



Corporate Report

NO: C009

COUNCIL DATE: May 18/05

COUNCIL-IN-COMMITTEE

TO: **Mayor & Council** DATE: **May 12, 2005**
FROM: **General Manager, Planning and Development** FILE: **6520-20**
(North Grandview Heights)
SUBJECT: **Approval of the Stage 1 Component of the North Grandview Heights
Neighbourhood Concept Plan Amendment**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Approve the Stage 1 component of the proposed Neighbourhood Concept Plan Amendment ("NCP") for North Grandview Heights, as described in this report and as illustrated in Appendix I;
3. Authorize the proponents of the NCP amendment to continue to work with City staff to complete the Stage 2 component of the NCP Amendment for North Grandview Heights, based on the Stage 1 land use plan, including the resolution of outstanding land use issues identified in this report and the development of design guidelines, an engineering servicing strategy and a comprehensive financial plan that will provide adequate funding provisions for engineering servicing infrastructure, logical phasing, and community amenities;
4. Authorize staff to proceed with processing of development applications in the North Grandview Heights NCP Amendment area on the basis of conformity with the proposed Stage 1 Land Use Concept Plan (Appendix I) and that final approval of such applications be held pending completion of the Stage 2 component of the NCP amendment; and
5. Authorize the proponents and their consultants to present environmental information about the NCP amendment area to the Environmental Advisory Committee ("EAC") and address issues raised by the EAC as part of the work of the Stage 2 component of the NCP amendment.

INTENT

The purpose of this report is to:

1. Provide an overview of the Stage 1 component of the proposed NCP amendment for North Grandview Heights, including the process followed in preparing the plan, public consultation that has been undertaken and input that has been received as part of the Stage 1 planning process, and a description of the proposed Land Use Concept Plan;
2. Seek Council approval of the Stage 1 component of the NCP, including the proposed Land Use Concept Plan as the basis for more detailed planning necessary to complete the Stage 2 component of the plan; and
3. Provide Council with a summary of outstanding issues that will be addressed as part of the Stage 2 component.

BACKGROUND

The North Grandview Heights NCP was adopted in January 1999. The NCP, bounded by 176 Street on the east, Highway 99 on the west, 28 Avenue to the south and 32 Avenue to the north, is an area of approximately 339 hectares (838 acres) that was designated in the NCP, primarily for suburban One-Acre Residential and One-Acre Gross Density Residential uses. The existing cemetery, existing areas of one acre and one-half acre lots and the existing elementary school were acknowledged within the NCP and locations of proposed detention/sediment ponds and the proposed North Grandview Interceptor sewer line were identified. The NCP did not anticipate the construction of the Sanitary Sewer Interceptor line proposed through the centre of this plan area (which would serve all of the land south of the proposed alignment and east of approximately 168 Street) for 15 to 20 years.

On May 10, 2004, in response to numerous inquiries regarding the possibility of amending the North Grandview Heights NCP to allow for higher density residential development, Council considered Corporate Report No. R115 and adopted the following resolution:

"authorize staff to advise those whom it may concern that:

- (a) proposed amendments to the approved North Grandview Heights Neighbourhood Concept Plan ("NCP") may only be pursued at this time through the "Secondary Plan Amendment Process", as outlined in Surrey's Official Community Plan ("OCP"); and*
- (b) further, to enable City staff and the public to review any proposed changes to the NCP in a comprehensive manner, if an NCP amendment application is submitted, such application should include all of the properties whose*

owners are interested in pursuing an NCP amendment in respect of their property".

Subsequently, Southtrac Developments and Beech Developments submitted applications to amend the North Grandview NCP, related to the lands shown on the map attached as Appendix I to this report. While two separate applications have been received, they are being coordinated as one application review process, consistent with Council's May, 2004 direction. Both applicants have retained the same consultant to prepare the submissions and to conduct the amendment process.

