

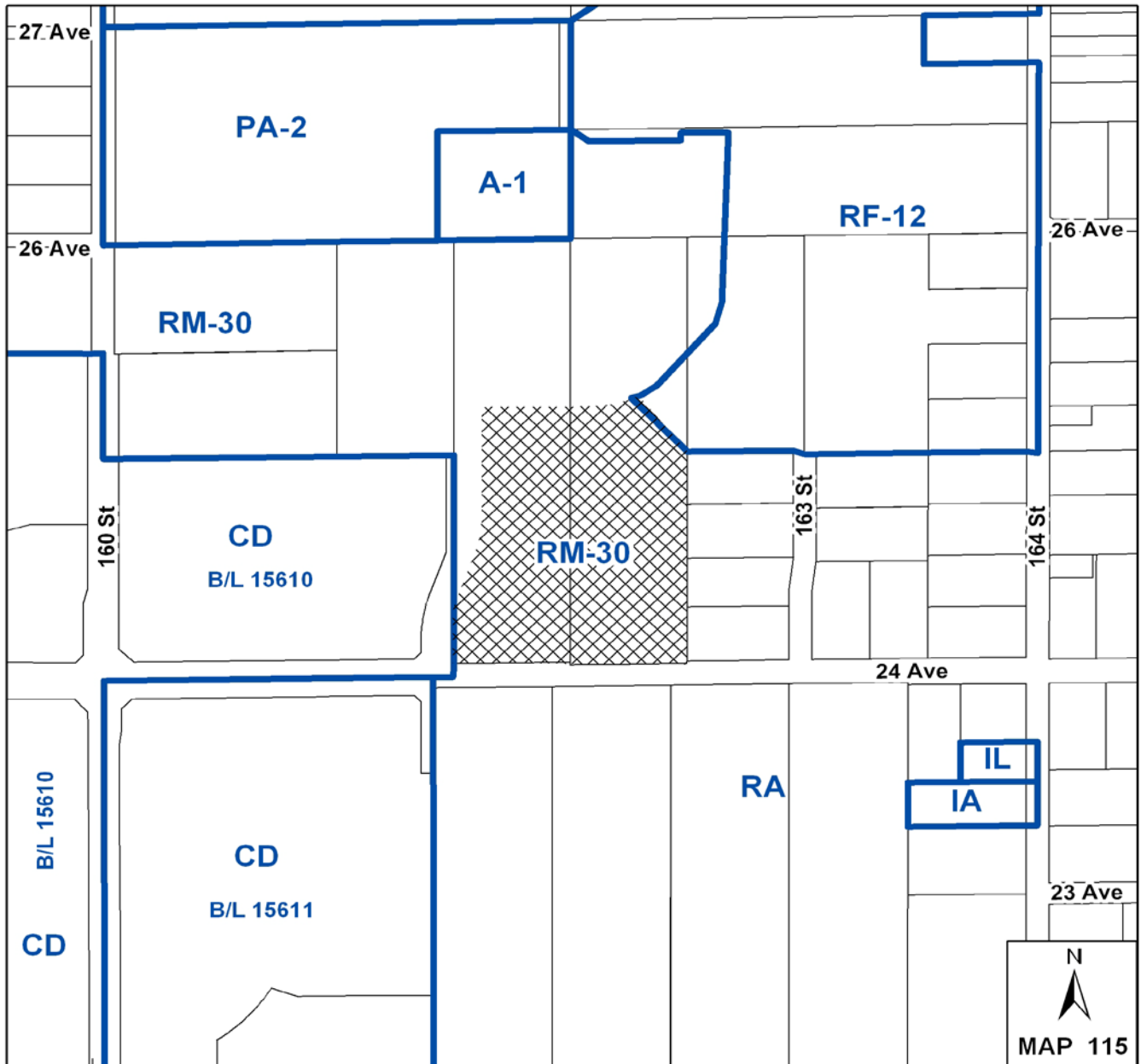
Proposal: Development Permit to permit the construction of 214 townhouse units.

Recommendation: Approval to Proceed

Location: Portions of 16155 and 16223 - 24 Avenue **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

in order to permit the development of 214 townhouse units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7905-0310-01, generally in accordance with the attached drawings (Appendix IV).
2. 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) the applicant adequately address the impact of reduced indoor amenity space; and
 - (d) the registration of a 7.5 metre (25 ft.) Statutory Right-of-Way for a multi-use pathway along 24 Avenue.

