



Corporate *NO: L006*

Report *COUNCIL DATE: May 13, 2002*

Regular Council -Land Use			
TO:	Mayor & Council	DATE:	May 8, 2002
FROM:	General Manager, Planning & Development	FILE:	6520-20 (Rosemary Heights)
SUBJECT:	Rosemary Heights West Neighbourhood Concept Plan – Overview of Changes		

RECOMMENDATION

The Planning and Development Department recommends that Council receive this report as information.

INTENT

The purpose of this report is to provide Council with information regarding amendments to the Rosemary Heights West Neighbourhood Concept Plan ("NCP") and the implications of such amendments, including changes in demand for school space.

BACKGROUND

At the Regular meeting of Council on March 25, 2002, Council requested that staff provide a report and presentation on changes that have taken place to the Rosemary Heights West NCP and on the in-stream applications in this NCP area. This report responds to Council's request.

DISCUSSION

Council approved the Rosemary Heights West NCP, comprising an area of approximately 50.2 hectares (124 acres), in July 1997. An amendment to the NCP was initiated in conjunction with the design of the 32nd Avenue interchange. This amendment, related to the realignment of 34th Avenue, was approved on November 16, 1998. The realignment acted to divert the road away from the most environmentally sensitive areas along Barbara Creek, to allow the road/stream crossing to occur at the narrowest section of the creek.

Rosemary Heights West NCP

The land use plan, approved by Council in 1998, is attached as Appendix I. The primary land use envisioned in Rosemary Heights West is residential uses, being primarily adult-oriented low and medium density housing, plus a limited commercial node.

The residential component was intended to consist of garden and mid-rise apartments along 152nd Street, townhouses along 150th Street and cluster housing abutting proposed open space along Barbara Creek, the Nicomekl River and the BC Hydro right-of-way. Residential uses would occupy approximately 23.5 net hectares (58 net acres) in the area. Pedestrian and bicycle paths were planned to link the natural areas with the development areas.

The table below documents the originally planned distribution of residential development and the projected population by type of housing.

Residential type	Gross Density	Projected No. of Dwellings	Projected Population
Cluster Housing	6 upa	433	1,428
Street oriented T/houses	10 upa	132	330
Garden Apartment	25 upa	322	644
Mid-rise Apartments	70 upa	210	368
Total Dwelling units		1,097	
Total Population			2,770

A small commercial component, located along 151st Street, south of 34th Avenue, is approximately 0.2 hectares (0.4 acres) in size and was intended to provide for a very limited neighbourhood commercial centre.

The remainder of the land (approximately 45% of the NCP area), located within the BC Hydro right-of-way, along Barbara Creek and the slopes along the Nicomekl River, are to be protected as open space.

The Rosemary Heights West NCP area was identified as an adult-oriented neighbourhood and, therefore, no school sites were included within the area.

Proposed NCP Amendments (In-Stream Applications)

To date, the Planning and Development Department has received and is processing, five development applications for properties in Rosemary Heights West. Of the five applications, four require amendments to the Rosemary Heights West NCP.

The following table summarizes the location and status of the four applications that involve NCP amendments.

The map attached as Appendix II illustrates the location of each of the applications:

Project No.	Location	NCP amendment Proposal	Status
7900-0232-00	3509,3533, & 3561-150 Street	From Townhouses and Cluster Housing to Single Family Residential Small lots.	Council approval: May 7, 2001
7900-0233-00	3520, 3530, & 3560-150 Street	From Townhouses and Cluster Housing to Single Family Residential Small lots and Townhouses or Cluster Housing.	Council approval: May 7, 2001
7900-0234-00	3444-150 Street	From Townhouses and Cluster Housing to Single Family Residential Small lots.	Council approval: May 7, 2001
7901-0203-00	3484-150 Street	From Townhouses and Cluster Housing to Single Family Residential Small lots.	Council approval: March 25, 2002

The fifth application (7901-0262-00 covering portions of 3520, 3530, and 3560-150th Street and 3501-152nd Street) does not require an NCP amendment. The detached strata homes, proposed in this application, fit the Cluster Housing designation of the approved NCP.

The proposed NCP amendments that have been approved by Council, to date, (i.e. the four applications referenced in the table) result in a land use concept that has single family residential small lots in the interior of the neighbourhood, surrounded by medium density residential development in the form of cluster housing and/or townhouses. As a result of these land use amendments, an alternative corridor for engineering services has been identified, located within the cluster housing area as a drive isle. Under the original NCP servicing plan, the engineering servicing corridor was to be located along the 15 metre creek protection boundary. As a result of the relocation of the servicing corridor, more trees will be retained in the neighbourhood and the environmentally sensitive creek protection area, delineated in the NCP, is better protected from damage during the construction phase.

