

**Proposal:** Partial NCP amendment from "Townhouses (15 upa max)", "Creeks and Riparian Setback" and "Park" to "Townhouses (25 upa max)." Rezone from RA to CD and DP to allow the development of a 75-unit townhouse complex.

**Recommendation:** Approval to Proceed

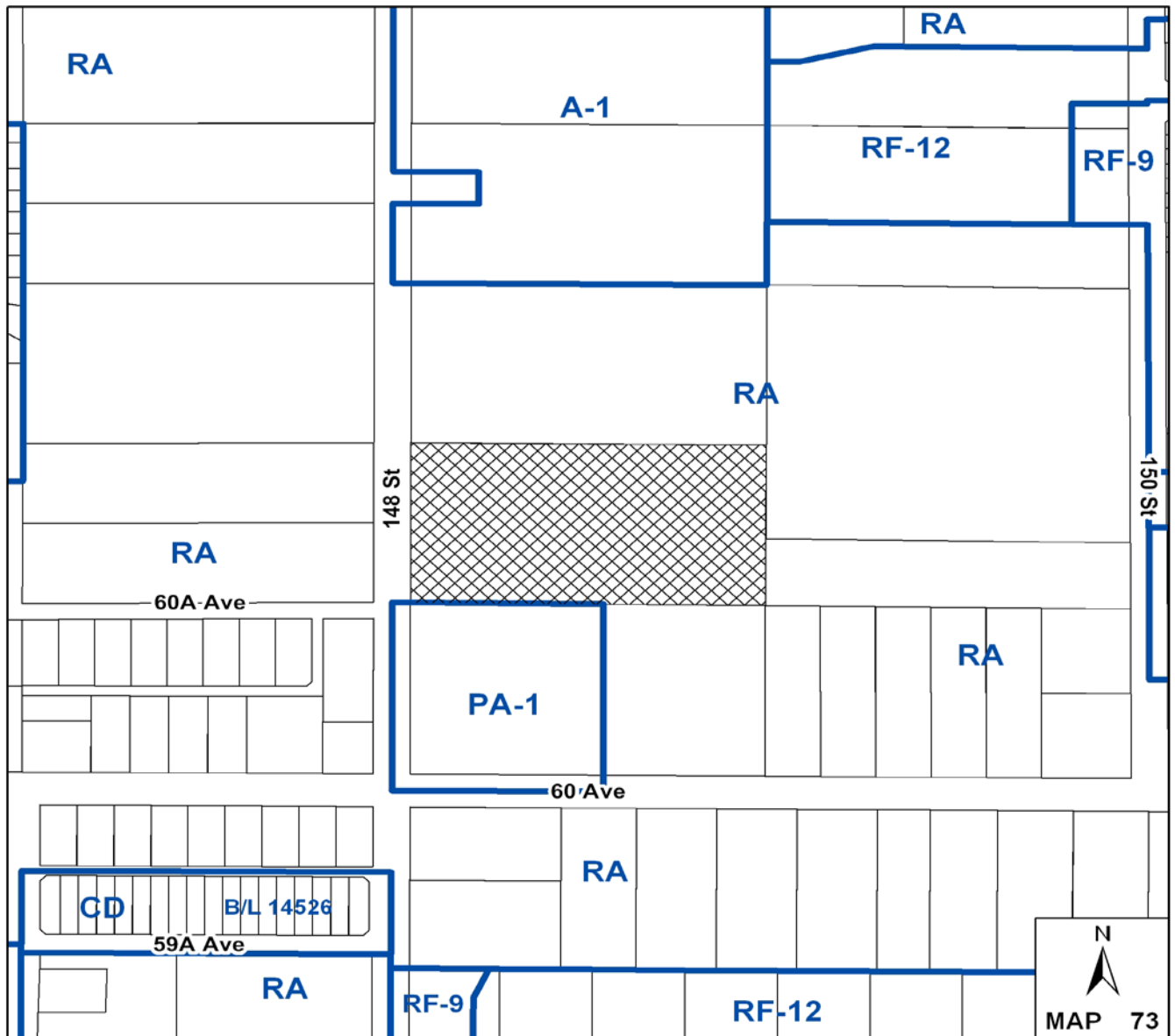
**Location:** 6070 - 148 Street

**Zoning:** RA

**OCP Designation:**

**NCP Designation:** Townhouses & Creeks/Riparian Setbacks

**Owners:** 679972 BC Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: June 13, 2005  
Application Revision & Re-submission Date: December 7, 2006  
Planning Report Date: February 26, 2007

