

NO: **R048**

COUNCIL DATE: **March 11, 2013**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 11, 2013**

FROM: **General Manager, Planning and Development**

FILE: **6520-01**

SUBJECT: **Delegation Regarding Future Development of the Area North of the Orchard Grove Neighbourhood in Grandview Heights**

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## RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Authorize staff to advise the owners of the properties listed in Table 1 to work with a developer or planning consultant to develop a plan for redevelopment of the subject properties based on the planning process generally described in this report and that a copy of this report and the related Council resolution be provided to the said owners as information.

## INTENT

This report responds to a request submitted by Shirley Samples and Merja Tammi, (representing the owners of properties located to the immediate north of the Orchard Grove Neighbourhood Concept Plan ("NCP") area for Council to consider urban development of their properties in advance of an approved NCP. The subject properties are located on the east side of 164 Street, between 28 Avenue and 26 Avenue in NCP Area 5 of the Grandview Heights General Land Use Plan (GLUP).

## BACKGROUND

In June 2005, Council adopted the Grandview Heights GLUP to "provide an overall planning framework that will guide the servicing, development and build-out of Grandview Heights as a comprehensively planned community" (Appendix II). The GLUP divided Grandview Heights into five neighbourhoods for the future development of more detailed NCPs. The preparation and Council approval of a more detailed NCP in each of these neighbourhoods is required before urban development can proceed in the respective neighbourhood.

At the time of the development of the Grandview Heights GLUP, it was anticipated that development would generally proceed from west to east, with the NCPs for Area 1 (Morgan Heights) and Area 2 (Sunnyside Heights) expected to be completed first. The phasing of development from west to east reflects the most cost-effective approach to extending engineering services through the area and responded to concerns of residents in the westerly areas of

Grandview Heights regarding the impacts that they would experience from major business development in the adjacent Highway 99 Corridor Plan area. This business development includes Grandview Corners, a commercial development comprising up to 93,000 square metres (1,000,000 square feet) of commercial space and Morgan Crossing, a mixed-use development with 40,000 square metres (430,000 square feet) of commercial space and 457 dwelling units. These two developments have now been approved and constructed.

After the completion of the Area 1 NCP, the City received a petition on behalf of landowners in Area 5A (i.e., the area bounded by 164 Street, 24 Avenue, 168 Street and 26 Avenue) for approval to proceed with an NCP planning process. Council approved this request and on January 23, 2012 approved an NCP for Area 5A, now known as Orchard Grove. Appendix III illustrates the neighbourhood areas in the Grandview Heights community.

The following is a summary of the status of NCP planning in the various neighbourhoods in Grandview Heights:

- Area 1 - (Morgan Heights) – NCP is completed and the area is almost fully built out;
- Area 2 - (Sunnyside) – NCP is completed and development is underway;
- Area 3 - An NCP planning process has not yet been commenced;
- Area 4 – An NCP planning process is underway but not yet completed;
- Area 5A - (Orchard Grove) – NCP is completed and applications for development are in the approval process; and
- Area 5 (except for Area 5A) – An NCP planning process has not yet been commenced.

### **Delegation and Request**

Shirley Samples and Merja Tammi appeared before Council-in-Committee on November 26, 2012 representing the owners of seven properties in the area to the immediate north of Area 5A in Grandview Heights. The seven properties that are listed in Table 1 have a total area of 3.7 hectares (9 acres). The representatives requested that the City develop a viable land use plan for their area since they are being impacted by development in the Morgan Heights NCP to the west, and expect to be impacted shortly by development in Area 5A to the south and in the North Grandview Heights NCP to the north. They gave the following as reasons that planning for their properties should proceed as soon as possible:

- engineering infrastructure is currently available on 164 Street;
- their existing homes are at the end of their life cycle requiring complete renovation or rebuilding;
- the long and narrow shape of their lots makes it difficult to rebuild new homes on the existing lots under the existing zoning;
- the small lot single family homes recently built on the West side of 164 Street in the Morgan Heights NCP do not match the form and character and one-acre zoning on the subject properties; and
- all seven owners are currently in agreement and ready to sell.

