

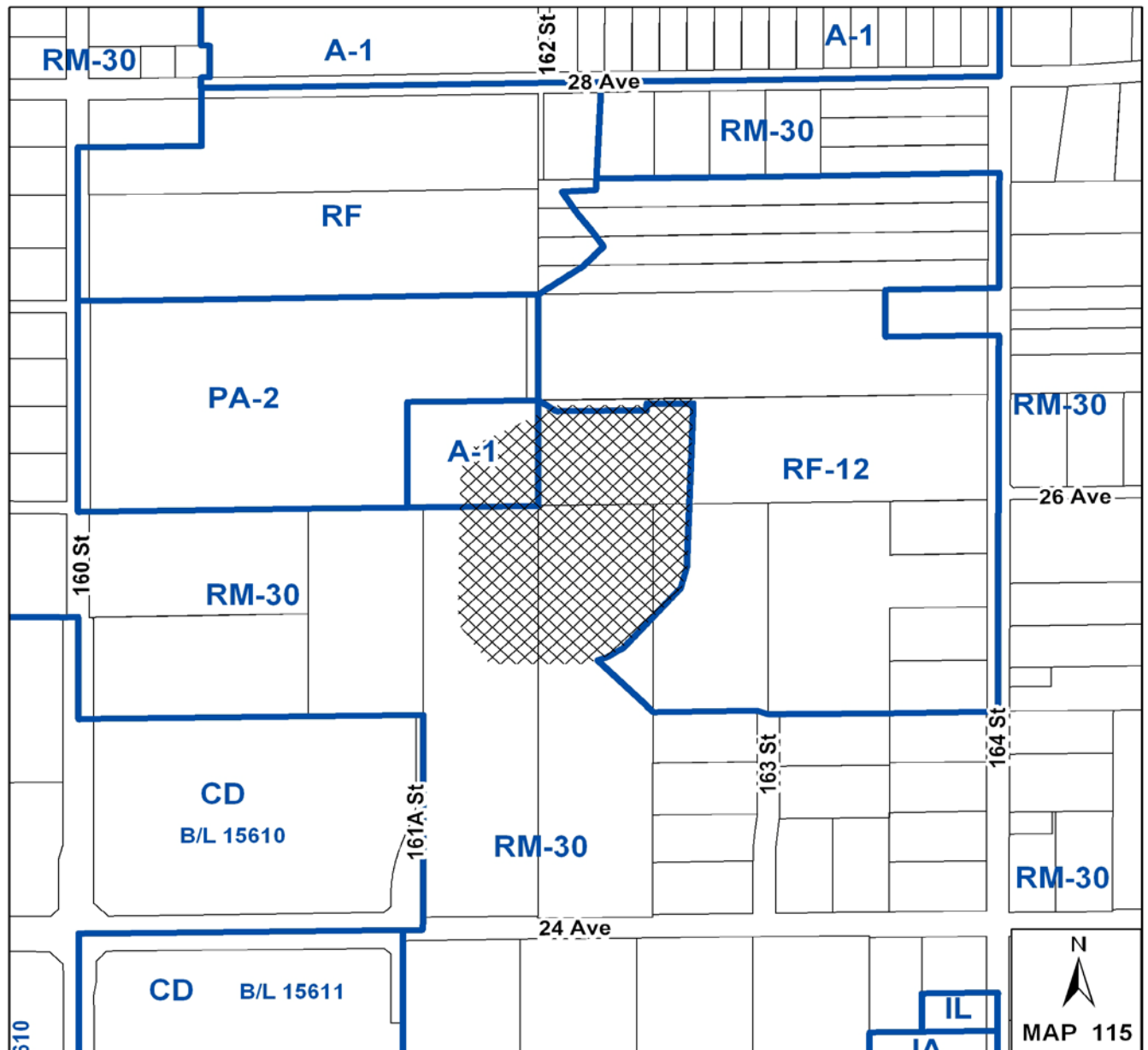
**Proposal:** Development Permit to permit the construction of 101 townhouse units.

**Recommendation:** Approval to Proceed

**Location:** 161A Street & 24 Avenue    **Zoning:** CD

**OCP Designation:** Multiple Residential

**NCP Designation:** Med-High Res Density    **Owner:** 0715460 BC Ltd.



### PROJECT TIMELINE

Completed Application Submission Date: January 2006  
Application Revision & Re-submission Date: July 13, 2006  
Planning Report Date: July 24, 2006

### PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of 101 townhouse units.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7905-0311-01, generally in accordance with the attached drawings (Appendix IV).
2. Council instruct staff to resolve the following issue 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; and
  - (b) the applicant adequately address the impact of reduced indoor amenity space.