## PROPOSAL

The applicant is proposing:

- a partial NCP amendment from "Townhouses (15 upa max)", "Creeks and Riparian Setbacks", and "Park" to "Townhouses (25 upa max)";
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of a 75-unit townhouse complex.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7905-0182-00 in accordance with the attached drawings (Appendix III).
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) input from Senior Government Environmental Agencies;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (e) acquisition by the City, for parkland purpose, of approximately a 1,960 square metre (0.48 acre) portion of the subject property.

4. Council pass a resolution to amend the South Newton NCP to redesignate the land, identified in Appendix X, from "Townhouses 15 upa max", "Creeks Riparian Setback" and "Park" to "Townhouses 25 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). Note: A servicing agreement will be required.

Parks: Support.

School District: **School Impacts:**

#### **Projected number of students from this development:**

Elementary students = 12 students  
 Secondary students = 6 students  
 Total new students = 18 students

#### **School Catchment Area/Current Enrollment/School Capacity:**

Cambridge Elementary School = 343 enrolled/480 capacity  
 Sullivan Heights Secondary School = 1,063 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 = 35 students  
 Secondary students = 45 students  
 Total new students = 80 students

#### **Approved Capacity Projects and Future Space Considerations**

- (a) *Elementary School:*  
 Cambridge Elementary opened in September 2006, and reduced the enrollment for Sullivan Elementary.
- (b) *Secondary School:*  
 An enrolment move (French Immersion) to the new Panorama Ridge Secondary School occurred September 2006. The proposed development will not have an impact on these projections.

(Appendix VI)

Department of Fisheries and Oceans (DFO):

Support. Department of Fisheries has no issue with the removal of the Class B Water Course from the north boundary of the subject property (Appendix VII).

### SITE CHARACTERISTICS

- **Existing Land Use** Vacant land.
- **Significant Site Attributes** The NCP map indicates that a creek transverses the site. However, legal survey of the site has shown that the creek is not located on this property, but rather, it starts on the property to the north. Department of Fisheries representatives have reviewed an environmental assessment report on this issue and supports the removal of the watercourse from the map.
- **East:** An elementary school and park on lots, zoned RA, designated Urban in the OCP and "Proposed School and Park" in the South Newton NCP.
- **South:** A church and single family home on lots zoned PA-1 and RA respectively, designated Urban in the OCP and Institutional and Mixed Commercial/Residential Townhouses in the South Newton NCP.
- **West:** Across 148 Street are single family dwellings on lots, zoned RA, designated Urban in the OCP, and Single Family Residential Flex in the South Newton NCP.
- **North:** Vacant land, zoned RA, designated Urban in the OCP and "Townhouses 15 upa max" and "Creeks & Riparian Setback" in the South Newton NCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Does not comply. The South Newton NCP needs amendment to "Townhouses 25 upa max."

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located on the east side of 148 Street, between 60 Avenue and 61A Avenue. It is designated "Urban" in the OCP and "Townhouses 15 upa max", "Creeks and Riparian Setbacks" and "Park" in the South Newton NCP.

