

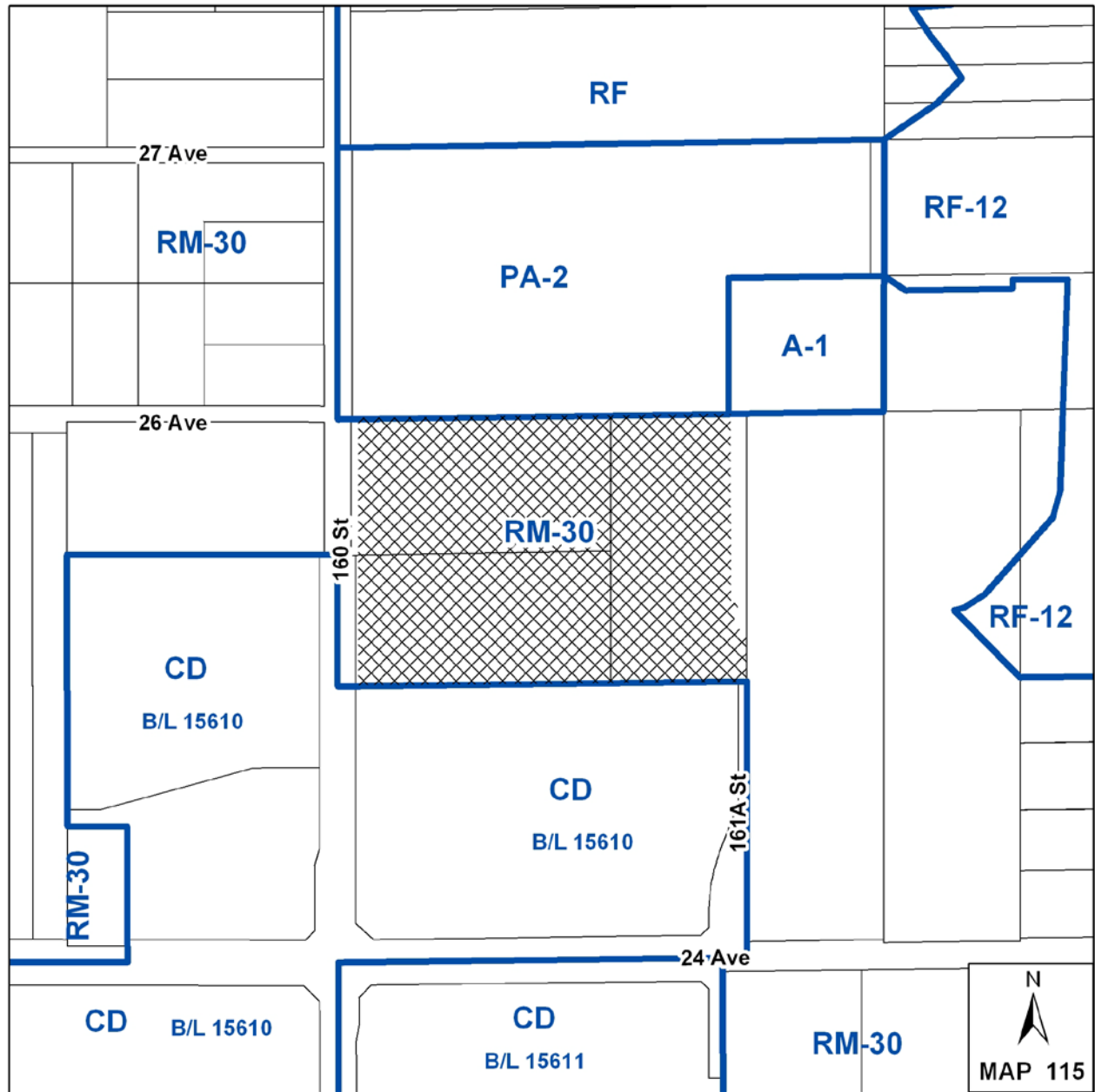
Proposal: Development Permit to permit the construction of 248 townhouse units. Development Variance Permit to permit reduced yard setbacks.

Recommendation: Approval to Proceed

Location: 2500/56 - 160 Street & Portion of 2515 - 161A St **Zoning:** RM-30

OCP Designation: Multiple Residential

NCP Designation: Medium-High Res. Density **Owner:** 0715460 B.C. Ltd.