A new road concept has also been incorporated in the NCP, involving P-looped public roads. This new design will improve emergency access to the area, given that 150th Street, as planned in the NCP, had the disadvantage of being a long cul-de-sac (Appendix II illustrates the amended NCP land use plan and street system).

NCP Amendment Public Consultation

A Public Information Meeting was held on November 21, 2000, that provided the public with an opportunity to comment on amendments to the NCP (the amendments presented at that meeting are generally consistent with the amendments that have now been approved by Council). This Public Information Meeting was triggered by three development applications, submitted on August 31, 2000, by one applicant (Chrisdale Homes Ltd.). Forty-one people were invited, representing the owners of the properties within the NCP, plus members of the steering committee of the NCP. Thirty people attended the meeting.

At the meeting, the applicant's consultant presented the proposed land use changes, subdivision pattern amendments and building design concept. A development concept for the lot at 3484-150th Street and other lots in the nearby area, which were not part of the three applications, were also discussed in the presentation at the meeting.

The comments gathered through the Public Information Meeting indicated that the majority of the attendees, including the steering committee members for the NCP, generally supported the NCP amendments.

Implications of the NCP Amendments

Land Use

As a result of the NCP amendments, it is projected that there will be 45 fewer dwelling units within the NCP area, resulting in a projected reduction of 82 people in the build out population of the area. This represents 3% of the total population originally projected for the NCP area. The applicants, proposing the amendments to the NCP, have advised that they are prepared to address any shortfall in amenity contributions that result from the reduced residential unit yield.

The following table documents the difference in unit yield and population resulting from the amendments that have been made to the NCP:

Existing NCP		Amended NCP			
No. Of Units	Projected Population	No. Of Units	Projected Population		
TH	132	330	51	128	TH
SF	0	0	106	350	SF
CL	433	1,428	363	1,198	CL
GA	322	644	322	644	GA
MRA	210	368	210	368	MRA
Total	1,097	2,770	1,052	2,688	Total
Unit difference		45 or 4% reduction		Unit difference	
Population difference		82 or 3% reduction		Population difference	

TH=town houses; SF=single family small lots; CL=cluster housing; GA=garden apartment; MRA=mid-rise-apartments

School Capacity

Although the proposed development is targeting adult only households, some families with school age children may also be attracted to the area, due to its single family detached building form. According to the School District, it is estimated that the five projects, currently being processed by the City, will add 50 elementary school students to

Morgan Elementary School, which is expected to open in September 2002. In addition, a new elementary school site is proposed, for acquisition in the future, to split the Morgan Elementary School catchment area. Regarding secondary school capacity, it is estimated that 22 students will be added to Semiahmoo Secondary School, which currently has 12 portables. (Appendix III).

For the safety of the school children crossing 152nd Street, a pedestrian crossing signal will be installed at 34th Avenue and 152nd Street, as part of the servicing of the first phase of residential development in the NCP. This will facilitate an easy and safe crossing by school-age children.

Servicing

The water, storm and sanitary sewer servicing strategies, outlined in the approved NCP, will be implemented, generally, as planned. The minor reduction, in projected unit yield, will not change the NCP servicing plan significantly.

SUMMARY

This report responds to Council's request for an overview of the Rosemary Heights West NCP and the implications of NCP amendments that have been approved, as part of the first development applications in the area. The amended land use concept has single-family residential small lots at the interior of the neighbourhood, surrounded by medium density residential development in the form of cluster housing and/or townhouses. The NCP amendments will result in an improved engineering servicing alignment, retention of more trees along the environmentally sensitive creek protection area and a better road system that improves emergency access to the area. Overall, 45 less dwelling units will be created, resulting in a 3% reduction in the build out population, a relatively minimal difference. The development applicants, who initiated the amendments, have agreed to provide amenity contributions, based on the original NCP dwelling unit projections, to ensure that the projects that were to be funded by the amenity contributions, will still be fully funded by developments in the NCP. Since there may be a higher propensity for the area to attract families with children, due to the

amendments, a pedestrian crossing signal will be installed at 34th Avenue and 152nd Street, in conjunction with the construction of the first phase of development within the NCP. This will facilitate safe crossing of 152nd Street by school-aged children. The potential of the area to generate school children is considered, by School District staff, to be manageable without significant changes to school plans for the Rosemary Heights area.

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AGA/kms/saw

Appendix I Approved NCP Land Use Plan and Road Concept

Appendix II Proposed Rosemary Heights West NCP Amendments to Land Use Plan & In-Stream Applications

Appendix III School District Comments

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