



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- Complies with landscaping and interface guidelines for 164 Street in the NCP.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by redesignating the subject site from "Suburban" to "Urban" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant restricting the location and profile of driveways on 164 Street and prescribing specific tree protection and landscaping treatment for lots along 164 Street in accordance with the NCP;
  - (f) registration of a Section 219 Restrictive Covenant for "no build" for portions of the lots to be redeveloped and subdivided in the future in conjunction with adjacent properties; and
  - (g) applicant address the shortfall in tree replacement.

## REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

1 Elementary student at Pacific Heights School  
1 Secondary student at Earl Marriot Secondary School

(Appendix IV)

Parks, Recreation & Culture: No concerns

### SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North, East and West:	Single family small lots. (North Grandview/Morgan Heights NCP).	Urban	RF-12
East (Across 164 Street):	Single family residential.	Suburban	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- The proposed OCP Amendment is consistent with the subject property's designation in the Grandview Heights NCP, which was approved by Council on September 12, 2005 (Appendix VII).
- The Grandview Heights NCP delineates the subject property as Low Density Residential, and calls for a density between 6 and 10 units per acre (u.p.a.). The land use and density that are proposed with this development application are consistent with the approved NCP.
- This application is located in the immediate vicinity of previously approved OCP Amendments (Development Applications 7905-0126-00, 7905-0307-00, 7905-0310-00, and 7905-0311-00), which similarly redesignated surrounding lands from 'Suburban' to 'Urban', and proposed rezoning from RA to RF-12.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject 0.4 hectare (1.0 acre) site is located on the west side of 164 Street, between 26 Avenue and 28 Avenue. The property is designated 'Suburban' in the OCP and is located within the Grandview Heights Area #1 (Morgan Heights) NCP, which was approved by Council on September 12, 2005. The NCP established various future residential neighbourhoods, which were categorized by different levels of density. The residential densities that were established

ranged from low (6-10 upa) to high (30-45 upa) and are intended to accommodate a range of housing types and personal lifestyle needs.

- South, north, and west of the subject property, development application Nos. 7905-0126, 7905-0307, 7905-0310, and 7905-0311 amended the OCP designation from 'Suburban' to 'Urban' and rezoned the associated properties from RA and A-1 to RF, RF-12, RM-30, and CD in order to permit the future development of approximately 340 single family lots and 550 townhouse units. These applications were given final adoption on July 10, 2006.

### Proposed Development

- The applicant proposes to subdivide the site into four (4) single-family lots (Appendix III). Two (2) of the lots will front 164 Street, while the other two (2) will front a future local road west of 164 Street.
- A portion of each lot will have a 'no-build' Restrictive Covenant on it until future consolidation with neighbouring properties occurs. Taking the 'no-build' Restrictive Covenants into consideration, the 2 lots fronting 164 Street are proposed to have frontages of 14.9m (50 feet) and lot areas of 610 sq.m. (6,570 sq.ft.). The 2 lots fronting the local road are proposed to have frontages of 14.9m (50 feet) and lot areas of 485 sq.m. (5,220 sq.ft.).
- The proposed RF-12 lots will be adjacent to other RF-12 lots that have been approved by Council through project 7905-0126. This project surrounds the subject property to the north, south, and west. Given the approved land use of the surrounding properties, the proposed RF-12 lots are considered an appropriate development at this location.
- The proposed RF-12 lots meet the minimum size requirements of the RF-12 Zone, which an average frontage of 14.9m (50 ft), an average depth of 36.5m (120 ft), and an average area (ultimately) of 546 sq.m. (5,880 sq.ft.).

### Building Design Guidelines

- The Grandview Heights NCP delineates the west side of 164 Street, north of 26 Avenue, as 'Transition Zone E' (Appendix VIII), which the subject property is located within. The NCP requires the properties on the west side of 28 Avenue, north of 26 Avenue, to act as a transition zone for the larger lots on the east side of 164 Street by retaining existing trees along 164 Street and by constructing paired driveways.
- Requirements set out for Transition Zone E are being maintained through the Design Consultant's (Tynan Consulting Limited) guidelines for this project. With respect to a transition 'buffer' between the subject site and properties located east of 164 Street, the Guidelines stipulate that only perennial shrubs are to be planted, and that there must be a minimum of 12 shrubs per lot with heights no less than 60cm (24 inches).
- Section 3.7 (Driveways and Sidewalks) of the Guidelines, require paired driveways between lots 361 and 360 and between lots 359 and 358, which the Transition Zone encourages whenever possible (Appendix IX).

