

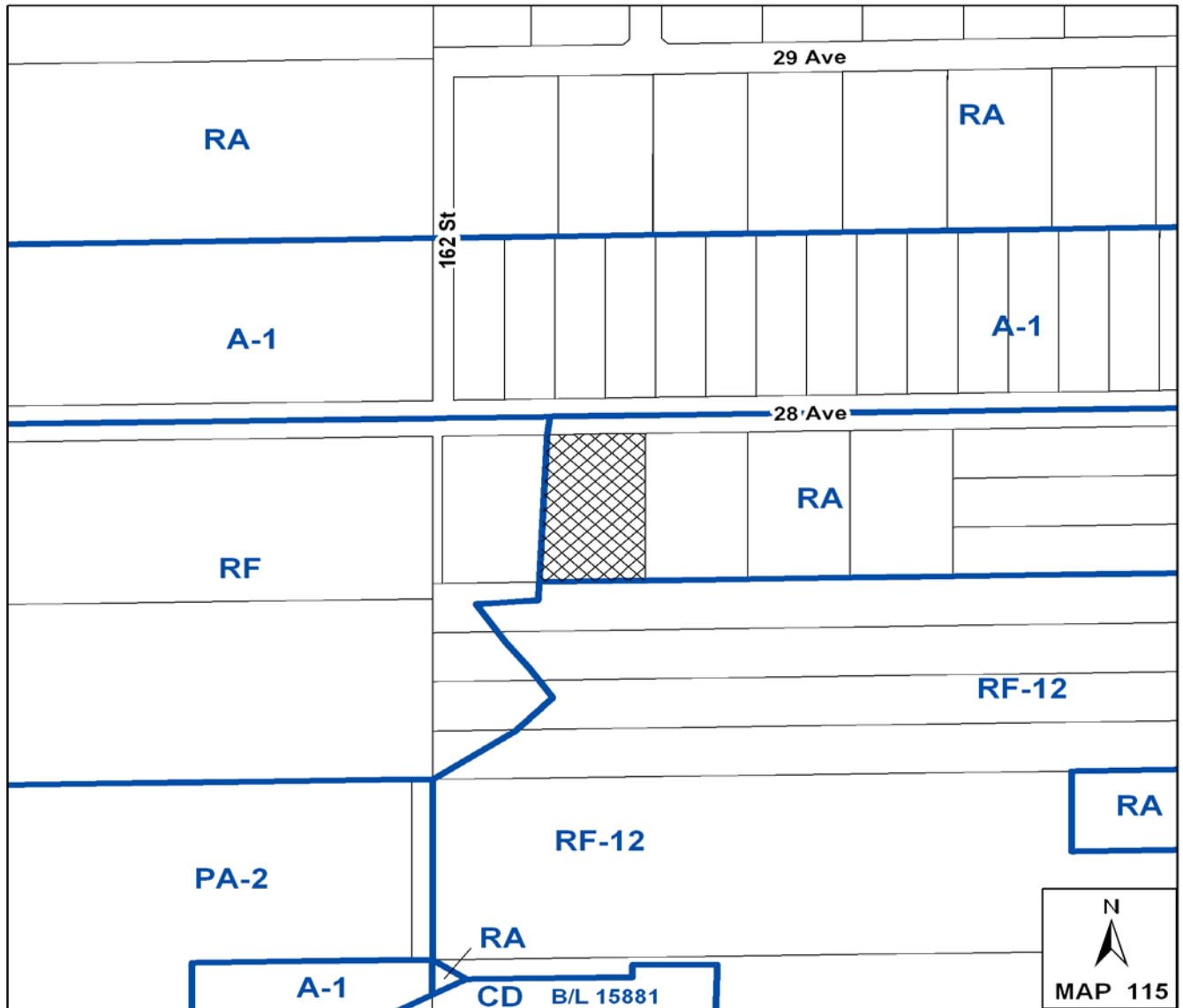
Proposal: OCP Amendment from Suburban to Urban. Rezone from RA to RF and RF-12 to allow subdivision into 2 regular single family and 5 single family small lots. DVP to vary requirements for second storey floor area reduction and setbacks for 5 small lots.

Recommendation: Approval to Proceed

Location: 16238 - 28 Avenue **Zoning:** RA

OCP Designation: Suburban

NCP Designation: Low Res. Density (6-10 upa) **Owner:** 0749006 BC Ltd.



PROJECT TIMELINE

Completed Application Submission Date: June 26, 2007
Application Revision & Re-submission Date: April 3, 2007
Planning Report Date: June 25, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from RA to RF and RF-12; and
- a Development Variance Permit to vary the following by-law regulations for 5 lots in the RF-12 Zone subject to compliance with specific design guidelines, use of specific materials, and requirements as attached to the DVP:
 - permit the required second floor area reduction (i.e. 80%) to be accomplished from the rear of the dwelling (in addition to the normally permitted front or side);
 - permit 0.35 metre (1.0 ft.) by 0.35 metre (1.0 ft.) encroachments to allow extensions of the front stone or brick wall into the side yard and to exceed the 50% width of the dwelling for the purpose of architectural detailing only in association with a front porch or veranda entry feature, including landscaping, that forms an integral part of the front of the dwelling; and
 - permit the reduced setbacks to the front yard permitted in the RF-12 Zone 4m/13 ft. for the dwelling, and 2 m/6.5 ft. to a veranda) to exceed the 50% width of the dwelling only for an alternative house type where a tandem parking arrangement with a single-car garage is proposed and where a front porch or veranda entry feature is provided, including landscaping, that forms an integral part of the front of the dwelling as per the attached guidelines

in order to allow subdivision into 2 single family RF lots and 5 small RF-12 lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate the property in the OCP from Suburban to Urban and a date for Public Hearing be set.

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** from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and **Block B** 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.
4. Council approve Development Variance Permit No. 7905-0126-00, (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) permit the required second floor area reduction (i.e. 80%) to be accomplished from the rear of the dwelling (in addition to the normally permitted front or side);
 - (b) permit 0.35 metre (1.0 ft.) by 0.35 metre (1.0 ft.) encroachments to allow extensions of the front stone or brick wall into the side yard and to exceed the 50% width of the dwelling for the purpose of architectural detailing only in association with a front porch or veranda entry feature, including landscaping, that forms an integral part of the front of the dwelling; and
 - (c) permit the reduced setbacks to the front yard permitted in the RF-12 Zone (4m/13 ft. for the dwelling, and 2 m/6.5 ft. to a veranda) to exceed the 50% width of the dwelling only for an alternative house type where a tandem parking arrangement with a single-car garage is proposed and where a front porch or veranda entry feature is provided, including landscaping, that forms an integral part of the front of the dwelling as per the attached guidelines.
5. 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) registration of a Section 219 Restrictive Covenant prohibiting an access driveway for proposed Lot 2 from 28 Avenue;
 - (e) registration of a Section 219 Restrictive Covenant to ensure tree retention on proposed Lots 1, 2 and 5;
 - (f) address shortfall in tree replacement;

- (g) registration of a Section 219 Restrictive Covenant and financial securities for the required 28 Avenue Transition Area Landscaping Buffer, in accordance with the Morgan Heights NCP; and
- (h) registration of a Section 219 Restrictive Covenant on RF-12 lots to ensure that any dwelling designed with a single-car garage type includes restrictions for future conversion of internal parking areas for habitable space.

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: Support.

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 2 students
 Secondary students = 1 student
 Total new students = 3 students

School Catchment Area/Current Enrollment/School Capacity:

Pacific Heights Elementary School = 245 enrolled/330 capacity
 Earl Marriott Secondary School = 1,629 enrolled/1,500 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 = 437 students
 Secondary students = 264 students
 Total new students = 701 students

Approved Capacity Projects and Future Space Considerations

A boundary move from Sunnyside Elementary has been implemented with the opening of the new Pacific Heights Elementary School. Grandview and Kensington Prairie have been closed and the enrollment shifted to Pacific Heights Elementary. The capital plan proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term.

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling on large lot (1 acre).
- **East and West:** Single family dwellings on large residential lots, zoned RA, designated "Suburban" in the OCP and "Low Density Residential" in the Grandview Heights NCP #1.
- **South:** Single family dwellings on smaller residential lots, zoned RF-12, designated "Urban" in the OCP and "Low Density Residential" in the Grandview Height NCP #1.
- **North:** Across 28 Avenue, single family dwellings on 0.5 acre lots, zoned A-1, designated "Suburban" in the OCP and designated "Existing One Acre and Half Acre" lots in the North Grandview Heights Land Use Plan.

PLAN AND POLICY COMPLIANCE

OCP Designation: Suburban. Needs amendment to Urban.

NCP Designation: Low Residential Density (6 - 10 upa). Complies.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed OCP Amendment is consistent with the subject property's designation in the Grandview Heights NCP, which was approved by Council on September 12, 2005 (Appendix XI).
- The Grandview Heights NCP delineates the subject property as Low Density Residential, and calls for a density between 6 and 10 units per acre (u.p.a.). The land use and density that are proposed with this development application are consistent with the approved NCP.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is zoned "One-Acre Residential Zone (RA)". Properties to the east are also zoned "One-Acre Residential Zone (RA)". Immediately to the north, properties are zoned "General Agriculture Zone (A-1)" but are used for single detached residential units on 0.5 acre lots.
- The subject 0.4 hectare (1.0 acre) site is located on the south side of 28 Avenue, between 162 Street and 164 Street. The property is designated 'Suburban' in the OCP and is located within the Grandview Heights Area #1 (Morgan Heights) NCP, which was approved by Council on September 12, 2005. The NCP established various future residential neighbourhoods, which were categorized by different levels of density. The residential densities that were established

ranged from low (6-10 upa) to high (30-45 upa) and are intended to accommodate a range of housing types and personal lifestyle needs.

- The subject site is designated ‘Low Density (6-10 upa)’ in the Grandview Heights NCP #1 (Morgan Heights) NCP (Appendix XI). The developed application is proposing a density of 7.0 u.p.a., which is consistent with the approved density range stated in the NCP.
- South and west of the subject property, development applications 7905-0126, 7905-0307, 7905-0310, and 7905-0311 amended the OCP designation from ‘Suburban’ to ‘Urban’ and rezoned the associated properties from RA and A-1 to RF, RF-12, RM-30, and CD in order to permit the future development of approximately 340 single family lots and 550 townhouse units. These applications were given final adaptation on July 10, 2006.

Proposed Development

Proposed RF Lots

- The applicant proposes to subdivide the site into seven (7) single family lots (Appendix III). The two (2) lots fronting 28 Avenue are proposed to be RF zoned, with an average frontage of 17.5m (57 feet) and total average lot area of 532 sq.m. (5,730 sq.ft.). The five (5) interior lots are proposed to be zoned RF-12, with an average lot frontage of 13.4m (44 feet) and total average lot area of 373 sq.m. (4,025 sq.ft.).
- The Grandview Heights NCP delineates 28 Avenue, east of 160 Street, as ‘Transition Zone F’ (Appendix XII), which the subject property falls within. The NCP requires the homes on the south side of 28 Avenue, east of 160 Street, to act as a transition zone for the homes on the north side of 28 Avenue. The RF lots that are proposed along 28 Avenue in this application are in keeping with the transition zone requirements of the NCP.
- In accordance with the NCP transition zone requirements, the RF lots will have additional landscaping along 28 Avenue (Appendix XI) to assist in softening the transition between the properties on the north and south side of 28 Avenue.

Proposed RF-12 Lots

- The five (5) proposed RF-12 lots are proposed within the subdivision and will not abut 28 Avenue, but will be located on a new proposed cul-de-sac (Appendix III).
- The proposed RF-12 lots will also meet the minimum size requirements of the RF-12 Zone – Type II lots. The average size of the RF-12 lots would be 374 sq.m. (4,025 sq.ft.), and the average depth would be approximately 25m (82 ft). The majority of the RF-12 lots are pie-shaped, and all exceed the minimum required frontage and area requirements as stated in the Zoning By-law.

Building Design Guidelines

- The applicant has retained Tynan Consulting Limited as the Design Consultant for this project. The Design Consultant conducted a character study of the surrounding homes and based on the findings and the developments in Morgan Ridge, Morgan Heights, and Morgan Creek, proposed a set of building design guidelines for the proposed RF and RF-12 lots (Appendix VI).
- The design consultant is proposing to remain consistent with the pedestrian friendly building forms, formal developed landscapes, and balanced proportions as the 'Classic Modern' styles of the nearby developments. The consultant has used the Morgan Heights Building Scheme as a reference point for this project to ensure the proposed dwellings blend in with the surrounding developments.
- The design styles for the proposed RF and RF-12 lots include 'Traditional', 'Classic Modern', 'Neo-Traditional', 'Neo-Heritage', and 'Craftsman-Heritage', all of which meet current design standards. The proposed homes would exhibit mid-scale of massing characteristics with style-authentic, well-balanced, proportionally correct design elements.
- For the proposed corner lot at 28 Avenue and the cul-de-sac, the flanking street side of the family dwelling (the cul-de-sac side) will use the same design requirements as the fronting street side. This design requirement assists in intergrading the dwelling unit more appropriately into both streetscape designs.
- The Design Consultant has stipulated that the main exterior materials shall consist of Stucco, Cedar, or Hardiplank. There are a variety of colours permitted to be used on the exterior material that included, but is not limited to, Ivory, Beige, Bristol Cream, Taupe, Mirage, Sage, and Monterey. The roof design will also reflect the style objectives, which includes a minimum pitch of 8:12. The only roofing material recommended to be used is 40 year warranty shake profile asphalt shingles with a raised, pre-form ridge cap.
- Basement-entry homes and secondary suites are not permitted.
- The guidelines have ensured that the approved landscape buffer plan (Appendix XI) will be planted along 28 Avenue, which falls within Transition Zone F of the Grandview Heights NCP #1 (Morgan Heights) NCP. The landscape buffer plan assists in softening the transition between the lots north and south of 28 Avenue.