DISCUSSION

The Proposed Amendment

As previously noted, the North Grandview Heights NCP area is bounded by 32 Avenue and 28 Avenue, 176 Street (Highway 15) and Highway 99. Appendix II shows the existing NCP Land Use Designation map for North Grandview Heights. Currently, the area is predominately zoned as suburban residential with some institutional uses (the cemetery and Kensington Prairie School), some pockets of agricultural land and some parkland.

The amendments, as currently proposed, would change the densities and uses over approximately 114 hectares (218 acres) of the land to the west of 168 Street in the North Grandview Heights NCP.

The proposed objectives and design principles for the NCP amendment promote the retention and enhancement of natural features in the area and the design guidelines will propose appropriate materials, massing and siting for all new development. The principles are discussed later in this report.

The proposed land use concept plan (Appendix I) identifies urban residential development at medium to low densities. Medium density residential (Multifamily 15-25 upa) is proposed between Highway 99 and 156 Street. The densities gradually decrease from west to east, including Cluster Housing (6-8 upa) and Single Detached residential (4-6 upa), between 156 and 164 Streets and Single Detached residential (2 upa) between 164 and 168 Street. A school site has been identified, northwest of the intersection of 160 Street and 28 Avenue, in consultation with the School District. The following is a comparison of the proposed NCP amendment with the current North Grandview Heights NCP:

- The existing North Grandview Heights NCP projects a total of 610 units with a population of approximately 2,000;
- The amendment area encompasses approximately three-fifths of the total North Grandview Heights NCP area (114 hectares/281 acres). The total number of units proposed in the amendment area is the range between 1,400 and 2,000 residential units, representing a density in the range of 5 to 7 upa, with a projected population of between 3,400 and 4,900 residents; and

- With the proposed amendment, the total North Grandview Heights NCP area will accommodate between 1,800 and 2,400 dwelling units and a total population of between 4,600 and 6,000.

The justification submitted by the proponents in bringing forward this amendment includes:

"Since the approval of the North Grandview Heights NCP in 1999, very little development has occurred in the NCP area despite the relatively good availability of servicing and above average residential market conditions. In addition, since the inception of the original NCP, considerable urban development has occurred to the north of this area in Rosemary Heights (both east and west of 152 Street) and in Morgan Heights. ... In addition to relatively limited market for larger lots, subdivision of the land into 0.4 ha (one acre) lots as per the current NCP designations is no longer environmentally, socially or economically viable, particularly when measured against an increasing public and municipal awareness of the need for more sustainable growth and development".

Appendix III provides a description of the character of the development around the amendment area and includes the following:

- Rosemary Heights Central NCP adjacent to the north and west of 160 Street is approved at 8.3 units per acre, including the existing Deer Run (on the northwest corner of 160 Street and 32 Avenue), which was approved for development at 7.8 units per acre and is actual built-out at a density of 5.9 units per acre;
- Morgan Creek, located northeast of 160 Street and 32 Avenue, is a development of single-family dwellings with an overall gross density of 2 units per acre, including the golf course lands. The golf course and 32 Avenue provide a separation between Morgan Creek and the North Grandview Heights NCP area;
- Rosemary Heights Business Park is adjacent to the west side of the NCP area and is focused on accommodating low impact businesses and will provide approximately 3,647 jobs as well as accommodate the potential for up to 98 live/work units at build-out;
- The Highway 99 Corridor NCP extends south of Rosemary Heights Business Park, along the east side of Highway 99, with the portion adjacent to the west side of the North Grandview Heights NCP proposed for Business Park/Light Industrial uses;
- The Morgan Heights NCP, which has received Stage 1 approval, is within the Grandview Heights General Land Use Plan that borders the North Grandview Heights NCP to the south. The conceptual land use plan for Morgan Heights proposes residential densities of up to 45 units per acre adjacent to the future large format commercial development, with the density gradually decreasing to up to 15 units per acre adjacent to 28 Avenue across from North Grandview Heights and west of 160 Street. Between 160 Street and 164 Street, along 28 Avenue, the densities range from a maximum of 8 to 10 upa. The areas immediately adjacent to North Grandview Heights will be designed to provide appropriate interfaces to the properties across

28 Avenue in North Grandview Heights. Further details on this transition area, including architectural guidelines, will be finalized during the Morgan Heights Stage 2 NCP process.