- The proposal requires an amendment to the NCP designation of a portion of the site from "Townhouses 15 upa max", "Creeks and Riparian setbacks" and "Park" to "Townhouses 25 upa max" and to rezone the site from RA to CD to allow the development of a 75-unit townhouse complex.
- The proposed townhouse complex will be a conventional strata development, yielding a net unit density of 18.6 upa and a Floor Area Ratio (FAR) of 0.68.
- The proposed density and corresponding NCP amendment proposed is supportable because:
  - The unit density is only marginally above the 15 upa and the 0.68 FAR is less than midway between the 0.6 FAR allowed under the RM-15 Zone and 0.9 FAR allowed in the RM-30 Zone. To improve access to the site, the applicant is dedicating a public road amounting to 673.25 square metres (7,247 sq.ft.), which further reduced the site, in terms of available land for the FAR calculation. This road was not identified in the NCP plan, but was deemed desirable by the Engineering Department to coordinate access to 148 Street. Had this not been required, the FAR would have been much closer to the 0.6 FAR allowed in the RM-15 Zone;
  - The site is designated "Urban" in the OCP and unit density up to 23 upa may be permitted in the "Urban" designation;
  - The site is adjacent a school and an institution (church), and a future mixed use development. Having a higher density development around these uses will complement them; and
  - The higher density proposal will contribute to the required housing mix in the area, and the support the Panorama Village commercial node to the south.
- Over the last few years, there were a number of "Townhouse" areas in South Newton NCP area were redesignated to "Single Family Residential Small lots" or "Single Family Residential Flex (6 to 14.5 upa max)". The slight increase in density at this location would compensate for the loss of units as a result of those redesignations in this NCP.
- As there were no concerns raised by the public, after the Pre-notification letters were sent out, and the proposed increase in density is minor, resulting in no change in the built form, therefore a Public Information meeting was not deemed necessary. Any public concerns that may arise after this report can be addressed at the Public Hearing, should Council introduce a Rezoning By-law for this project.

#### DEVELOPMENT CONSIDERATIONS

- The intent of the project is to develop a two storey townhouse complex, based on the RM-15 Zone, but with modification in the maximum allowed unit density from 15 upa max to 18.6 upa, and FAR from 0.6 to 0.68, to accommodate the addition floor area generated by the increased unit density. This change in density will not affect the character of the nearby single family development on the west side of 148 Street, as the streetscape presentation will not be affected by the increased density. Although the proposed buildings yield a FAR density of 0.67, the CD By-law is written to accommodate a net FAR of 0.68, to allow flexibility at construction stage.
- As noted in the justification for the NCP amendment, a school site to east, and institution and mixed use to the south surround the site. The increased density will enhance these uses.

- The site to the north is expected to develop to a similar density as the subject proposal, bringing a unified density in this neighbourhood. The proposed increase in density is, therefore, supportable.
- With the dedication of a public road, with a 28-metre (92 ft.) in diameter cul-de-sac, two units will have reduced setback at the building corners adjacent to the cul-de-sac. The reduced setbacks (3 metres/10 ft. at the narrowest and 3.8 metres/12.5 ft. at the widest) will not have an impact on the streetscape, as it only affects two building corners

### PRE-NOTIFICATION

Pre-notification letters were sent on July 4, 2005 and updated on January 29, 2007, and staff received no comment.

### DESIGN PROPOSAL AND REVIEW

#### Design & Road Access

- The project consists of 75, 2-storey townhouse units. All the units are massed into 17 clusters, incorporating between two to six-unit blocks. The units utilize the natural slope of the site to minimize the height of the buildings presenting a 2-storey façade on the high side and a 3-storey façade on the low side. All the units have direct access to outdoor space connected by walkways around the project. Most of the units are arranged in a north south building orientation, to take advantage of the southern yard exposure.
- The main access to the site is via a new cul-de-sac road, a portion of which is dedicated under this application (61A Avenue) to minimize the number of accesses to 148 Street, between 60 Avenue and 64 Avenue, which is an arterial road. Vehicular circulation throughout the project is in a loop pattern with visitor parking spaced through out the site. The interior roads have slight curves integrated into them and are defined on the edge with paving stones. Unit entrances off the roads are softened and defined by landscaped areas. At the entrance to the site, there is a one storey amenity building and related outdoor amenity area.
- The units fronting the two roads (148 Street and 61A Avenue), have street oriented entrances, allowing interaction of each unit with activities on the sidewalks.
- The townhomes incorporate a West Coast Design, with defining elements such as roof overhangs, the use of horizontal siding, board and batten siding, wall shingles, picket railings, exposed rafter ends, knee braces and the definition of doors and windows with substantial trim. The roofing material is shake style asphalt singles.
- Design elements such as porches, gable roofs, cottage roofs, and shed roofs, in addition to articulated unit corners with tower elements and entrances defined and protected with roof overhangs, add to the total enhancement of the design.

