

Proposal: OCP Amendment from Suburban to Multiple Residential. NCP amendment from High Density Residential 30-45 upa to 30-60 upa. Rezoning from RA to CD and Development Permit to allow for 2 apartment buildings.

Recommendation: Approval to Proceed

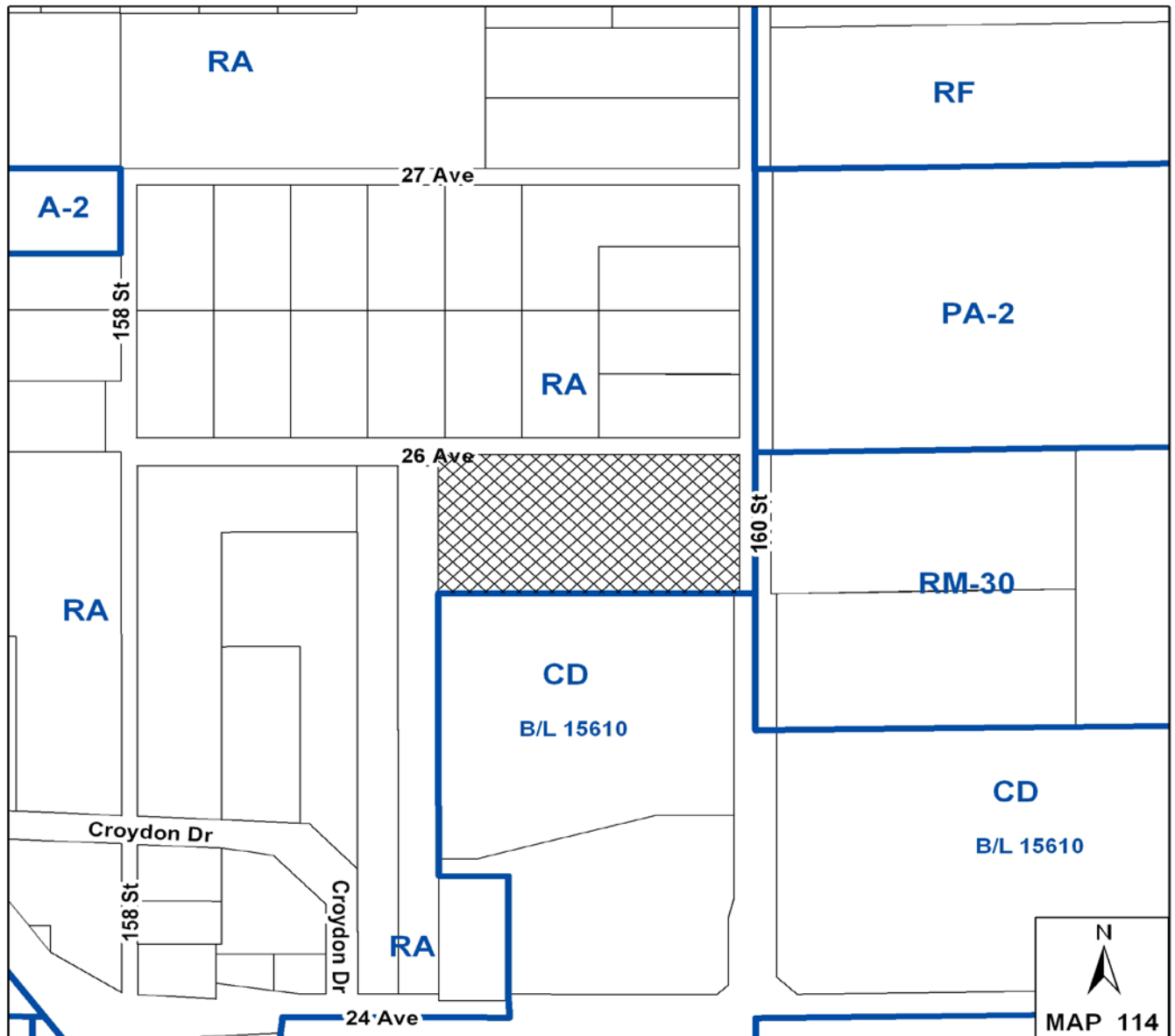
Location: 2599 - 160 Street

Zoning: RA

OCP Designation: Suburban

LAP Designation: High Res Density 30-45 upa)

Owner: Amacon Development (Morgan Heights) Corp.