- To the east of 164 Street, along 28 Avenue, the residential densities currently being considered as part of the Grandview Heights General Land Use Plan process include suburban densities at up to 2 units per acre.

Planning Approach

The North Grandview Heights plan amendment process has been conducted as a coordinated application, pursuant to the City's Secondary Plan Amendment Process outlined in Surrey's Official Community Plan ("OCP"). Consultants were retained by the applicants to conduct the research, analysis and public consultation for this amendment process. These consultants also coordinated the work of environmental, design, transportation and landscape consultants to develop and refine the proposed North Grandview Heights NCP amendment.

Planning and Development staff coordinated input from various City departments, including Engineering, Parks, Recreation and Culture, the RCMP and Fire, as well as input from the School District. Consultation between School District staff, City staff and the applicants led to the selection of a future elementary school site.

Public Consultation

The public consultation process, to date, has included meetings with a Community Representative Committee (the "Committee") that consists of members from within and outside of the amendment area. This Committee met twice at the Morgan Creek Golf Course Club House to identify issues and present measures to address concerns.

The applicants held an initial public open house to present their proposals on January 27, 2005 at the Morgan Creek Club House. This open house was attended by approximately 200 people. Notice of this initial public open house was sent to all properties within the amendment area and to all owners within 100 metres of the amendment area and was advertised in local newspapers. Comment sheets were made available at the open house for those who attended to provide written comments. Comment sheets were received from 113 people, of which 68% were in support of the application.

Opposition to this amendment was voiced by residents east of 168 Street who were concerned that the initial notification had not been broad enough. The notification for the second public open house was extended to include all properties within the North Grandview Heights NCP plan area and 100 metres around the entire North Grandview NCP area, extending past 176 Street.

A second Public Open House was hosted by the City on April 13, 2005 at the Aston Pacific Inn. Approximately 250 people attended. Comment sheets were available at this open house for those in attendance to provide written comments.

After the second public open house it was noted that new owners in the subdivision of Morgan Acres, located on the east side of 160 Street in the vicinity of 30 Avenue, may not have received notice of the open house. In response, City staff sent out additional notification letters to all of these property owners and hand-delivered copies of the same letters to those already living in the area, which is currently without postal service. The additional notification to Morgan Acres included a plan of the amendment area, a questionnaire and noted an extension to the comment period to allow these property owners time to consider and comment on the changes proposed to the North Grandview Heights NCP.

A total of 447 comments sheets have been submitted, either at the open house or following the open house. These comment sheets represent 259 properties. Multiple comments sheets were submitted for many properties and in some instances, several comment sheets were submitted by the same person. In these instances, only one comment sheet was counted for each individual represented by a signature, and where the comment had changed, the most recently dated comment was recorded. Appendix IV illustrates the properties that have indicated either support for or opposition to the NCP amendment, based on the comment sheets received since the April 13, 2005 public open house.

Of the 259 properties for which comment sheets have been received, 162 are opposed to the plan. The key reasons cited for opposing the plan include:

- Residential density – some felt it was too low and others thought it was too high;
- Infrastructure capacity is too low, particularly for traffic, drainage/stormwater runoff, schools and hospitals;
- Natural areas and rural character will be lost;
- Noise will increase with density;
- Buffers are inadequate as a transition between existing one acre lots and new development;
- Commercial/multifamily use not appropriate at the northwest corner of 160 Street and 28 Avenue; and
- The NCP should not be changed. The NCP was adopted with a vision for a suburban neighbourhood in 1999 and many feel that the area should not be changed to allow for urban densities.