- The general colours use a West Coast palette with earth tones. The roof is a cedar brown and the siding is dark brown and taupe. The wall shingles use complimentary rust red and Chestnut accent colors. While the trim and railings are white.
- Two double car garages on the first level characterize the rear elevations of each unit. On the sides are one level entrances with a roof cover over the entrance. The front elevations have the porch elements under gable roofs, where the main entrance to each unit is located.

### Landscaping & Tree Preservation

- The Arborist report, prepared by Trevor Cos ISA and Mike Coulthard RPF, reports that 200 By-law trees were surveyed on the property. 188 of those are second growth deciduous trees, and 12 are Conifers. All the deciduous trees have grown as a group and rely on the neighbouring trees for structural stability, and stands offer little opportunity for safe retention. Of the 12 Conifers, 10 are located within the corridor for BC Hydro distribution lines, and have been pruned to 7-metre (23 ft.) heights. The pruning has led to poor tree structures, and the affected trees are not suitable for retention. Two Conifers will be preserved.
- The landscape plan prepared by DMG Group Ltd, comprises of shrubbery, trees and ground cover. 221 replacement trees are proposed in the plan. This exceeds the number of replacement trees required under the new tree protection By-law. The two preserved trees are incorporated into the general landscaping plan. The main entrance to the site is treated with decorative pavers. There is outdoor amenity area, around the indoor amenity building. Additional amenity is provided - a walking trail around the site.
- The Parks, Recreation and Culture Department has recommended that a 1,960 square metre (0.48 acre) strip of land, along the east property line, be acquired by the City for "park" purposes. The applicant has set aside 1,960 square metres (0.48 acre) of the subject site, to be acquired by the City, prior to final approval of the development based on the specifications layout by the Parks, Recreation & Culture Department.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory.

### 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 Site Plan, Elevations, Landscape Plans and Perspective |
| Appendix IV.   | Engineering Summary   |
| Appendix V.    | Parks Comments  |
| Appendix VI.   | School District Comments  |
| Appendix VII.  | Department of Fisheries & Oceans Comments                       |
| Appendix VIII. | Summary of Tree Survey and Tree Preservation                    |

|               |                   |
|---------------|-------------------|
| Appendix IX.  | CD By-law         |
| Appendix X.   | NCP Amendment Map |
| Appendix XI.  | South Newton NCP  |
| Appendix XII. | Context Map       |

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 1, 2007.
- Arborist Report dated July 21, 2006.
- Soil Contamination Review Questionnaire prepared by Douglas Johnson dated June 1, 2005.

How Yin Leung  
Acting General Manager  
Planning and Development

AGA/kms



Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Douglas Johnson  
                         Address:                221 Pemberton Avenue, North Vancouver, BC V7P 2R4  
                         Tel:                     604-982-0322

2.      Properties involved in the Application

(a)      Civic Address:            6070 - 148 Street

(b)      Civic Address:            6070 - 148 Street  
            Owners:                    679972 BC Ltd.  
   Director Information:  
   Gopal Singh Gill  
   Paul Lalli

Officer Information: (as at February 1, 2007)  
Gopal Singh Gill (President)  
Paul Lalli (Secretary)

PID:                            012-136-174  
Lot 44, Section 10, Township 2, New Westminster District, Plan 1361