PROJECT TIMELINE

Completed Application Submission Date: March 2006
Application Revision & Re-submission Date: July 10, 2006
Planning Report Date: July 24, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - easterly side yard setback from 7.5 metres (25 ft.) to 4.6 metres (15 ft.); and
 - southerly side yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.)

in order to permit the development of 248 townhouse units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7905-0307-01 (Appendix VI), generally in accordance with the attached drawings.
2. Council approve Development Variance Permit No. 7905-0307-01, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum easterly side yard setback from 7.5 metres (25 ft.) to 4.6 metres (15 ft.); and
 - (b) to reduce the minimum southerly side yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (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) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
 - (c) registration of a Section 219 Restrictive Covenant and easement for sharing of amenity building with townhouse project No. 7905-0310-00;

- (d) registration of a Statutory Right-of-Way for public pedestrian passage along the south property line; and
- (e) submission of \$842,120.00 security for the indoor amenity building.

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: No concerns.

SITE CHARACTERISTICS

- **Existing Land Use** Large single family lots zoned RM-30, created under Development Application No. 7905-0126-00. The site is subject to General Development Permit No. 7905-0307-00, which was approved by Council on July 10, 2006.
- **Significant Site Attributes** Some significant trees and water courses.
- **East:** Large single family lots also subject to generalized Development Permits No. 7905-0310-00 and 7905-0311-00 for townhouses, zoned RM-30 and CD, designated Medium-High Residential Density in the Morgan Heights NCP.
- **South:** Future commercial, zoned CD, designated Commercial in the Highway 99 Plan.
- **West:** Across 160 Street, large single family lots within the Morgan Heights NCP under application for apartment buildings and commercial, zoned RA, designated High Residential Density (45 upa).
- **North:** Southridge School, zoned PA-1, designated School in the Morgan Heights NCP.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site area is 13.7 ac (55,444 m²) and consists of 2 properties and a portion of one property. The site was rezoned to RM-30 and designated Multiple Residential under Development Application No. 7905-0126-00. These lots are being consolidated as future Lot 10 in the Morgan Heights consolidation plan (Appendix V, Phase I).
- Rezoning Application No. 7905-0126-00 received final adoption on July 10, 2006 and will create a total of 335 single family units, 563 multiple family units and two (2) park sites in the Morgan Heights Neighbourhood Concept Plan (NCP).
- A generalized Development Permit for three sites (including the subject site) was approved on July 10, 2006.
- The subject site is designated Medium-High (20-30 upa) Residential Density in the Morgan Heights NCP. The subject site is located north of 24 Avenue along 160 Street. The site is situated directly south of Southridge School and adjacent to the future Grandview Corners commercial development.

Proposed Townhouses

- The applicant proposes the development of 248 townhouse units.
- The setbacks along 160 Street and the northern property line (Southridge) comply with the 7.5 metre (25 ft.) setbacks outlined in the RM-30 Zone.
- The interface with Southridge School was developed with special considerations to building height and form. Two-storey duplexes are proposed along the Southridge property line. The unit blocks are not permitted to exceed two (2) units in a row and the building height cannot exceed two-storeys. The minimum setback established is 7.5 metres (25 ft.). All of these conditions have been identified in the detailed Development Permit document.
- The east setback that interfaces with the park site has a reduced setback proposed of 4.6 metres (15 ft.). The south also has a reduced setback of 6 metres (20 ft.) proposed. These relaxations require a Development Variance Permit and are described later in this report.
- The townhouse units are a combination of two (2) and three (3) storey buildings. The 2 storey units are located on the northern portion of the site that are close to Southridge School.
- The density on the site is 18 u.p.a which is marginally below the 20 u.p.a target. This lower density is the result of the requirement for duplex units with reduced massing near Southridge. Because of this, Planning and Development is supportive of the proposed density.
- Sufficient indoor and outdoor amenity space have been provided on the site.

- The 546 parking stalls satisfy the By-law requirement. 332 tandem parking stalls are provided on the site. A restrictive covenant to prohibit the conversion of tandem parking stalls will be registered on the site.
- The subject site includes a 770 square metre (8,300 sq.ft.) amenity building. This facility will be shared with the development, File No. 7905-0310-01, directly across 162 Street. A restrictive covenant and easement are being registered to ensure shared use of the amenity facilities between the two lots, as well as shared maintenance and cooperation between the two future stratas.
- Because the amenity building is not included as part of Phase I, financial security for the amenity building is being provided for as part of Phase I.