The most significant clusters of opposition to the NCP amendment proposal are from:

- Properties between 162 and 168 Streets, adjacent to the amendment area; and
- Properties east of 168 Street, to the east of the NCP amendment area.

Many of the responses from these areas also had the following consistent and often identical message: "Eliminate proposed increased density east of 160 Street – keep one acre gross density."

Those who supported the plan cited the green space proposed to be retained, landscaping, noise dampening measures, mixed density range, additional sidewalk and multi-use trails,

elimination of polluting septic fields and solutions to alternative access to properties off of 32 Avenue as reasons for their support.

Summaries of the written comments received from both open houses (January 27, 2005 and April 13, 2005) are available at the Planning and Development Department.

Response to Public Consultation

In response to the public consultation, the applicant has made the following changes to the NCP amendment proposal:

- The commercial uses have been removed from the plan. Specifically, a proposed commercial site on 28 Avenue at 160 Street has been removed; and
- The multi-family and seniors housing east of the cemetery was modified in density from 15-25 upa to Cluster Housing at 6-8 upa.

Responses to other issues raised through the public consultation process are discussed later in this report. It is noted that there is substantial opposition to this proposed amendment from outside of the amendment area. The basis for this opposition is that many of the property owners are of the view that the entire area should remain as a one acre residential neighbourhood. They have responded that all development should be restricted to that provided for by the currently approved NCP. While some could accept some higher densities west of 160 Street, many of the respondents do not support any increase in residential density in the area east of 160 Street. As shown on the Map attached as Appendix IV, the majority of these comments are from the area between 28 Avenue and 30B Avenue in North Grandview Heights, outside of the amendment area and to the south and west of the amendment area.

Staff has attempted to respond to all of the specific concerns, as set out in the following sections, and to address all issues raised. The issue remains, however, that a significant component of the opposition relates to any amendment that would increase residential density within the plan area.

Proposed Land Use Concept (Stage 1)

Land Use Plan Overview

The proponents submitted a Stage 1 NCP document that is available from the Planning and Development Department. This document outlines the vision and objectives for the NCP amendments as well as policies for residential development, buffering to adjacent development, schools, parks and open space, environmental management and tree preservation.

Planning Vision and Objectives

The vision for the amended NCP is "to build a residential community and balanced neighbourhood that include sustainable design features in harmony with existing homes and the natural landscape of North Grandview Heights".

The objectives for the NCP amendment area are:

1. To enhance neighbourhood character;
2. To provide new parks, trail networks, open spaces and amenities close to the neighbourhood;
3. To preserve important environmental features through conservation and innovative forms of development;
4. To provide a variety of housing choices;
5. To improve infrastructure systems and the transportation network in an environmentally responsible way;
6. To explore and implement sustainable development practices designed to create a liveable neighbourhood while minimizing impacts on both the environment and existing homes through natural and practical low-impact means;
7. To manage growth and to ensure adequate provision of facilities and amenities (including schools, parks, police and fire services) to cater to the needs of the existing and new population; and
8. To plan for adequate provision of services, including water, sanitary sewer, storm sewer, drainage facilities and other major utility infrastructure and roads, to meet the demand of existing and new developments by establishing service requirements, and staging and financing for the provision of services.

Residential Uses

This concept provides for a transition from medium-density to lower density residential development from west to east across the amendment area. The lowest densities are adjacent to the Agricultural Land Reserve. General policies have been proposed to address safety, landscaping and sustainable development features for stormwater management, and energy efficiency.

Single-family detached residential policies address transition lots, compatibility with existing homes and landscaping. Specifically, transition lots at a density of 2 to 3 units per acre are proposed in the area between 160 Street and 164 Street, where proposed lots will back onto existing suburban lots. This is discussed later in this report under *Interface, Buffer and Transitional Areas*. These transition lots will be designed with specific landscape buffers, as illustrated on Appendix V.