### 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).

### SITE CHARACTERISTICS

- **Existing Land Use** Large single family lots, zoned CD, under Development Application No. 7905-0126-00, with General Development Permit No. 7905-0311-00.
- **East:** Large single family lots, zoned for future small lots, zoned RF-12, designated Low Residential Density in the Morgan Heights NCP.

- **South:** Large single family lots, zoned for future Townhouses with Generalized Development Permit No. 7905-0310-00, zoned RM-30, designated Medium-High Residential Density in the Morgan Heights NCP.
- **West:** Future park site and large lots zoned for future townhouses with Generalized Development Permit No. 7905-0307-00, zoned RM-30/RA, designated Medium-High Residential Density in the Morgan Heights NCP.
- **North:** Large single family lots zoned for future small lots, zoned RF-12, designated Low Residential Density in the Morgan Heights NCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject site area is 10.00 acres (40,900 m<sup>2</sup>) and consists of portions of four (4) properties. The site was rezoned to CD (based on RM-10) and under Development Application No. 7905-0126-00. These lots are being consolidated as future Lot 11 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 Low (6-10upa) Residential Density in the Morgan Heights NCP and is located directly north of 162 Street at 26 Avenue and east of the linear Park site.
- The proposed detailed Development Permit will be applied to the entire site and will be developed over eight (8) phases.

#### Proposed Townhouses

- The applicant proposes the development of 101 townhouse units.

- The CD Zone outlines 7.5 metre (25 ft.) setbacks along all the property lines. The proposed site plan reflects the requirements of the zone.
- The units are all two (2) storey duplexes with a maximum height of 9m (30 ft).
- The density on the site is 10 u.p.a, which achieves the maximum target for the NCP and the maximum density outlined in the CD Zone.
- The 222 parking stalls satisfy the By-law requirement. There are no tandem parking stalls proposed on the site.
- 1,976 square metres (21,275 sq.ft.) of outdoor amenity space is being provided which exceeds the By-law requirement by 303 square metres (3,261 sq.ft.).
- The proposed indoor amenity building is 188 square metres (2,030 sq.ft.), which does not meet the By-law requirement of 303 square metres (3,261 sq.ft.). As such, the applicant is required to address the reduced indoor amenity requirement prior to final Development Permit approval.
- The subject site is located directly east of the linear Park site. Pedestrian connections into the Park site have been provided for. Crime Prevention Through Environmental Design Principles (CPTED) have been employed to help create a safe and accessible park site.

#### 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 horizontal hardie siding, natural wood siding, and stone 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 includes a large outdoor open area which is central to the site. This open space has a vineyard theme with rows of vines and planting materials.

#### 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 7905-0311-01
- Appendix VII. Advisory Design Panel Comments

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:                  Gomberoff Bell Lyon Architects (GBL)  
                      Address:                2034 West 11 Avenue  
  Vancouver, B.C.  
                      Tel:                        604-736-1156

2.     Properties involved in the Application

(a)    Civic Address:       Portions of 2515 - 163 Street, 2629 - 164 Street, 16223 -  
  24 Avenue and 16155 - 24 Avenue

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

Director Information:

Alan Baumann  
Richard DeGrout  
Marten Van Huizen

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

(c)    Civic Address:       Portion of 2515 - 163 Street  
          Owner:                0715460 BC Ltd.

Director Information:

Alan Baumann  
Richard DeGrout  
Marten Van Huizen

PID:                                  013-216-694  
Portion of East Half of the West Half of Legal Subdivision 3 Section 24  
Township 1 Except: Part Subdivided by Plan 63062 New Westminster District

(d) Civic Address: Portion of 2629 - 164 Street  
Owner: 0715460 BC Ltd.

Director Information:

Alan Baumann  
Richard DeGrout  
Marten Van Huizen

PID: 013-216-881  
South Half of the South Half of Legal Subdivision 6 Section 24 Township 1  
New Westminster District

(e) Civic Address: Portion of 16223 - 24 Avenue  
Owner: 0715460 BC Ltd.

Director Information:

Alan Baumann  
Richard DeGrout  
Marten Van Huizen

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: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		40,900 m <sup>2</sup>
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	40%	39%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (N,S,E, or W)	7.5 m	7.5 m
Side #2 (N,S,E, or W)	7.5 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9 m	9 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		101
Total		
<b>FLOOR AREA: Residential</b>	24,539 m <sup>2</sup>	24,539 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>	24,539 m <sup>2</sup>	24,539 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 / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.60	0.60
AMENITY SPACE (area in square metres)		
Indoor	303 m <sup>2</sup>	188 m <sup>2</sup>
Outdoor	303 m <sup>2</sup>	1,976 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	222	222
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