PROJECT TIMELINE

Completed Application Submission Date: April 10, 2006
Application Revision & Re-submission Date: August 2006
Planning Report Date: October 16, 2006

PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Multiple Residential;
- an NCP amendment from High Density Residential 30 - 45 upa to High Density Residential 30 - 60 upa;
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of two (2) apartment buildings with a total of 242 units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by redesignating the site from "Suburban" to "Multiple Residential" and a date be set for Public Hearing (Appendix IX).
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 property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7906-0153-00 in accordance with the attached drawings (Appendix III).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, land acquisition for drainage detention and rights-of-way where necessary, are addressed as per the Morgan Heights Neighbourhood Concept Plan (NCP) to the satisfaction of the General Manager, Engineering;

- (b) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (c) compensate for the deficiency of indoor amenity space;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) final approval of detailed habitat compensation by the Department of Fisheries and Oceans; and
 - (f) completion of required acquisition by the City of off-site lands and completion of construction and maintenance agreements for parks and drainage infrastructure required for habitat compensation, park acquisition and drainage detention in Area A as per the Morgan Heights NCP and in accordance with City Policy.
6. Council pass a resolution to amend the Morgan Heights (Stage II) Neighbourhood Concept Plan upon final adoption of the Rezoning as follows:
- (a) redesignate the site from High Density Residential 30 - 45 upa to 30 - 60 upa (Appendix XIV); and
 - (b) supplement the conceptual habitat compensation plan (Appendix XI) shown in the NCP with the final habitat compensation plan to be approved by the Department of Fisheries & Oceans generally as per Appendix XIII).

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as per the requirements identified in North Grandview (Area #1 - Morgan Heights) NCP and as per the attached summary (Appendix IV). A Servicing Agreement will be required

Parks: No concerns (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 30 students
 Secondary students = 16 students
 Total new students = 46 students

School Catchment Area/Current Enrollment/School Capacity:

Sunnyside Elementary School = 257 enrolled/290 capacity
 Semiahmoo Secondary School = 1,674 enrolled/1,300 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 = 0 students
 Secondary students = 48 students
 Total new students = 48 students

Approved Capacity Projects and Future Space Considerations

A new elementary school has been approved for acquisition. The Ministry is considering a capital plan proposal for the purchase by the School District of a new secondary school to relieve projected shortfall.

(Appendix VI)

Department of Fisheries and Oceans:

Support (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling.
- **Significant Site Attributes** Watercourse along 160 Street.
- **East:** Across 160 Street, future townhouse site, under Development Permit Project No. 7905-0302-01, designated Medium-High Residential Density in the Morgan Heights NCP.
- **South:** Site of Home Depot, zoned CD, designated Commercial in the Highway 99 Corridor Plan.
- **West:** Site of proposed Morgan Crossing mixed-use development, currently at second reading under Development Application No. 7906-0137-00, zoned RA, designated Commercial/Industrial in the Highway 99 Corridor Plan.
- **North:** Single family homes on large lots. The site is under Development Application No. 7906-0097-00, which is under review. These sites are zoned RA, designated Medium and Medium-High Residential Density in the Morgan Heights NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Needs amendment from Suburban to Multiple Residential.

NCP Designation: Complies with required high density land use. Needs amendment to High Density Residential 30 - 60 upa to increase the maximum units per acre.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed unit density exceeds the maximum 45 upa outlined in the North Grandview Heights Area #1 (Morgan Heights) NCP, thus, an amendment to the NCP is required. However, the proposal complies with the floor area ratio (FAR) of 1.3 under the RM-45 Zone. In other words, the total maximum floor area proposed is consistent with the maximum allowable in the NCP.
- The proposed amendment is to increase the maximum upa from 45 upa to approximately 60 upa.
- The surrounding proposed land uses are intensive. Because of the proposed 84,531 sq.m. (910,000 sq.ft.) of commercial and mixed-use to the west and the future Home Depot to the south, the increase in unit density is in keeping with the character of the immediate area, the Highway 99 Corridor Plan and the Morgan Heights NCP.
- The applicant is able to accommodate more units by making them smaller; however by employing underground parking, the overall open space is maximized. The result is a very positive site design.
- In addition to this, the approved townhouse projects (7905-0307-00 and 7905-0310-00) to the east achieved the low end of the density designations outlined in the Morgan Heights NCP.
- Because of the surrounding context and proposed CD Zone, staff is supportive of the amendment to the NCP.

DEVELOPMENT CONSIDERATIONS

- The subject site is located in the Morgan Heights Neighbourhood Concept Plan and is designated "High Residential Density (30 - 45 upa)". The NCP was approved by Council on September 12, 2005.
- According to the Morgan Heights NCP, high density residential uses are proposed to be located east of the Highway 99 business corridor and surrounding the new commercial core at 24 Avenue and 160 Street.
- The site is situated west of 160 Street, closer to the Highway 99 corridor, directly north of the future Home Depot and is 1.70 ha (4.2 ac.) in area.
- The subject site is designated for the highest density use in the Morgan Heights NCP which is for apartments at 30 - 45 units per acre.
- This site is also situated directly east of an in-stream development application No. 7906-0137-00 ("Morgan Crossing Development Corporation"). The proposed Morgan Crossing development is for a mixed-use lifestyle centre consisting of retail, office and residential uses at 24 Avenue and Croydon Drive in the Highway 99 Corridor and Morgan Heights NCP. The total gross floor area proposed is approximately 84,531 square metres (909,920 sq.ft.).