Multi-family and Cluster Housing policies address the intent to preserve natural areas and environmental features, such as the natural terrain, significant trees, watercourses and habitat to assist in retaining the rural character of the area and soil drainage conditions. The majority of the area where tree retention viability has been identified as "good" is within the area proposed for multi-family and cluster housing. Policies also address built form and site layout.

General Residential Design Guidelines

The character of the new residential housing is to complement and preserve the existing residential character of North Grandview Heights through design guidelines, which are to be developed as part of Stage 2. These design guidelines are to be based on the following ten principles:

1. Retain a maximum number of existing trees;
2. Retain the suburban characteristics of the area by encouraging the use of appropriate materials, architectural components and details to maintain and enhance the existing residential fabric in an overall cohesive character;
3. Retain the existing suburban standard for streets, vehicles, pedestrians and cycling circulation;
4. Encourage the development of a wide range of housing types;
5. Encourage the enhancement of the existing features of the overall area pertaining to water-courses, drainage, topography, existing vegetation, regional heritage structures, views and access to light;
6. Study the "edge" conditions and provide effective interfaces between the proposed development and the existing neighbourhood conditions, taking into consideration density and massing;
7. Propose yard setbacks to clearly indicate definition between public, semi-public and private spaces;
8. Propose a crime prevention program based on the siting of dwellings and their relationship to open areas and streets in the neighbourhood and immediate vicinity;
9. Propose solutions to minimize double fronting lots and, where not possible, identify measures to ensure single-family dwellings address all street frontages appropriately; and
10. Propose building design solutions that will minimize the reflection of noise to other nearby residential developments.

Interface, Buffering and Transition Policies

While design guidelines will be focused on addressing built form and siting of buildings, the Stage 1 report identifies additional measures to improve the interface between new development and existing development. These include the following:

1. A 12 to 15 metre wide buffer along 32 Avenue between the cemetery and 164 Street is to accommodate a berm to assist with noise attenuation, a multi-use trail, street landscaping and a buffer to new residences from traffic noise;
2. A 20-metre wide buffer is proposed between 164 and 168 Street to accommodate an environmental area for a watercourse and a multi-use trail;
3. A conservation buffer on private property of approximately 15 metres in width is proposed between existing and new development. The proposed transition single detached lots are to be deeper (45+ metres) to incorporate this buffer, while still providing a reasonable building envelope and usable back yard. This buffer is to provide additional distance between houses to incorporate existing trees on new lots. Two of the neighbourhood parks are also proposed between existing and new development. One of the buffers is the sewer interceptor right-of-way, just west of 168 Street, which is to be a linear park/multi-use trail. Detailed landscaping standards for buffers are to be developed as part of the Stage 2 work;
4. Larger transition lots at approximately 2 to 3 upa are proposed between the Single Detached (4-6 upa) development and existing one-acre residential development. There is to be a total depth of approximately 75 metres between new homes and existing houses, including the proposed 15-metre buffer. Appendix V illustrates the layout of houses where these transition lots are proposed;
5. Rear lot or side lots widths, that approximately match existing one-acre lots, are proposed adjacent to existing suburban residential lots. Appendix V illustrates this concept; and
6. New development, west of 162 Street and south of 30 Avenue, is to be half-acre gross density residential development to provide a transition between the existing half acre and one acre lots on the east side of 162 Street and the proposed higher density residential development farther to the west.

An additional area where buffers are needed to provide a reasonable interface is between the proposed Cluster Housing and existing One Acre Residential area currently under construction on the east side of 160 Street, in the vicinity of 30 Avenue. This transition will be addressed as part of the Stage 2 process.

Schools and Nearby Amenities

The Kensington Prairie Elementary School is proposed to be closed. The School District has requested that a new elementary school site be identified to serve increased development in the North Grandview Heights NCP amendment area, as well as the Morgan Heights areas. The proponents have secured land that is being designated as a future school site at the northwest corner of 160 Street and 28 Avenue. The school site is separated from 160 Street by a relatively wide environmental area. This location is acceptable to the School District. The school is proposed to be connected to the multi-use trail that traverses the North Grandview Heights neighbourhood. The secondary schools that will continue to serve this area include Semiahmoo Secondary School (148 Street and 18 Avenue) and Earl Marriott Secondary School (158 Street and

16 Avenue), and a future secondary school on a site to be determined within the greater Grandview Heights area. There is also a private school (Southridge School) located on 160 Street south of 28 Avenue.