Table 1: Seven Properties that were the Subject of the Delegation to Council in Committee

Address	Size
2652 - 164 Street	0.72 hectares (1.78 acres)
2672 - 164 Street	0.44 hectares (1.09 acres)
2684 - 164 Street	0.36 hectares (0.88 acres)
2696 - 164 Street	0.44 hectares (1.09 acres)
2738 - 164 Street	0.66 hectares (1.62 acres)
2716 - 164 Street	0.65 hectares (1.61 acres)
16442 - 28 Avenue	0.40 hectares (1 acre)
	<b>Total 3.67 hectares (9.07 acres)</b>

The subject properties as listed in Table 1 are:

- designated "Suburban" in the Official Community Plan (OCP);
- designated "Suburban Residential (1-2 upa)" in the Grandview Heights GLUP; and
- zoned "One-Acre Residential Zone (RA)".

## DISCUSSION

There is merit in the request of the owners of the subject properties for a planning process to allow urban development on these properties based on the following considerations:

- the properties are directly adjacent to existing urban development on the west side of 164 Street within the Morgan Heights NCP Area and, therefore, could be considered a logical extension of development in the Grandview Heights area;
- engineering services are currently available on 164 Street to extend to allow development of the subject properties; however, some additional study is required;
- the existing homes are quite old; and
- rebuilding estate homes under the current RA Zone on any of these properties would be short-sighted and would effectively eliminate redevelopment of these lands for many years.

The main challenges to urban development on the subject properties include:

- establishing a sensitive interface with the existing estate residential development to the north and east of the subject properties; and
- ensuring environmental issues are addressed appropriately including tree preservation; and
- confirmation that the extension of engineering services is practical.

A land use planning process should be undertaken for the subject properties; however, given the relatively small area in question a full NCP process is not appropriate. It would be most efficient and effective if the owners of the subject properties were to partner with a developer to undertake a land use planning exercise for this area in conjunction with a related rezoning application. The planning process would need to address:

- existing policies contained in the Grandview Heights GLUP and the OCP;
- an appropriate public consultation process involving the owners of properties in the vicinity of the subject properties;

- interface issues with existing land uses and the sensitive integration of any proposed development with the established estate residential land uses surrounding the site;
- a detailed review and confirmation of how engineering infrastructure will be provided to the area including water, sanitary sewer and drainage;
- a detailed review and determination of what transportation infrastructure is needed to support development in the area including roads, pedestrian infrastructure and cycling infrastructure;
- features such as environmental protection, tree preservation and appropriate buffers, landscaped areas, and sensitive treatment of interfaces and edge conditions; and
- development of design guidelines and provision of community amenities.

Subject to Council approval of the recommendations of this report, staff would work with the property owners to develop an appropriate terms of reference for the planning work that would incorporate the above-listed considerations.

### **SUSTAINABILITY CONSIDERATIONS**

The development of a plan for the urban development of the subject properties is consistent with the goals and objectives of the City's Sustainability Charter; more particularly, the following scope action items:

SC9: Adequate, appropriate and affordable housing; and  
EC3: Quality of design in new development and redevelopment.

### **CONCLUSION**

Based on the above discussion, it is recommended that Council authorize staff to advise the owners of the properties listed in Table 1 to work with a developer or planning consultant to develop a plan for redevelopment of the subject properties based on the planning process generally described in this report and further that staff provide a copy of this report and the related Council resolution to the said owners as information.