- The development proposal is for two, 4-storey apartment buildings with a total of 242 units and a unit density of 142 upha (58 upa).
- The development proposal is reflective of the "Multiple Residential 45 Zone (RM-45)" in terms of floor area ratio, maximum building height and site coverage. The primary difference is the increase in unit density to a maximum of 142 upha (58 upa).

CD Zone

- The proposed CD Zone is based on the "Multiple Residential 45 Zone (RM-45)".
- The CD Zone is consistent with all provisions of the RM-45 Zone with the exception of the increase in unit density from 45 upa to 58 upa. The maximum floor area ratio of 1.30, a maximum lot coverage of 40%, setbacks and other requirements are generally consistent with the RM-45 Zone.

NCP Environmental Habitat Compensation Requirements

- There is one (1) watercourse located on the eastern portion of the site along 160 Street. A portion of this watercourse is located within the City required road widening. The Morgan Heights NCP also identifies a watercourse along the southern boundary of the site. Subsequent to the identification of this watercourse in the NCP, the watercourse was filled in. While the applicants were not responsible for debilitating this watercourse, they are nonetheless required to compensate for the loss of habitat the watercourse provides.
- The Grandview Heights Area #1 (Morgan Heights) NCP establishes the requirement for environmental protection and compensation, which is to be implemented and finalized in a detailed way at the development application stage.
- The fundamental premise of the proposed approach for protection of habitat under this NCP is that habitat areas lost to development would be compensated by the creation of new, and more valuable replacement habitat developed in this area. These new habitat areas would replace habitat which may have more limited value (i.e. road side ditches to be eliminated in the future due to required road upgrading), and would establish new contiguous habitat zones that could be better integrated with passive parks, existing retained creeds, required drainage ponds, and protected tree stands. In this way, a habitat balance would be restored and multiple benefits could be realized.
- Based on this premise, a preliminary, conceptual Habitat Balance (Losses vs. Gains) and Compensation Plan was prepared by Phoenix Environmental as a basis for future planning, and was included in the NCP. The conceptual plan is based on habitat balance of a 1:1 ratio, and was presented to the Department of Fisheries and Oceans (DFO) prior to completion of the NCP. While DFO representatives did not provide final approval due to the necessarily conceptual level of information at that time, DFO did agree to consider this approach and principle of maintaining a habitat balance in order to off-set protected habitat which may be eliminated. The need for future work and details at the development stage were noted in the NCP to complete this habitat balance requirement.

- Detailed planning is on-going to address the habitat compensation and balance requirements in this NCP. Morgan Heights Development Corporation has been working to confirm the required habitat balance in Area B, which includes all of the land east of 160 Street (Appendix XII). A second group of developers, including the subject developer, has been actively working with City staff and DFO in Area A, which is located west of 160 Street to address similar habitat balance requirements. Additionally, as some of the new habitat is proposed on City park land, further discussions are being held to clarify financial compensation requirements associated with establishing these encumbrances on City land.

Morgan Heights "Area A"

- The developers in Area A, including Polygon, Amacon, Adera, and Equitas, have retained Phoenix Environmental Services to prepare an environmental Habitat Compensation and Balance Plan. The plan includes the creation of new habitat within a passive park space and within some future development lands. The plan has been reviewed by DFO and City staff and vetted through the Environmental Review Committee (ERC). On the strength of the creation of larger, contiguous, and more valuable habitat zones, DFO has agreed to a minimum habitat balance ratio of approximately 1.2 to 1, to compensate for habitat lost.
- Through a collaborative effort with Phoenix Environmental, City staff, the Department of Fisheries & Oceans and developers, a required Habitat Balance Plan has been developed to a satisfactory level to proceed to a more detailed stage. The plan is based on the 1.2 to 1 ratio prescribed by DFO, and will be achieved through a variety of means, including (Appendix XII):
 - Utilization of Best Management Practices for storm water management whereby, storm water can be controlled without compromising the habitat compensatory value of the land;
 - Utilizing portions of City Parkland for new habitat and integrating this with passive park spaces and required drainage detention facilities;
 - Creation of contiguous habitat areas within private townhouse developments; and
 - Achieving an overall habitat balance over the entire NCP Area, utilizing any available surplus in either Area A or B.
- Overall, this approach is expected to allow developments within Area A to realize development as per the NCP.