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse units are designed with the high quality and design features envisioned for the area.
- All of the buildings will be constructed using high quality materials including high profile asphalt shingles as the roofing material, and a combination of hardie board panel, stone veneer, hardie board shingles and vinyl siding as the primary cladding materials.
- The site will be heavily landscaped with a combination of trees, shrubs, ground covers, and vines. The landscaping plans also include a variety of highlight features including a central amenity building, outdoor pool, gazebo and play area.
- A 3 metre (10 ft.) Statutory Right-of-Way for a meandering pedestrian connection is being secured along the south property lines. This pedestrian trail meanders into the 10 metre (33 ft.) berm requirement of the future commercial site directly to the south. Significant landscaping is being provided along the pathway to create an overall width of 6 metre (20 ft.).
- The applicant's landscape architect has provided landscaping plans for the pedestrian right of way. The proposed landscaping plan includes a 3 metre (10 ft.) asphalt walkway with a total of 3 meters (10 ft.) of landscaping on either side of the walkway. The future 10m wide berm located in the neighbourhood commercial site will also contribute to landscaping within the walkway. The applicant is required to fund the installation of the landscaping and walkway and the future strata will be responsible for the maintenance.

ADVISORY DESIGN PANEL

- This application was referred to the ADP, on October 13, 2005, prior to the original rezoning and generalized Development Permit Planning Report to Council. The applicant has satisfied all of the comments provided by the panel (Appendix VIII).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the easterly setback from 7.5 metres (25 ft.) to 4.6 metres (15 ft.).

Applicant's Reasons:

- This property line interfaces with the park site and is the side yard for the abutting townhouse units.

Staff Comments:

- The easterly setback is a side yard condition with no functional yard. The units abut the park site, which provides for increased open space. Individual blocks are broken up with no long continuous row of units.

(b) Requested Variance:

- Reduce the southerly setback from 7.5 metres (25 ft.) to 6 metres (20 ft.).

Applicant's Reasons:

- The pedestrian right-of-way is located within this setback. The overall design of the walkway and the berm were considered with Crime Prevention Through Environmental Design Principles (CPTED) and lend itself to the proposed setback reduction.

Staff Comments:

- The required pedestrian corridor impacts the developable area of the site. In addition to this, a 10 metre (33 ft.) wide buffer abuts this property line and provides for an increased sense of openness. Lastly, the abutting units are side yard conditions with no livable yard and are broken up with no long continuous row of units.

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.	Site Plan
Appendix IV.	Engineering Summary
Appendix V.	Subdivision of Convenience Plan
Appendix VI.	Draft Development Permit Drawings 7905-0307-01
Appendix VII.	Development Variance Permit No. 7905-0307-01
Appendix VII.	Advisory Design Panel Comments

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 20, 2006.

How Yin Leung
Acting General Manager
Planning and Development

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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: Intracorp Developments
 Address: 666 Burrard Street, Suite 900
 Vancouver, B.C. V6C 2X8
 Tel: 604-801-7031

2. Properties involved in the Application

- (a) Civic Address: **2500** and 2556 - 160 Street and a Portion of 2515 - 161A Street

- (b) Civic Address: **2500** - 160 Street
 Owner: 0715460 B.C. Ltd.

Director Information:

Alan Baumann
Richard De Groat
Marten Van Huizen

PID: 026-589-451
Lot B Section 24 Township 1 New Westminster District Plan BCP22200

- (c) Civic Address: 2556 - 160 Street
 Owner: 0715460 B.C. Ltd.

Director Information:

Alan Baumann
Richard De Groat
Marten Van Huizen

PID: 004-636-040
North 5 Chains of the West Half of Legal Subdivision 4 Section 24 Township 1
New Westminster District

- (d) Civic Address: Portion of 2515 - 161A Street
 Owner: 0715460 B.C. Ltd.

Director Information:

Alan Baumann
Richard De Groat
Marten Van Huizen

Portion of PID: 026-303-931
Lot 1 Section 24 Township 1 New Westminster District Plan BCP17831

3. Summary

- (a) Proceed with Public Notification for Development Variance Permit No. 7905-0307-01.

DEVELOPMENT DATA SHEET

Existing Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		55,444 m ²
Road Widening area		
Undevelopable area		
Net Total		55,444 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	33%
SETBACKS (in metres)		
Front (East)	7.5 m	4.6 m
Rear (West)	7.5 m	7.6 m
Side #1 (North)	7.5 m	7.6 m
Side #2 (South)	7.5 m	6.1 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	13 m (3 storey)
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		6
Three Bedroom +		242
Total		248
FLOOR AREA: Residential	49,897 m ²	40,000 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** 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 / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	30	18.1
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	738 m ²	770 m
Outdoor	738 m ²	1,000 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	12	12
3-Bed	484	484
Residential Visitors	50	50
Institutional	546	546
Total Number of Parking Spaces		546
Number of disabled stalls	6	6
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		332
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