- The design consultant is proposing to remain consistent with the pedestrian friendly building forms and balanced proportions as the 'Classic Modern' style of the surrounding future development proposed under application 7905-0126, which used the Morgan Heights Building Scheme as a reference point.
- The Design Consultant has stipulated that the primary exterior material shall consist of cementitious siding (Hardi), with secondary materials consisting of brick, natural stone, or wood shingles. The roof design will also reflect the style objectives, which includes a minimum pitch of 6:12. The only roofing material recommended to be used is 40 year warranty shake profile/variegated pattern duroid roofing.
- Basement-entry homes and secondary suites are not permitted.

### Lot Grading

- A preliminary Lot Grading Plan submitted by Aplin & Martin has been reviewed by staff and is considered acceptable. The plan does not indicate that any fill greater than 0.5m (1.6 ft.) is proposed for the subject site.
- Minimal amount of fill is proposed throughout the subject property, which is required to meet the existing road grade of 164 Street and to achieve proper drainage between future lots. No retaining walls are proposed. The preliminary plan has been reviewed by the Building Division and found satisfactory to proceed
- According to engineering analysis conducted by Aplin & Martin, in-ground basements are feasible on all the lots and, therefore, are proposed to be constructed.

### Tree Preservation

- Michael Mills from Michael J. Mills Consulting prepared the Arborist Report, while Aplin & Martin prepared the Tree Preservation and Replacement Plan for the subject lot (Appendix X). The report identifies 37 mature trees, which include Alder, Douglas Fir, Cedar, Birch, and Dogwood. Of the 37 trees identified, 5 trees along 164 Street are proposed to be retained. There are 32 trees that are proposed to be removed, 7 of which are non-retainable species (alders). Most of the other 25 trees to be removed are cedars in relatively good condition. However, there are not considered retainable due to the small lot size and their location relative to building envelopes, driveways, and required grading areas.
- The 5 trees being retained along 164 Street is in keeping with the transition zone requirement between the east and west side of 164 Street as the retention assists in maintaining the existing appearance. An additional two trees may also be retained along 164 Street as per staff recommendation. However, further review will be required by the applicant.
- The retained trees along 164 Street will further be protected by a Restrictive Covenant that requires the paired driveways to be located an acceptable distance from the roots.

- A total of 18 replacement trees are proposed on the lots, resulting in a deficiency of 39 replacement trees. This deficiency will need to be addressed through measures such as upsized replacement trees, additional planting, and a financial contribution to the City's Green Fund in the approximate amount of \$11,700 prior to final approval.

### PRE-NOTIFICATION

Pre-notification letters were sent on January 25, 2006, and staff received no comments.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	OCP Redesignation Map
Appendix VII.	North Grandview Area #1 (Morgan Heights NCP)
Appendix VIII.	North Grandview Area #1 (Morgan Heights) NCP 164 Street Buffer/Transition Plan
Appendix IX.	164 Street Interface Buffer/Driveway Design/Tree Protection Treatment Proposed
Appendix X.	Tree Preservation Summary

Jean Lamontagne  
General Manager, Planning and Development

RD/kms

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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:                Eric Aderneck, Aplin & Martin Consultants Ltd.  
                         Address:                #201 - 12448 - 82 Avenue  
                                                Surrey, B.C.  
                                                V3W 3E9  
                         Tel:                        604-597-9058

2.      Properties involved in the Application

(a)      Civic Address:                2689 - 164 Street

(b)      Civic Address:                2689 - 164 Street  
            Owner:                        0715460 B.C. Ltd.

Director Information:

Alan Baumann  
Richard DeGroat  
Marten Van Huizen

Officer Information: (as at June 14, 2007)

Alan Baumann (CFO)  
Richard DeGroat (President)  
Marten Van Huizen (Secretary)

PID:                                017-697-875

Lot 1 Section 24 Township 1 New Westminster District Plan LMP3424

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b)      Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.0 ac
Hectares	0.4 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	20.6 - 24.4 m
Range of lot areas (square metres)	656 - 997 m
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	10 upha      4 upa
Lots/Hectare & Lots/Acre (Net)	17 upha      7 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO