

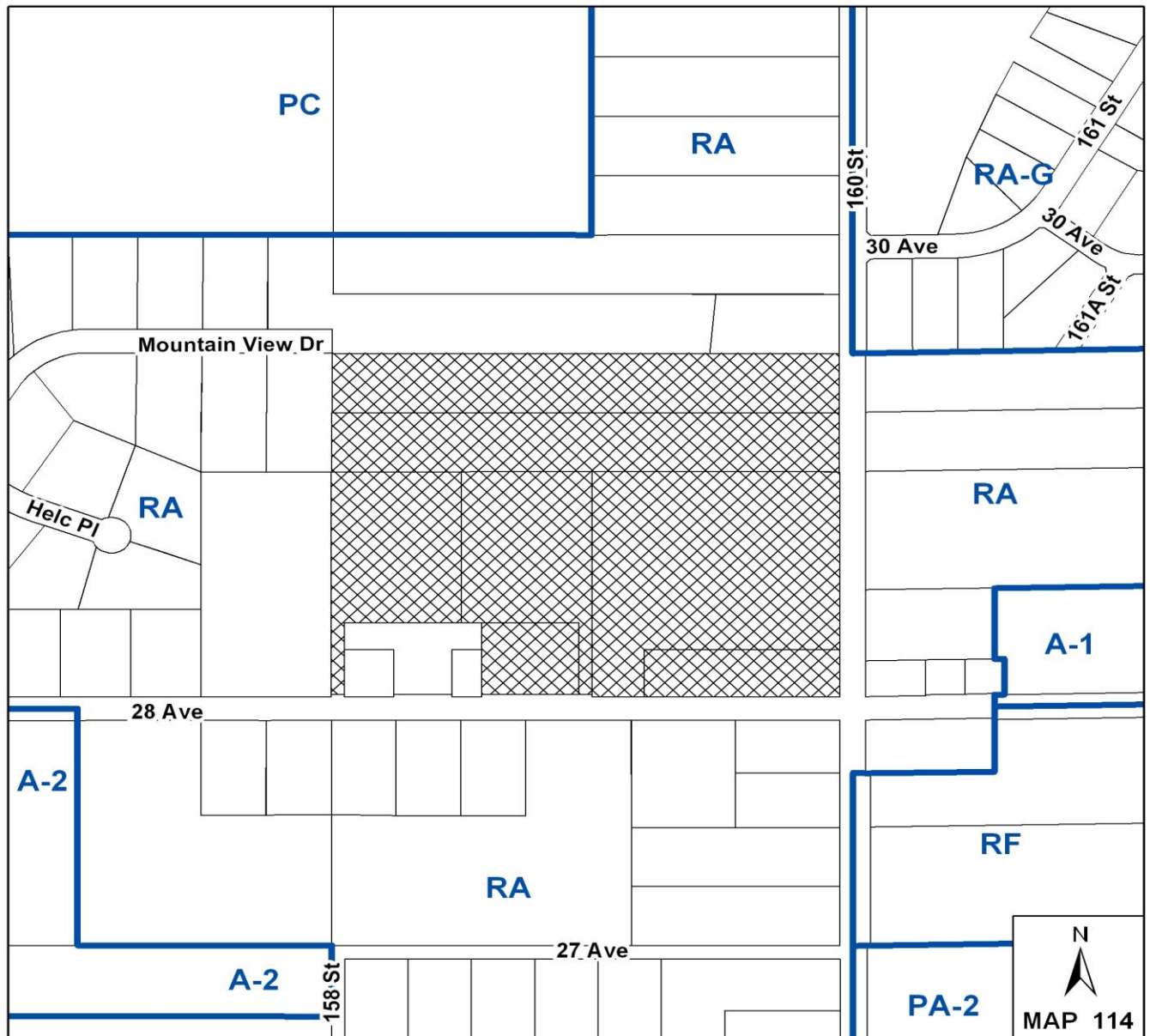
Proposal: NCP Amendment to adjust the location of a proposed elementary school site and the surrounding road network.

