

Present:

Chairperson - Mayor Watts
Councillor Bose
Councillor Gill
Councillor Hepner
Councillor Hunt
Councillor Martin
Councillor Rasode
Councillor Steele
Councillor Villeneuve

Absent:**Staff Present:**

City Clerk
City Manager
City Solicitor
Deputy City Clerk
Deputy City Manager
General Manager, Engineering
General Manager, Finance & Technology
General Manager, Human Resources
General Manager, Investment & Intergovernmental Relations
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development

A. DELEGATIONS**1. Grandview Heights Neighbourhood Concept Plan Area 5A - Orchard Grove – Approval of Stage 1 Land Use Concept**

File: 6520-20, 0550-20-10 (NCP 5A - Orchard Grove)

Note: See Corporate R207 of the Regular Council - Public Hearing agenda.

The Manager, Area Planning and Development, South Division appeared before Council to provide an overview of Corporate Report R207.

- The area is 36 acres and there are over 50 individual property owners.
- The foundation of NCP 5A is based on the General Land Use Plan for Grandview Heights which is comprised of the following elements:
 - A wide transition buffer
 - Central Street & Greenway / Wildlife Corridor
 - Sensitive Interface and Density Transitioning
 - 24 Avenue Multi-use Pathway
 - Mixed Use Area in NCP 2
- In terms of process, the timeline for completing Phase 1 involved a series of open houses and public forums as follows:
 - **Oct. 2008**
 - **Plan Initiation:** Public Open House & Formation of Community Advisory Committee (CAC).
 - **Jan. – Oct. 2009**
 - **Background Work:** City Staff, Consultants & the CAC work to develop Land Use Concepts.

- **Nov. 2009**
 - **Land Use Concept:** Public Open House to present & obtain feedback from Community.

 - **Nov. 2009 – Jun. 2010**
 - **Work with Community and Stakeholders:** to resolve issues & refine Land Use Concept.

 - **Jul. 2010**
 - **Develop Preferred Land Use Concept:** Public Open House to obtain feedback on preferred Land Use option. General support was obtained and the preferred Land Use option was further refined.

 - **Sept. 2010**
 - **Completion of Stage 1:** Report to Council.
-
- The preferred Land Use Concept includes three parks totalling 7 acres. An existing orchard of 5 Acres will be integrated and preserved with the development of the area, lending to the name "**Orchard Grove**".
 - The projected population for the development is 1,600 to 3,000 people. The lowest density is along 26 Avenue. The massing and built form is complementary to the houses on 26 Avenue. Townhouses will have the highest density along 24 Avenue.
 - There is connectivity in terms of walkways and sidewalks.
 - The site for the elementary school is located in Area 2 and serves as a mid-point for the development. The school is a catchment area. The high school will be for the Grand View Heights area and will be the new school suggested by the School District. A School District representative shared that there is a request to the Ministry for capital funding for Area 2.
 - Under the Land Use Plan there were 7 principles used to create a complete and sustainable building development. The methodology behind the 7 principles is as follows:
 1. **Sensitive Integration with Surrounding Areas**
 - The area 5A interfaces with Morgan Heights and similar single family dwellings will be along 54 Street. The land use is complementary with land use Area #2.

 2. **Fostering Community Character & Identity**
 - Propose to have a traffic circle in the middle of the neighbourhood and there is a historical reference to an orchard. Neighbourhood shopping and a sense of place will be created. One unresolved issue involves too many roads and lanes in the Multi-family Residential Area – 24A Ave. The road network provides road access and network options and it is reasonable for multifamily. A more detailed review of this issue will be undertaken during Stage 2 to determine reasonable development blocks and other options.

3. **Local Everyday Services**
 - Commercial mixed use is proposed for the SE corner of the site.
4. **Inclusive, Safe, Healthy & Diverse**
 - In terms of land use, will be creating a variety of housing types. In Stage 2 will continue to develop design guidelines to promote the safety and diversity.
5. **Public Recreation & Social Interaction**
 - Three parks are being proposed and they are within a 400 metres walking distance. Consideration will be given to community gardens, benches, and play areas.
6. **Preserve Habitat & Natural Open Space**
 - Two of the three park sites are located in major stands of trees. Between the two areas are suggesting a green street.
7. **Protection of Ecological Resources**
 - Have proposed a wildlife corridor between 24 and 26 Avenue. An environmental assessment was done in 2008 and there are no fish bearing creeks in the area. Major stands of trees have been identified and many of them will be preserved. There are sustainable drainage and stormwater treatments to protect ecological resources for the area.

Planning Staff recommend that Council:

- Receive Corporate Report R207 as information.
- Approve Stage 1 Land Use Concept.
- Authorize staff to proceed to Stage 2 of the NCP.
- Authorize staff to receive and process development applications in Area 5A.

The following comments were made by members of Council:

- Concern was expressed over the City policy stating that for multi-family dwellings the minimum lot size is 2.5 acres; this development seems as if the minimum requirements for a multi-family site are not being met.
- The development seems to be more accommodating for vehicular traffic than pedestrian connectivity.
 - Staff shared that density for this development is no different than the requirements in other developments. Road networks and neighbourhood shaping will be taken into careful consideration. Planning will look at a reasonable size that will provide a human scale of street frontage but will be flexible with what works for the area.
- Given the volume of swales that are being utilized in newer developments, it should be more clearly defined who is responsible for swale maintenance after they are built.

- Concern was expressed with proceeding to individual development applications prior to Stage 2.
 - Staff explained that it is a long standing policy that after Stage 1 the City will start receiving applications and start processing them. Staff shared that any development application before Council will need to wait until Stage 2 is approved before final adoption can occur.
- Further clarification was requested regarding the streetscape on 24 Avenue. It was commented that from previous developments there were supposed to be significant corner features and they have not been done. As this NCP moves forward, hopefully it will be rectified. 24 Avenue is a fairly key linkage and staff was asked to pay attention to the area.
 - Staff shared that streetscaping will occur with Phase 2 and the corridor will be further enhanced. The mixed use residential development will be more than a strip mall. Linkages to the rest of the neighbourhood and will be done at a very human scale.
- It was commented that the roundabout should have a significant piece of public art.
 - Staff responded that Public Art will be worked out during Phase 2.
- Further clarification was requested regarding the management of design guidelines.
 - Staff advised appropriate design guidelines would need to be established and, at the project implementation phase, would need to be carefully monitored.

Council thanked staff for their presentation and noted that Corporate Report R207 will be reviewed during the Public Hearing Meeting at 7:00 p.m.

B. ITEMS REFERRED BY COUNCIL

C. CORPORATE REPORTS

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was

Moved by Councillor Villeneuve


Seconded by Councillor Martin

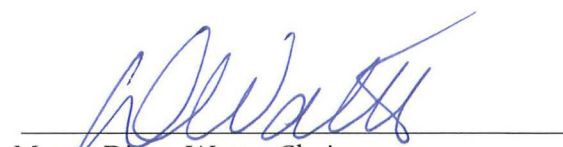
That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee adjourned at 5:20 p.m.



Jane Sullivan, City Clerk

Mayor Diane Watts, Chairperson