3.      Summary of Actions for City Clerks Office

(a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD**

| Required Development Data                  | Minimum Required /<br>Maximum Allowed | Proposed  |
|--|---------------------------------------|---|
| <b>LOT AREA*</b> (in square metres)        |                                       |   |
| Gross Total                                |                                       | 18,928.32 m <sup>2</sup>                                |
| Road Widening area                         |                                       | 673.25 m <sup>2</sup>                                   |
| Park                                       |                                       | 1,962.66 m <sup>2</sup>                                 |
| Net Total                                  |                                       | 16,292.42 m <sup>2</sup>                                |
|  |                                       |   |
| <b>LOT COVERAGE</b> (in % of net lot area) |                                       |   |
| Buildings & Structures                     | 45%                                   | 32.62%  |
| Paved & Hard Surfaced Areas                | n/a                                   | 30.77%  |
| Total Site Coverage                        | n/a                                   | 63.39%  |
|  |                                       |   |
| <b>SETBACKS</b> ( in metres)               |                                       |   |
| Front                                      | 7.5 m                                 | 7.5 m   |
| Rear                                       | 7.5 m                                 | 7.5 m   |
| Side #1 (S)                                | 7.5 m                                 | 7.5 m   |
| Side #2 (N)                                | 7.5 m                                 | 7.5 m<br>(2 units have a 3 m<br>setback at the corners) |
|  |                                       |   |
| <b>BUILDING HEIGHT</b> (in metres/storeys) |                                       |   |
| Principal                                  | 11 m                                  | 9.75 m  |
| Accessory (Indoor Amenity)                 | 11 m                                  | 9.0 m   |
| Accessory Buildings                        | 4.5 m                                 | n/a   |
|  |                                       |   |
| <b>NUMBER OF RESIDENTIAL UNITS</b>         |                                       |   |
| Bachelor                                   |                                       |   |
| One Bed                                    |                                       |   |
| Two Bedroom                                |                                       |   |
| Three Bedroom +                            |                                       |   |
| Total                                      | 100 units                             | 75 units  |
|  |                                       |   |
| <b>FLOOR AREA: Residential</b>             | 11,078.85 m <sup>2</sup>              | 10,968.9 m <sup>2</sup>                                 |
|  |                                       |   |
| <b>FLOOR AREA: Commercial</b>              |                                       |   |
| Retail                                     |                                       |   |
| Office                                     |                                       |   |
| Total                                      |                                       |   |
|  |                                       |   |
| <b>FLOOR AREA: Industrial</b>              |                                       |   |
|  |                                       |   |
| <b>FLOOR AREA: Institutional</b>           |                                       |   |
|  |                                       |   |
| <b>TOTAL BUILDING FLOOR AREA</b>           | 11,078.85 m <sup>2</sup>              | 10,968.9 m <sup>2</sup>                                 |

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

| Required Development Data                                     | Minimum Required /<br>Maximum Allowed | Proposed              |
|---|---------------------------------------|-----------------------|
| <b>DENSITY</b>  |                                       |                       |
| # of units/ha /# units/acre (gross)                           |                                       |                       |
| # of units/ha /# units/acre (net)                             |                                       |                       |
| FAR (gross)   |                                       | 0.58                  |
| FAR (net)   | 0.68                                  | 0.67                  |
|   |                                       |                       |
| <b>AMENITY SPACE (area in square metres)</b>                  |                                       |                       |
| Indoor  | 225 m <sup>2</sup>                    | 244.47 m <sup>2</sup> |
| Outdoor   | 225 m <sup>2</sup>                    | 236.55 m <sup>2</sup> |
|   |                                       |                       |
| <b>PARKING (number of stalls)</b>                             |                                       |                       |
| Commercial  |                                       |                       |
| Industrial  |                                       |                       |
|   |                                       |                       |
| Residential Bachelor + 1 Bedroom                              |                                       |                       |
| 2-Bed   |                                       |                       |
| 3-Bed   | 150 stalls                            | 150 stalls            |
| Residential Visitors  | 15 stalls                             | 23 stalls             |
|   |                                       |                       |
| Institutional   |                                       |                       |
|   |                                       |                       |
| Total Number of Parking Spaces                                | 165 stalls                            | 173 stalls            |
|   |                                       |                       |
| Number of disabled stalls                                     | 2 stalls                              | 2 stalls              |
| Number of small cars  |                                       |                       |
| Tandem Parking Spaces: Number / % of<br>Total Number of Units |                                       |                       |
| Size of Tandem Parking Spaces<br>width/length                 |                                       |                       |

|               |    |                                 |     |
|---------------|----|---------------------------------|-----|
| Heritage Site | NO | Tree Survey/Assessment Provided | YES |
|---------------|----|---------------------------------|-----|

CONTOUR MAP FOR SUBJECT SITE