Recommendation: Approval

Location: 15900 Block of 28 Ave. **Zoning:** RA

OCP Designation: Suburban

NCP Designation: Cluster Housing & Elem. School **Owners:** 0751931 BC Ltd. et al



PROJECT TIMELINE

Completed Application Submission Date: May 3, 2006
Application Revision & Re-submission Date: February 22, 2007
Planning Report Date: July 9, 2007

PROPOSAL

The applicant is proposing an NCP amendment to adjust the location of the proposed Elementary School site in North Grandview and the surrounding road network.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council pass a resolution to amend the North Grandview Heights NCP Area Plan to adjust the future elementary school and surrounding road network as per the attached layout (Appendix VII).

REFERRALS

Engineering: The Engineering Department has no objection to the proposed NCP amendment on the basis that the amendment is supported by all affected property owners. Future servicing requirements will be applied at future subdivision and development stage (Appendix III).

Parks: No concerns (Appendix IV).

School District: The School District has been part of the consultation process and supports the amendment to the school site.

SITE CHARACTERISTICS

- **Existing Land Use** Single family residential on oversized RA lots.
- **Significant Site Attributes** A Class A unnamed watercourse, runs through 15915 and 15975 - 28 Avenue.
- **East:** Across 160 Street, single family residential on oversized RA lots, zoned RA, designated Suburban in the OCP, designated Single Detached in the NCP.
- **South:** Across 28 Avenue, single family residential under application (No. 7906-0200-00) which is at Third Reading for 147 Townhouse units and rezoning to RM-30, currently zoned RA, designated Suburban in the OCP, designated Medium Density and Natural Area on the Morgan Heights NCP.

- **West:** Single family residential under application (No. 7906-0308-00), which is proposing cluster housing, zoned RA, designated Suburban in the OCP, designated Cluster Housing in the NCP.
- **North:** Single family residential on oversized RA lots, zoned RA, designated Suburban in the OCP, designated Cluster Housing in the NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Suburban.

NCP Designation: Cluster Housing and Elementary School in the North Grandview Heights NCP. Amendment proposed to adjust the school location.

DEVELOPMENT CONSIDERATIONS

Background

- The subject properties are currently zoned ‘One-Acre Residential (RA)’. The neighbouring properties to the east, west, north, and south are also zoned RA.
- These properties are located within the North Grandview Heights 2005 NCP amendment area. In 2005, there was an NCP amendment process that resulted in the creation of the school site. The NCP designates the properties as ‘Cluster Housing’ (6-8 upa) except for the area designated ‘Elementary School’
- The ‘Elementary School’ designation was established through consultation with various stakeholders, including the School District, as part of the finalization of the NCP. At the time of consultation, it was noted that the existing elementary school in the region (Kensington Prairie), which is located at the southeast corner of 32 Avenue and 168 Street, would be closed and another elementary school required. A new elementary school north of 28 Avenue and west of 160 Street was chosen as the appropriate location.

Proposal

- The School District proposes a minor adjustment to the location of the school site. The new site is in the same general location as approved in the amended NCP, but the site will abut 28 Avenue. The size of the school site (2.6 ha / 6.4 acres) remains generally as per the NCP. The main reasons for the relocation of the site include the following:
 - As a result of the school site relocation, the affected internal roads have been modified to provide appropriate internal traffic circulation for the area. The re-aligned roadways have been straightened and therefore, are an improvement on the existing alignment shown in the NCP;

- The School District has advised that there were limitations to acquiring the lands that would establish the school site as shown in the original NCP. The acquisition of the properties to the south was a more viable option;
- The shape and orientation of the original site presented site planning challenges in terms of grading and locations for school buildings, parking, drop-off area, and playing fields; and
- Agreement amongst all affected property owners has been achieved.
- The proposed relocation of the school site requires an NCP amendment. Although the proposed school site is similar to the original NCP, the amendment requires an adjustment to the surrounding road network, and reconciliation of the surrounding land use designation (Cluster Housing).
- All of the properties affected by this NCP amendment are owned by either the School District or Beech Developments Ltd., both of which endorse the NCP Amendment.
- The original NCP showed access to the school site was accessed from a local road. The proposed location of the school site will still have access from a new local road, but it will also have access to 28 Avenue, which is a major collector.
- The original NCP illustrated the linear park to be located south of the elementary school site along the sewer interceptor. The proposed relocation of this linear park still illustrates it to be south of the elementary school site.
- The proposed road network has been reviewed by Engineering and found to be acceptable to their standards. With respect to any potential safety concerns, Engineering is satisfied with the location of potential access points to the site as well as the location of a drop off zone.
- The surrounding lands are designated 'Cluster Housing' in the NCP. There is no change proposed to the 'Cluster Housing' designation except for the lands that are proposed to be designated as 'Elementary School'.
- The NCP amendment and future subdivision does not pose any negative impacts to the existing creek system (Wills Brook) that exists on the eastern portion of the subject site. The riparian protection area is not being affected by this proposal.

