



Corporate

 NO: R068

Report

 COUNCIL DATE: April 8, 2002

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	April 4, 2002
FROM:	General Manager, Planning & Development	FILE:	6520-20 (West Newton/Highway 10)
SUBJECT:	West Newton/Highway 10 Concept Plan		

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information;
2. Authorize staff to proceed with a review of the West Newton/Highway 10 Concept Plan, based on the Terms of Reference attached to this report as Appendix I; and
3. Put on hold any in-stream and new development applications, within the proposed Concept Plan area, that have not been submitted to Council, pending completion of the Concept Plan.

BACKGROUND

At the Regular Council meeting of February 4, 2002, Council received a delegation and petition from property owners in the area bounded by Highway 10 to the south, 60 Avenue to the north, 128 Street to the west and 132 Street to the east in West Newton (Appendix II) and adopted the following resolution:

"That the Planning & Development Department consult with the neighbourhood regarding the preparation of a Local Area Plan for the area and report back to Council on the matter".

The intent of this report is to provide information on the proposed West Newton/Highway 10 Concept Plan, in response to Council's directive and obtain Council approval for the proposed Terms of Reference for the development of the plan.

DISCUSSION

Delegation Request

The February 4, 2002 delegation presented a petition from the owners of properties in the area bounded by Highway 10 to the south, 60 Avenue to the north, 132 Street to the east, and 128 Street to the west, requesting Council authorization for initiation of a Neighbourhood Concept Plan based on the following justification (Appendix II):

1. The residents believe that there is an excellent opportunity to develop a new urban neighbourhood in this area that will satisfy many of the City's planning and economic goals;
2. The neighbourhood comprises approximately 30 Hectares (75 Acres) in area and consists of large holding properties that, in the opinion of the petitioners, can be developed into a compact and complete community in a manner compatible with the surrounding area; and
3. There is considerable support within the neighbourhood to start a Neighbourhood Concept Plan Process.

The property owners also advised that they are prepared to contribute financially toward the costs of preparing the plan and have requested the formation of a steering committee to provide input and help guide the plan preparation process.

Existing Plan Designations

The land that is the subject of the petition is designated Suburban in the Official Community Plan and Half Acre Single Family and Suburban Cluster Housing (two units per acre) in the West Newton Local Area Plan (Appendix III). A requirement for a landscape buffer along Highway 10 is also identified. The area was identified as Permanent Suburban in the 1992 Suburban Lands Review and forms part of the Suburban buffer between Highway 10 and the urban lands in the West Newton area. The area is comprised of primarily large acreage properties and contains older residential dwellings serviced with septic fields.

The lands are located immediately south of the West Newton South Neighbourhood Concept Plan area, which extends from 60 Avenue to 64 Avenue between the BC Hydro corridor east of 125 Street and 128 Street (Appendix IV).

Neighbourhood Plan Initiation Requirements

The petition submitted to the City includes the owners of 23 properties involving a total land area of approximately 21.3 Hectares (53 Acres). This represents approximately 64% of all the landowners and 72% of the total acreage within the area bounded by Highway 10, 60 Avenue, 128 Street and 132 Street (Appendix II). The support as demonstrated by the petition exceeds the accepted thresholds (51% of property owners and 70% of the total land area), as adopted by Council and used historically, as the basis for determining whether a detailed neighbourhood planning process should be initiated.

Due to the linear configuration and contiguity of the subject lands, with the existing West Newton South Neighbourhood Concept Plan immediately to the north, it is logical to consider the subject lands as an extension or infill area of the West Newton Neighbourhood Concept Plan. The surrounding Suburban lands, beyond the petition area, north of Highway, 10 represent a logical extension of the plan area and, therefore, should also be incorporated in this review.

Plan and Study Area Boundaries

The lands described in Council's resolution and the Terms of Reference (referred to as the West Newton/Highway 10 Corridor) include a Plan Area and a Study Area.

The Plan Area represents only the lands that are identified in the petition, bounded by 132 Street, 128 Street, 60 Avenue and Highway 10 (Appendix I, Schedule A).

In addition, a larger Study area, or expanded zone of influence, has been identified to ensure property owners adjacent to the Plan area, who may be affected by future redevelopment in the Plan Area, are included in the public consultation process. It is important to ensure that the land uses and subdivision pattern between the Plan Area and the Study Area are compatible. Therefore, to achieve land use compatibility, options for possible future land uses for the Study Area will be developed during the planning process. It is possible that the Plan Area may be extended into the Study Area, during the public consultation process.

Plan Preparation and Terms of Reference

Proposed Terms of Reference, for the preparation of the West Newton/Highway 10 Concept Plan, have been developed (Appendix I). The Terms of Reference identify the Plan and Study Areas and also define the plan objectives, plan preparation process, public consultation process, plan content and expected timeline for completion.

The Plan will be prepared by the Planning & Development Department, in conjunction with a servicing study, coordinated by the Engineering Department and will include consultation with other City departments and external agencies and the public. Public information meetings/open houses will be held to obtain community input in the planning process and community associations, for nearby communities, will also be consulted.

The plan preparation process will include the following steps:

1. Complete preliminary consultation with delegation and advise of upcoming planning process, as endorsed by Council;
2. Identify area planning issues and concerns, as well as opportunities and constraints, through internal staff review and preliminary public consultation;
3. Establish planning goals and objectives;
4. Hold a public meeting(s)/open house(s) to obtain input and present preliminary development options;
5. Analyze public input and select a preferred (generalized) land use/development option;
6. Hold a public meeting/open house to present the preferred plan option; and

7. Develop a more detailed land use and servicing plan and related development policies, including a financial analysis that will demonstrate adequate funding to implement the plan and related amenity package.

The plan preparation process will commence once Council has adopted the proposed Terms of Reference (Appendix I). It is anticipated that the Concept Plan Review will require approximately eight to ten months to complete (target date for completion is January, 2003). The Terms of Reference, including Plan and Study Area boundaries map and a preliminary timetable, is attached as Appendix I.

Although the participating property owners have expressed a financial commitment to contribute to the plan preparation costs, such contributions are not warranted as the plan is considered an infill area of the South Newton Neighbourhood Concept Plan and, therefore, will have a limited scope. Nevertheless, amenity requirements will be identified as part of the final plan to ensure adequate funding to implement the approved amenity package for the Plan area.

Existing Development Applications

There are two in-stream development applications within the proposed Concept Plan area, as follows (Appendix V):

File Number	Address	Proposal	Status
7901-0205-00	12388-58A Ave; 5816- 124 Street	OCP Amendment/Rezoning to permit subdivision into 5 single family lots	Public Hearing December 10/2001 - Third Reading granted
7901-0277-00	5829- 132 Street	Rezoning and Development Permit to permit a gas station and convenience store	Pre-Council

Application No. 7901-0205-00 is considered a residential infill development and has been considered by Council, proceeded through a Public Hearing and been granted Third Reading. The Concept Plan review will not affect this application. As such, it is recommended that this application be allowed to proceed to completion, in advance of the completion of the planning process that this report is recommending.

Application No. 7901-0277-00 is in the preliminary stages of review and has not yet been submitted to Council for consideration. This application proposes commercial uses at the corner of 132 Street and Highway 10 and, therefore, has broader land use implications for the area. It is recommended that Council direct staff to hold Application No. 7901-0277-00 in abeyance, together with any other development applications received in the area, until Council has approved the Concept Plan for the area.

CONCLUSION

In accordance with Council's instructions, a Terms of Reference has been developed for the preparation of the West Newton/Highway 10 Concept Plan. The Terms of Reference identifies the guidelines for the preparation of the Concept Plan, including the Plan and Study Areas, plan preparation process, public consultation process, plan content and expected timeline for completion. The plan preparation process will commence upon Council approval of the recommendations in this report. It is anticipated that the planning process will take

approximately eight to ten months to complete (target date of completion is January, 2003).

It is also recommended that Council instruct staff to hold in abeyance Application No. 7901-0277-00 and any new development applications received in the Plan area and Study Area, pending completion of the Concept Plan.

Murray D. Dinwoodie
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Planning and Development

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Attachments

- Appendix I West Newton /Highway 10 Corridor Concept Plan- Terms of Reference
- Appendix II West Newton Delegation Request (February 4, 2002) and Location Map
- Appendix III Existing West Newton Local Area Plan
- Appendix IV West Newton Neighbourhood South Concept Plan
- Appendix V Existing Development Applications within the Concept Plan area

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West Newton/Highway 10

Concept Plan

Terms of Reference

I. Introduction

The Official Community Plan sets out broad objectives and policies to guide growth and development within the City. These policy directions are intended to be reflected in more detailed plans (i.e. Local Area and Concept Plans) that apply to specific areas of the City.

The Concept Plan for the West Newton /Highway 10 corridor is considered an expansion or infill area of the existing West Newton South Neighbourhood Concept Plan and will set out a policy framework for land use and density, transportation network, as well as requirements for servicing, amenities and financing based on the principle of "development pays".

II. Plan and Study Area

The Plan Area will include Suburban designated lands generally bounded by Highway 10 to the south, 124A Street to the west, 136 Street to the east and the urban designation boundary to the north (Schedule A). The key objective of this review will be to ensure that properties in the Plan Area are comprehensively planned and provide appropriate land uses within the Plan Area, which provide compatible interfaces with surrounding lands and development in West Newton.

To ensure the land uses between the Plan Area and West Newton South NCP are consistent and complementary, an expanded area of influence, or Study Area, has also been identified. The Study Area includes lands immediately surrounding the Plan Area and represents lands that may be affected by land use changes within the Plan Area. Options for alternative land use and/or subdivision patterns may be considered within the Study Area to ensure compatibility of ultimate development between the Plan and Study Area. The Study Area boundary (Schedule A) is not precisely defined, as it may be varied, as needed throughout the planning process.

