uses and road alignments will be reviewed and determined in consultation with the property owners.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, public consultation took place as part of the preparation of the East Clayton-North Extension NCP. Given that the proposal is in compliance with the NCP, no further consultation was necessary with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets, and Survey Plan
Appendix II.	Contour Map
Appendix III.	Proposed OCP Amendment Map
Appendix IV.	Engineering Comments Summary
Appendix V.	School District Comments
Appendix VI.	Parks, Recreation and Culture Comments
Appendix VII.	Excerpts of East Clayton NCP – North Extension Area
Appendix VIII.	Proposed Subdivision Layout
Appendix IX.	Profile of 73 Avenue
Appendix X.	Proposed Building Design Guidelines Summary
Appendix XI.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated October 12, 2006.
- Tree Survey and Tree Planting Plan prepared by Clark Kavolinas and dated October 5, 2006.
- Residential Character Study and Proposed Building Scheme prepared by Tynan Consulting Ltd. and dated September 20, 2006.
- Soil Contamination Review Questionnaire prepared by various owners.

How Yin Leung
Acting General Manager
Planning and Development

JDM/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: Bill Jones, Stronghold Development Inc.
 Address: 6138 McCleary Street
 Vancouver, BC
 V6N 1G4
 Tel: 604-307-1525

2. Properties involved in the Application

(a) Civic Addresses: 7284, 7296 and 7312 - 192 Street

(b) Civic Address: 7284 - 192 Street
 Owner: Leona Eva Gamache and **Verve Developments Inc.,
Inc. No. 741265**
 PID: 011-345-152
 Lot 3 Section 22 Township 8 New Westminster District Plan 8812

(c) Civic Address: 7296 - 192 Street
 Owner: Donald Clarence and Marlene Gail Horkey
 PID: 011-345-187
 Lot 4 Section 22 Township 8 New Westminster District Plan 8812

(d) Civic Address: 7312 - 192 Street
 Owner: Surrinder Singh and Avninder Kaur Braich
 PID: 004-972-872
 Lot 21 Section 22 Township 8 New Westminster District Plan 40184

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to redesignate the site.

(b) Introduce a By-law to rezone portions of the site as shown in the Survey Plan.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD and RF-9C

Required Project Data	Combined Data	Proposed RF-SD Lots	Proposed RF-9C Lots
GROSS SITE AREA			
Acres	6.4 *	1.2	2.67
Hectares	2.6*	0.4940	1.08
NUMBER OF LOTS			
	36 SF lots and 1 Parkland	12	24 (16 Type I lots; 8 Type II lots)
Range of Lot Widths		7.9 m to 8.7 m.	7.9 m. to 9.1 m
Range of Lot Areas		245 sq. m. to 346 sq. m.	221 sq. m to 290 sq. m.
DENSITY			
Units Per Acre (Gross)		10 upa	9 upa
Units Per Acre (Net)			
SITE COVERAGE (in %)			
Maximum Coverage of Principal and Accessory Building		60%	52% for Type I lots & 60% for Type II lots
Est. Roads, Lane, Driveways		2.5%	15%
Total Site Coverage		62.5%	Average of 70% for both types of lots
PARKLAND (Estimates)			
Total Area, including portion to be purchased by the City (in square metres)	8,043 sq. m.		
5 % Dedication (in sq. m.)	1,296 sq. m.		
Parkland to be Purchased	6,746 sq. m.		
PARKLAND			
5% money in lieu		No	No
MODEL DESIGN GUIDELINES		Yes	Yes
TREE SURVEY/ASSESSMENT		Yes	Yes
DVP REQUIRED		No	No

* Including Parkland

CONTOUR MAP FOR SUBJECT SITE