PRE-NOTIFICATION

Pre-notification letters were sent on April 10, 2007, and staff received no comments. However, a Public Information Meeting was held on April 23, 2007 and eighteen (18) residents signed in as an attendant of this meeting.

- The primary concern that was repeated throughout the meeting pertained to increased amount of traffic that would be generated in this area due to the school site.

(This school site was always intended at this general location in the NCP. A local road connection between 158 Street and 28 Avenue will provide local road access to the site, and ensure reduced impact on 28 Avenue).

A follow up letter was mailed out on June 19, 2007 to inform the surrounding residents of the proposed local road that connects 28 Avenue and 158 Street, as this was not part of the PIM that was previously held. At the time of writing this report, no correspondence had been received regarding the proposed local road.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Contour Map |
| Appendix III. | Engineering Summary |
| Appendix IV. | Parks Comments |
| Appendix V. | Summary of Public Information Meeting |
| Appendix VI. | Proposed NCP Amendment |
| Appendix VII. | Existing NCP |
| Appendix VIII. | Properties being acquired by Beech Development |

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 25, 2007.
- Soil Contamination Review Questionnaire prepared by Gary Williamson dated April 27, 2006.

How Yin Leung
Acting 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: Michael Sanderson, 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 Addresses: 15805, 15855, 15895, 15915 and 15975 - 28 Avenue;
2907 and 2933 - 160 Street

(b) Civic Address: 15805 - 28 Avenue
Owners: 0751931 B.C. Ltd., Inc. No. 0751931
Director Information:
Robert Murphy
Norman Porter

No Officer Information Filed

PID: 000-607-924
Lot 83 Section 23 Township 1 New Westminster District Plan 67264

(c) Civic Address: 15885 - 28 Avenue
Owners: 0751931 B.C. Ltd., Inc. No. 0751931
Director Information:
Robert Murphy
Norman Porter

No Officer Information Filed

PID: 003-437-388
Lot 46 Section 23 Township 1 New Westminster District Plan 64194

(d) Civic Address: 15895 - 28 Avenue
Owner: 0751931 B.C. Ltd., Inc. No. 0751931
Director Information:
Robert Murphy
Norman Porter

No Officer Information Filed

PID: 000-607-908
Lot 82 Section 23 Township 1 New Westminster District Plan 67264

(e) Civic Address: 15915 - 28 Avenue
 Owner: The Board of School Trustees of School District No. 36
 (Surrey)
 PID: 013-216-538
 East Half of the South Half Legal Subdivision 9 Section 23 Township 1 Except:
 Firstly: Parcel "A" (Reference Plan 7987) Secondly: South 33 Feet, New
 Westminster District

(f) Civic Address: 15975 - 28 Avenue
 Owner: The Board of School Trustees of School District No. 36
 (Surrey)
 PID: 002-228-271
 Parcel "A" (Reference Plan 7987) of the South Half of Legal Subdivision 9
 Section 23 Township 1 New Westminster District

(g) Civic Address: 2907 - 160 Street
 Owner: 0751931 B.C. Ltd., Inc. No. 0751931
Director Information:
 Robert Murphy
 Norman Porter

No Officer Information Filed

PID: 013-216-503
 South Half of the South Half of the North Half Legal Subdivision 9 Section 23
 Township 1 New Westminster District

(h) Civic Address: 2933 - 160 Street
 Owner: 0751931 B.C. Ltd., Inc. No. 0751931
Director Information:
 Robert Murphy
 Norman Porter

No Officer Information Filed

PID: 013-216-481
 North Half of the South Half of the North Half Legal Subdivision 9 Section 23
 Township 1 New Westminster District

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the North Grandview Heights Neighbourhood Concept Plan to redesignate a portion of the subject properties.

CONTOUR MAP FOR SUBJECT SITE