III. Plan Objectives

The objectives of the West Newton/Highway 10 Concept Plan are as follows:

1. To develop a coordinated and balanced land use plan with community input and to formulate development policies to facilitate orderly and quality development, which complements the surrounding area;
2. To prepare a companion servicing strategy that identifies the location, staging, and required standard of municipal services, including sanitary sewer, water, drainage, roads and other utilities, to facilitate the land use plan and establish methods of implementation;
3. To complete a financial analysis that demonstrates adequate funding for the implementation of the proposed servicing plan;
4. To identify the required amenities within the Concept Plan, in relation to existing amenities and requirements in West Newton;
5. To identify and protect environmentally sensitive areas, including natural watercourses and significant vegetation;
6. To ensure the lands immediately adjacent to the Concept Plan are planned to ensure land use compatibility and adequate transition between new development and existing surrounding uses.

IV. Plan Preparation Process

The plan preparation process will commence with an assessment of the planning opportunities and constraints within the Plan area and will include the development and evaluation of land use and development policies and strategies supporting a land use concept plan for the Plan Area. In addition, the interface of the land use concept plan, with the adjacent Study Area, will also be evaluated.

The plan preparation process will include the following steps:

1. Conduct preliminary consultation with immediate stakeholders;
2. Identify area issues and concerns as well as planning opportunities and constraints;
3. Select a Citizen's Advisory Committee (CAC);
4. Establish planning goals and objectives;

5. Generate land use and development options;
6. Identify servicing constraints and opportunities;
7. Select the preferred land use and development option; and
8. Develop a conceptual land use and servicing plan and related development policies, including an analysis of the costs to implement the plan.

The plan preparation process will be undertaken by the Planning & Development Department in conjunction with the servicing study managed by the Engineering Department, which may include completion of more detailed studies as needed.

V. Public Consultation

A detailed public consultation process will be implemented to obtain public feedback and provide input into the planning process. Discussions with stakeholders, as well as public information meetings and/or open houses, will be conducted during the course of the plan preparation process.

The inclusion of the surrounding Study Area as part of the planning process will enable adjacent residents, who may be affected by the Plan, to provide input into the plan. In addition, a Citizen's Advisory Committee (CAC) comprised of property owners and affected residents will be established to provide feedback to the Planning & Development Department, at key stages in the planning process. Selection and formation of the CAC will be initiated at the first public information meeting/open house.

An internal working group will be formed to identify issues, review and provide comments on plan options and resolve issues. This working group will be comprised of City staff from the Planning & Development Department, Engineering Department and Parks, Recreation & Culture Department, as well as other Departments, as needed. Outside agencies, including representatives from the Ministry of Water, Land and Air Protection, Department of Fisheries and Oceans, Ministry of Transportation & Highways, B.C. Hydro, B.C. Gas and other appropriate stakeholder agencies, will also be consulted.

VI. Plan Content

Based on the policy directions of Part 5: Secondary Plans, of the Official Community Plan, the West Newton/Highway 10 Concept Plan will have two components:

- A. A physical plan detailing land uses; and
- B. A servicing and financing plan for provision of services and amenities.

A. Physical Plan

This component of the plan will contain the following components:

1. Maps and statistics describing the plan area and sub-areas;
2. Statement(s) outlining the overall development concept;
3. Policies for the development and provision of services, amenities and facilities;
4. Policies and strategies reflecting the Official Community Plan policy directions in Part 2: Issues and Policies; and
5. A land use concept plan showing:
 - (a) Lands designated for residential, business, commercial, or other purposes,

- (b) Park, open space and recreational uses, including greenway interconnections with adjacent areas,
- (c) Buffers, landscaped areas and edge conditions, and
- (d) Other land uses including day care, public and private institutional, etc.;

- 5. Circulation concept plan providing for balanced transportation modes including walking, bicycling, transit and automobiles;
- 6. Guidelines relating to character and urban design, CPTED, nuisance control, edge conditions, screening and buffering between commercial and residential areas, environmental protection, and tree protection;
- 7. An environmental impact analysis with recommendations for protection of treed areas, watercourses, fisheries and wildlife habitat;
- 8. Buffering, transitional subdivision designs and adequate site separation and landscaping standards to achieve appropriate interfaces, particularly between different land uses or similar uses with different densities; and
- 9. Plans and strategies for access to/from arterial roads and regional highways.

B. Servicing and Financing Strategy

This component of the plan will contain the following:

- 1. A comprehensive servicing plan that includes the location, staging and standards of services, including sanitary sewer, water, drainage, roads and other utilities and methods of implementation by rezoning, subdivision or other mechanisms; and
- 2. A financial analysis that will demonstrate adequate funding for the implementation of the servicing plan.

VII. **Timeframe**

It is estimated that the plan preparation process will take approximately eight to ten months to complete. Plan preparation will commence upon Council's approval of the proposed Terms of Reference.

The plan preparation process and scheduling is illustrated in Schedule B.