NCP Habitat Balance and Drainage Implementation Requirements

- In accordance with the NCP, the City must have all lands required for drainage detention secured prior to final approval by Council. The developer is working with another developer, Polygon, to secure the site required for both drainage detention and habitat compensation. This land must be conveyed to the City prior to final adoption by Council. The applicant is aware of this requirement.
- As noted above, use of City land for habitat compensation works must comply with City Policy No. P-15 (Appendix XIII).

- As part of the discussions around financial compensation value, habitat areas must have maintenance and infrastructure agreements in place, including bonding and/financial security, prior to final approval by Council.

PRE-NOTIFICATION

Pre-notification letters were sent on May 10, 2006 and staff received no comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the review and pre-notification process of this application.

DESIGN PROPOSAL AND REVIEW

- The development proposal is for two, 4-storey apartment buildings which wrap around the site with an amenity building in the middle along the southern boundary.
- A total of 242 units are proposed, consisting of 76 one-bedroom units, 144 two-bedroom units and 22 three bedroom units.
- Underground parking is proposed with single access.
- The design of the buildings are modern and urban in nature. The buildings have flat roofs with articulated flat-roofed gables. The exterior building materials consist primarily of hardi-panel and vinyl siding with wood fascia trim and wood shingles for accent materials.
- A substantial outdoor open space area is proposed. The area provided for outdoor amenity is in excess of the required 726 square metres (7,815 sq.ft.).
- Both the outdoor and indoor amenity areas are central to the site. The amenity areas will be shared by both buildings and include open areas, landscaped areas, an outdoor pool, gardens and a large indoor amenity building.
- The area of the indoor amenity building is slightly less than the required 726 square metre (7,815 sq.ft.) at 669 square metres (7,200 sq.ft.). The applicant is required to compensate for the minor deficiency of 57 square metres (613 sq.ft.) as per City Policy No. O-48.
- Landscaping plans have been received and are generally acceptable, but have yet to be approved by the City's Landscape Architect pending the receipt of further details. The landscaping includes heavy landscaping including a mix of shrubs, trees and open lawn areas and also includes an entrance feature along with decorative open picket style fencing. Prior to final approval, a landscaping plan must be submitted to the satisfaction of City staff.

ADVISORY DESIGN PANEL

- The project was reviewed by the Advisory Design Panel (ADP) on July 13, 2006. A summary of the ADP comments is provided in Appendix VIII).
- The character of the building is a regional West Coast "modern" vernacular is generally well received by the panel and the client has addressed suggestions by the Panel. Some of the responses by the developer to the ADP suggestions include:
 - The client has added a wood element by way of brackets
 - Corner entries have been raised slightly for visual interest
 - Hardi-plank will make up the majority of the fascia, leaving only recessed areas in vinyl.
- The colour scheme was well received and suggestions to add more brick to the front entrance of the building will be investigated by the client.
- The client has addressed the majority landscaping comments made by the ADP in a new landscaping plan. Final approval of the DP is contingent upon finalization of landscaping details and acceptance by the City's Landscape Architect.
- Resolution of minor outstanding design details will be required to the satisfaction of the City Architect prior to final approval.

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 Subdivision Layout, Site Plan, Typical Floor Plans and 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.	ADP Comments and Applicant's Response
Appendix IX.	OCP Map
Appendix X.	CD By-law
Appendix XI.	NCP Habitat Compensation Plan
Appendix XII.	Amended Habitat Compensation Plan
Appendix XIII.	Habitat Replacement Policy (No. P-15)
Appendix XIV.	Grandview Heights (Area #1 - Morgan Heights) Neighbourhood Concept Plan - Approved Land Use Plan

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Engineering Summary dated October 27, 2006.

How Yin Leung
Acting General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (Based on RM-45 Zone)

Required Development Data	Minimum Required / Maximum Allowed (RM-45)	Proposed CD
LOT AREA* (in square metres)	n/a	n/a
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	45%	40%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (126 Street)	7.5 m	7.5 m
Rear (West)	7.5 m	7.5 m
Side #1 (North)	7.5 m	7.5 m
Side #2 (South)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	15 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		76
Two Bedroom		144
Three Bedroom +		22
Total		242
FLOOR AREA: Residential		104,151
FLOOR AREA: Commercial	n/a	n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	n/a	n/a
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 RM-45	Proposed CD
DENSITY		
# of units/ha /# units/acre (gross)	111 uph/45 upa	142 uph/57.5 upa
# of units/ha /# units/acre (net)		
FAR (gross)	1.3	1.299
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	7,260 sq.m.	7,230 sq.m.
Outdoor	7,260 sq.m.	13,450 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	99	99
2-Bed	249	249
3-Bed		
Residential Visitors	48	48
Institutional		
Total Number of Parking Spaces	396	396
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