Lot Grading

- A preliminary Lot Grading Plan submitted by Coastland Engineering has been reviewed by staff and is considered acceptable. The plan does not indicate that any fill greater than 0.5m (1.6 ft.) is proposed for the subject site.
- Minimal amounts of fill is proposed throughout the lot, which is required to meet the existing road grade of 28 Avenue and to achieve proper drainage. No retaining walls are proposed. The preliminary plan has been reviewed by the Building Division and found satisfactory to proceed
- According to engineering analysis conducted by Coastland Engineering, in-ground basements are feasible on all the lots and, therefore, are proposed to be constructed.

Tree Preservation

- Randy Greenizan from Clark Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans for the subject lot (Appendix VII). The plans have been reviewed by the City's Landscape Architect and deemed acceptable.
- The report identifies 22 mature trees, which include Pine, Hemlock, Douglas Fir, Deodara Cedar, and four deciduous trees. Of these 22 trees, 11 are proposed to be retained. Several of these are fronting 28 Avenue, and they will be retained within the landscaping transition area on the RF lots. The report indicates that 5 trees will be negatively impacted by excavation and the other 6 are currently in poor condition.
- To the rear (south) of the proposed RF lots there are several trees that will be retained. The retention of these trees provides additional assistance in the transition between the south side and north side of 28 Avenue as they help maintain the existing appearance.
- A total of 14 replacement trees are proposed, leaving 7 replacement trees in deficit. Given the 2:1 tree replacement ratio, there is a deficiency in the number of replacement trees proposed, which will need to be addressed through measures such as upsized replacement trees, additional planting, and/or a financial contribution to the City's Green Fund prior to final approval.
- The trees that will be retained on lots 1, 2, and 5 will be protected through a Restrictive Covenant to ensure their preservation in the future.

PRE-NOTIFICATION

- Pre-notification letters were sent on November 10, 2006. Due to this notification, staff received three letters from neighbouring property owners who expressed concerns with the proposal. All these residents raised concerns that the south side of 28 Avenue would act as a transition zone with the properties on the north side of 28 Avenue. The current proposal would create small lots (RF-12) on the south side of 28 Avenue.

(According to the NCP, RF lots are proposed on the south side of 28 Avenue. The RF-12 lots are internal lots and are located outside the mandated transition zone. The RF lots fronting 28 Avenue are considered an appropriate transition at this location, which will include additional landscaping to soften the transition as well. The proposed RF transition will be implemented all along 28 Avenue, and complies with the density and Transition requirements in the NCP).

As a result of these concerns, the applicant sent a response letter (Appendix VIII) on May 25, 2007. The letter outlined the fact that this region had gone through a public consultation process for the NCP and there was assurance made that the south side of 28 Avenue east of 160 Street would be created as transition zone, which is being adhered to. No further correspondence from neighbouring property owners were received by the Planning Department.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- Section D 2.(b)ii of the RF-12 Zone requires that the second storey shall not exceed 80% of the floor area of the first storey and shall be accomplished by an offset at the second storey from either the front or side walls. This Development Variance Permit proposes to allow the offset to be accomplished from either the front, side or rear walls in order to allow for greater detailing at the front elevation

Applicant's Reason:

- The requirement impedes the creation of new house designs, which may achieve a more aesthetic massing. The applicant would like to ensure that variety in scale and massing are maintained but with greater flexibility in terms of how this is achieved.

Staff Comments:

- This has previously been done and approved for other RF-12 lots in the development immediately to the south.
- The proposal will not increase the permitted floor area, rather only enable more flexibility in the reduced upper-storey massing.
- The proposal will apply to the RF-12 lots only. The RF (Transition lots) will not be affected.
- The applicant proposes a wide range of positive improvements to the massing, street presentation, mandatory entry treatment, permitted exterior materials, and recessing of the garage to ensure the overall presentation exceeds the typical quality, and will not impact the streetscape or livability of the lots (Appendix VI). These improvements will compensate for the enhanced massing flexibility.
- The proposal is consistent with the quality of buildings proposed under the Building Design Guidelines being completed for the project.

(b) Requested Variance:

- Allow 0.35 metre (1.0 ft.) by 0.35 metre (1.0 ft.) encroachments to allow extensions of the front stone or brick wall into the side yard and to exceed the 50% width of the dwelling for the purpose of architectural detailing only in association with a front porch or veranda entry feature, including landscaping, that forms an integral part of the front of the dwelling.

Applicant's Reason:

- The extension of the front walls is intended for architectural detailing and the enhancement of the front façade.
- The extensions will magnify the principal entry of the dwelling, minimize the garage, and enable the necessary corner returns for the brick and natural stone materials. Features, such as gutters, can also to be hidden behind the wall extension elevation, to achieve a cleaner look.

Staff Comments:

- This has previously been done and approved for other RF-12 lots in the development immediately to the south.
- The wall extensions are a positive means to achieve a more prominent building façade, and to minimize the exposure of the garage doors.
- The garage setback will remain at 6 m (20 ft.) and will not be a prominent feature in the design of the house.
- Detailed front elevation treatments are proposed that include verandas, trellises, architectural walls and detailing materials, including the use of natural stone and brick only for the entry feature.
- The proposal will apply to the RF-12 lots only. The RF (Transition lots) will not be affected.

(c) Requested Variance:

- Allow the reduced setbacks to the front yard permitted in the RF-12 Zone to exceed the 50% width of the dwelling only for an alternative house type where a tandem parking arrangement with a single-car garage is proposed and where a front porch or veranda entry feature is provided, including landscaping, that forms an integral part of the front of the dwelling as per the attached guidelines.

Applicant's Comments:

- The applicant is seeking to minimize the impact of the garage in order to achieve the desired front massing and streetscape. The inclusion of a single-car garage door house type (one garage door with a tandem arrangement) will provide flexibility for specific lots, such as pie-shaped, cul-de-sac lots, which are more difficult to design with a traditional side-by-side garage.
- This alternative house type will have a dominant front presentation, with minimal exposure of the garage door, and will result in more flexible house layout and floor plans.

Staff Comments:

- This has previously been done and approved for other RF-12 lots in the development immediately to the south.
- The single-car garage setback will remain at 6 m (20 ft.) and will not be a prominent feature in the design of the house.
- The proposal will substantially minimize the impact of the garage, which is a positive feature.
- The front-entry feature and associated landscaping can expand where the second garage door was previously located, to enhance the street character.
- The specific guidelines respecting front-entry treatment, façade and permitted external materials, and other design criteria would still apply to this alternate house type.
- The proposal will apply to the RF-12 lots only. The RF (Transition lots) will not be affected.
- A Section 219 Restrictive Covenant will be registered on all lots affected by this DVP to ensure that future owners of any single-car garage house-type do not enclose the internal parking stall as living space.

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.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Letters to Neighbours
Appendix IX.	Development Variance Permit No. 7906-0311-00
Appendix X.	Rezoning Block Plan
Appendix XI.	Grandview Heights Area #1 (Morgan Heights)
Appendix XII.	Landscape Buffer
Appendix XIII.	Transition Zone F
Appendix XIV.	OCP Amendment

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 1, 2007.
- Tree Preservation and Replacement Plan dated April 2007.
- Soil Contamination Review Questionnaire prepared by Greg Sewell dated June 26, 2006.

How Yin Leung
Acting General Manager
Planning and Development

RD/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: Greg Sewell, 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: 16238 - 28 Avenue
- (b) Civic Address: 16238 - 28 Avenue
 Owner: 0749006 B.C. Ltd.
 Director Information:
 Helen Frances Sewell

No Officer Information Filed

PID: 000-915-297
Lot 2 Section 24 Township 1 New Westminster District Plan 68735

3. Summary of Actions for City Clerks Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Proceed with Public Notification for Development Variance Permit No. 7906-0311-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0 ac
Hectares	0.4 ha
NUMBER OF LOTS	
Existing	1
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	6 - 21 m
Range of lot areas (square metres)	320 - 560 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.5 uph 7 upa
Lots/Hectare & Lots/Acre (Net)	23.6 uph 9.5 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	3-%
Estimated Road, Lane & Driveway Coverage	28%
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
Various (Architectural Detailing)	YES

CONTOUR MAP FOR SUBJECT SITE