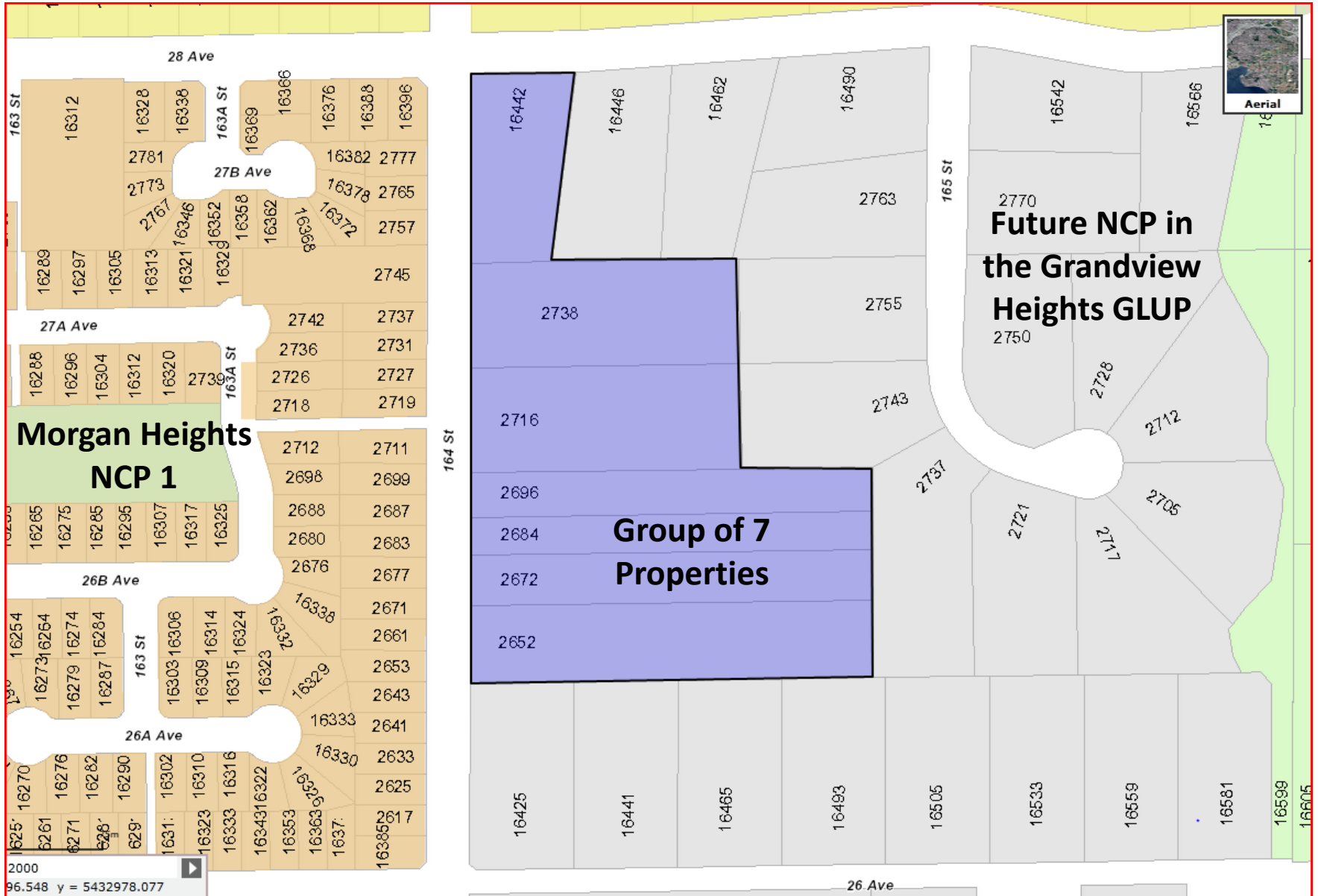
*Original signed by*  
Jean Lamontagne  
General Manager  
Planning and Development