Nearby amenities, in addition to parks and natural areas, which are described below, include the South Pointe Exchange Shopping area, the Semiahmoo Town Centre (including a library and recreational facilities), and the new commercial area to be developed within the Highway 99 Corridor Plan at 24 Avenue and 160 Street.

Parks and Open Space

The lands proposed for parks and environmental management account for approximately 19.2 hectares (47.4 acres). These areas include the setback areas from designated watercourses, green buffers along several streets and a multi-use recreational trail that connects the following three proposed active neighbourhood parks:

- A park approximately two acres in area is proposed between 156 and 160 Streets;
- A park approximately two acres in area is proposed between 160 and 164 Streets; and
- A park approximately three acres in area is proposed between 164 and 168 Streets.

Pedestrians and cyclists will be accommodated in the plan area by way of the multi-use trail and on sidewalks and pathways adjacent to streets. Appropriate design standards for these facilities will be established as part of the Stage 2 work.

In addition to these parks and open space areas, there are private landscaped buffers, enhanced two metre-wide sidewalks and some four metre-wide landscaped boulevards. Multi-family and Cluster residential developments will also be providing opportunities to retain natural areas on private property.

Noise Attenuation

Noise impacts on existing developments north of 32 Avenue, resulting from the new development in the North Grandview Heights NCP amendment area, were assessed by Brown Strachan Associates – Consulting Engineers in Acoustics. The net addition of direct and reflected noise to homes in Morgan Creek from new development in North Grandview Heights was found to be an approximate one to two decibel increase, which is not considered to be noticeable, especially considering the distance between the existing and proposed homes (between 127 and 157 metres, including the golf course).

In addition to the distance, a planted berm is proposed along the south side of 32 Avenue as part of a 15-metre buffer and multi-use trail, which will help to mitigate reflected noise from new homes on Morgan Creek or south from the proposed noise wall to the new homes in North Grandview Heights.

Heritage Features

An assessment of heritage resources in North Grandview Heights was undertaken and two heritage sites were identified in North Grandview Heights, which were both outside of the NCP amendment area. The main heritage features in the area include significant

landscaping, trees and the semi-rural character. Heritage features and strategies will be confirmed as part of the Stage 2 process.

Environmental Management

Several environmental studies were conducted for the area, which identified aquatic resources, potential wildlife and habitat areas and tree stand delineations. No species-at-risk have been identified in the area, but moderate-rated wildlife habitat was found adjacent to riparian areas. Environmental management policies are proposed to protect the natural watercourses and associated wildlife habitat. These policies also address opportunities to preserve additional natural areas through some sustainable design initiatives for handling stormwater and energy efficiency. Policies include minimizing stream crossings, maximizing pervious surfaces and implementing measures to protect habitat through fencing, signage, green corridors and re-vegetation with native species.

The tree assessment conducted for the NCP amendment area identified clusters of coniferous and mixed coniferous/deciduous trees with good to moderate retention viability, located predominately west of 160 Street. The land uses in this area are for cluster and multi-family residential development to provide greater opportunity to preserve these trees. Some linear stands of coniferous and mixed coniferous/deciduous trees are located between 160 Street and 164 Street, in the area proposed as Single Detached (4-6 upa). Some of these trees will be included in the private buffer of the transitional lots along existing suburban residential development. The remaining trees in the area were identified as either predominately deciduous with low retention viability or as general tree stands east of 164 Street where the average lot size is half acre. More detailed arborist assessments will be required at the time of application review for development of individual sites in the NCP amendment area to determine viable tree retention and to establish appropriate tree management and planting plans.