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, under Development Application No. 7905-0126-00 with General Development Permit No. 7905-0310-00.
- **Significant Site Attributes** Some significant trees.
- **East:** Large Suburban lots, zoned RA, designated Medium Residential Density in the Morgan Heights NCP.
- **South:** Across 24 Avenue, large single family lots, zoned RA, designated Multiple Residential Density in Grandview Heights General Land Use Plan.
- **West:** Across 161A Street, future neighbourhood commercial, zoned CD, designated Commercial in the Highway 99 Plan.
- **North:** Future townhouse site with General Development Permit No. 7905-0311-00, zoned CD, designated Low Residential Density in Morgan Heights NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site area is 10.5 acres (42,696 m²) and consists of 2 properties. 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 9 in the Morgan Heights consolidation plan (Appendix V, Phase I).
- Rezoning Application No. 7905-0126-00 received final adoption on July 10, 2006. This Rezoning Application 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 3 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 and is located along 24 Avenue and 162 Street. The subject site is located directly east of the future neighbourhood commercial site in Grandview Corners.

Proposed Townhouses

- The applicant proposes the development of townhouse units 214 townhouse units.
- The setbacks along all of the property lines conform to the 7.5 metre (25 ft.) requirement of the RM-30 Zone.
- The townhouse units are primarily three (3) storey buildings with some two (2) storey units.
- The density on the site is 20 u.p.a, which achieves the minimum target for the NCP.
- More than sufficient outdoor amenity space has been provided on the site. Part of the indoor amenity space will be provided on the adjacent site (File No. 7905-0307-00), located across 162 Street (shared facility). The applicant is required to address the deficiency of indoor amenity space (cash-in-lieu) prior to final approval.
- The 471 parking stalls satisfy the By-law requirement. 338 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 site (7905-0307-00) across 162 Street will have a 770 square metre (8,300 sq.ft.) amenity building. This facility will be shared with the development directly across 162 Street (7905-0310-00). A restrictive covenant and easement is 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.

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 brick veneer, vinyl board and batten siding and wood trim as the primary cladding materials.
- A 7.5 metre (25 ft.) multipurpose pathway is being secured as a Statutory Right of Way along 24 Avenue. The details for this pathway are outlined in the Morgan Heights Neighbourhood Concept Plan (NCP). The NCP outlines for an approximate 8 metre (26 ft.) right-of-way is required that is to include a 3 metre (10 ft.) asphalt multi-use path. The townhouse units are setback an additional 7.5 metre (25 ft.) from the right-of way in order to create a livable yard space. Significant landscaping is being provided along the pathway to create a pleasant and safe pedestrian environment.
- The site will be heavily landscaped with a combination of trees, shrubs, ground covers, and vines. The landscaping plans also includes a large outdoor open area which is central to the site.

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 VII).

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 7905-0310-01
Appendix VII.	Advisory Design Panel Comments

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 21, 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.
 Tel: 604-801-7031

2. Properties involved in the Application

(a) Civic Address: Portions of 16155 and 16223 - 24 Avenue

(b) Civic Address: Portion of 16155 - 24 Avenue
 Owner: 0715460 B.C. Ltd.

Director Information:

Alan Baumann
Richard DeGroat
Marten Van Huizen

Portion of PID: 003-412-920
Lot 31 Section 24 Township 1 New Westminster District Plan LMP63803

(c) Civic Address: Portion of 16223 - 24 Avenue
 Owner: 0715460 B.C. Ltd.

Director Information:

Alan Baumann
Richard DeGroat
Marten Van Huizen

Portion of PID: 013-216-791
West Half of the West half of Legal Subdivision 3 Section 24 Township 1 New
Westminster District

3. Summary

DEVELOPMENT DATA SHEET

Existing Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		42,696 m ²
Road Widening area		
Undevelopable area		
Net Total		42,696 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	31%
SETBACKS (in metres)		
Front (West)	7.5 m	7.6 m
Rear (East)	7.5 m	7.6 m
Side #1 (North)	7.5 m	7.6 m
Side #2 (South)	7.5 m	15.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	13 m (3 storeys)
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		34
Three Bedroom +		156 + 24
Total		214
FLOOR AREA: Residential	38,462 m ²	32,000 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)		
FAR (gross)		
FAR (net)	30	20.3
AMENITY SPACE (area in square metres)		
Indoor	621 m ²	-
Outdoor	621 m ²	1,000 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	68	68
3-Bed	312	312
4-Bed	43	43
Residential Visitors		
Institutional		
Total Number of Parking Spaces	471	471
Number of disabled stalls	5	5
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		338%
Size of Tandem Parking Spaces width/length		

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