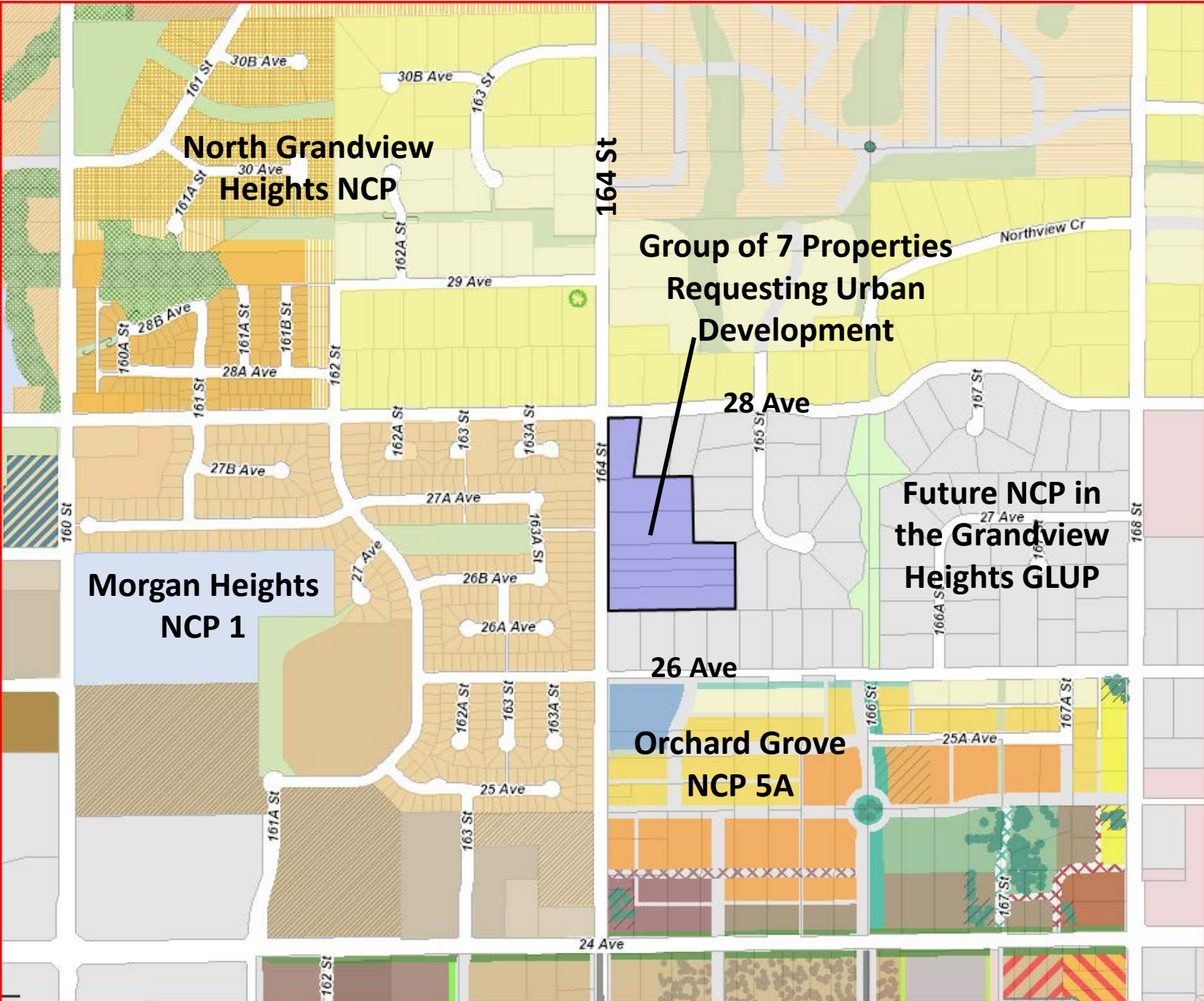
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#### Attachments:

- Appendix I Map of Properties that are the subject of this Report
- Appendix II Grandview Heights General Land Use Plan
- Appendix III NCP Boundaries in the Grandview Heights General Land Use Plan

# Group of Seven Properties Requesting Urban Development





**North Grandview  
Heights NCP**

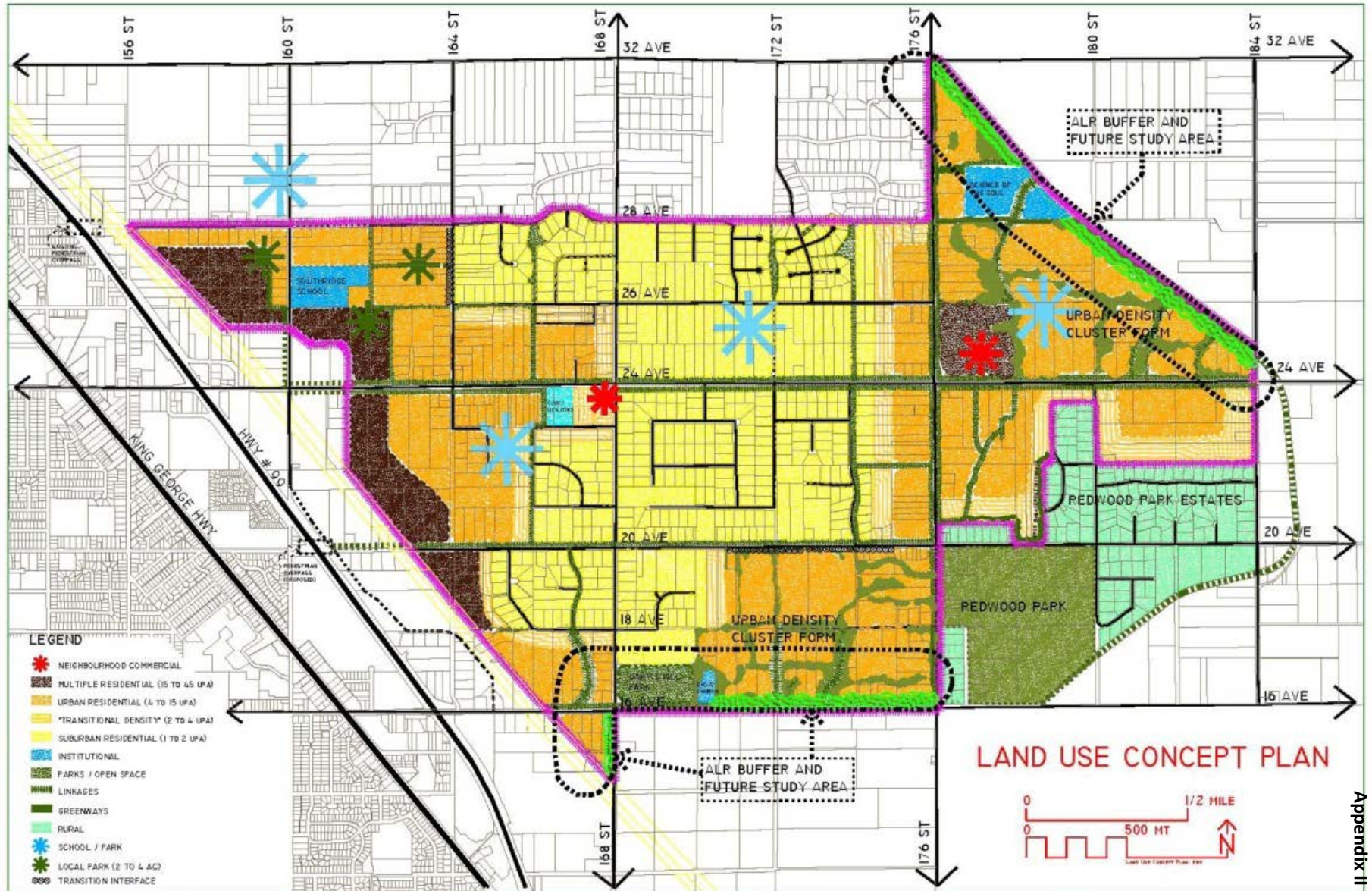
**Group of 7 Properties  
Requesting Urban  
Development**

**Future NCP in  
the Grandview  
Heights GLUP**

**Morgan Heights  
NCP 1**

**Orchard Grove  
NCP 5A**

# GRANDVIEW HEIGHTS GENERAL LAND USE PLAN LAND USE CONCEPT



# NCP Boundaries

## in the Grandview Heights General Land Use Plan