Planning Analysis

The North Grandview Heights NCP contains policies to retain the semi-rural character and density of suburban residential land uses. The proposed NCP amendments would change the densities for a portion of the land, west of 168 Street (114 hectares/218 acres) to urban densities ranging from medium-density close to Highway 99 to suburban densities of 2 upa east of 164 Street. The proposed objectives and design principles seek to retain the suburban character of the existing neighbourhood through the retention and enhancement of natural features, through the careful design of transition areas and through the use of design guidelines to provide appropriate materials, massing and siting of new development.

The City's OCP provides policies for NCPs. The proposed amendments to the North Grandview Heights NCP address each of the policy objectives outlined below:

- Encourages growth and development that effectively utilizes land and City resources, creating new opportunities to grow in ways that can enhance our neighbourhoods;

- Creates orderly and cost-efficient development by promoting a complete community, ensuring strategic capital investments to support the community and ensures stakeholder participation and support in local land use planning;
- Supports a compact urban development pattern and creates an identifiable neighbourhood by ensuring proper planning for schools, parks and stores;
- Provides a balanced range of choices in the type, tenure and cost of housing;
- Creates a safe attractive and people-friendly environment through the promotion of CPTED principles, thus enhancing the City's image; and
- Locates services and facilities close to residential neighbourhoods to create multi-purpose centres and minimize travel to larger commercial areas.

The proposed amendment to the North Grandview Heights NCP is compatible with the adjacent developments, either existing or proposed, to the north, south and west of the amendment area. The development proposed in the eastern portion of the amendment area is to be at suburban densities of 2 upa. The new residential uses, as proposed, will be well served with parks, an elementary school and multi-use trails and the additional density will support transit service to the area, where suburban densities cannot.

The proposed Stage 1 Land Use Plan responds to the majority of the concerns of the property owners within the NCP amendment area and includes measures to address existing adjacent suburban one-acre developments that are outside of the amendment area.

General Servicing Issues

The Stage 1 servicing plan report has been completed for the area. Maps for the transportation, sewer, water and storm services are contained in Appendix VI. The Engineering Department staff is satisfied that the servicing concepts, as proposed for transportation, water, sanitary sewer and storm drainage, will support the proposed land use plan. The following paragraphs summarize specific servicing issues that may impact the development schedule and final layouts:

Water

The NCP area lies within the 142 metre and 110 metre pressure zone. The 142 metre zone is supplied by the City's existing Grandview Pump Station, which does not have sufficient capacity to provide water for the new development. This will be addressed with system upgrades being designed for the Grandview Pump Station, scheduled for completion in 2007. Any interim water system upgrades that may be approved to facilitate phased development must be implemented at the proponents' expense.

Currently, the 110 metre pressure zone area is supplied via an existing PRV from the GVRD water main along King George Highway, which is near capacity. The proposed developments will be serviced through a new water main network from the Grandview Reservoir.

Sanitary Sewer

The area to the south of the proposed Grandview Heights Interceptor will be serviced by this interceptor. The area to the north (downhill) of this interceptor will be serviced by the existing Morgan Creek Pump Station sanitary sewer system; however upgrades to this system will be required.

The design and acquisition of key rights-of-way for the new Grandview Heights North gravity interceptor Phase 1, west of 160 Street, are currently being addressed by the City. It is **not** expected that the interceptor will be completed by the City within the required development schedule. If the proponent has a need to advance the City's construction program to meet development schedules, the proponent will be required to finance the construction of the interceptor up to 160 Street by way of a Development Cost Charge ("DCC") front-end agreement with the City.

Storm Drainage

Stormwater Management strategies are currently being reviewed and opportunities related to detention ponds, trunk sewers, low impact development and pump station upgrades are being evaluated. The current land use plan concept provides sufficient flexibility to accommodate the infrastructure likely to be proposed through the Stage 2 process.

Transportation

The densification proposed as part of this NCP amendment will generate increased traffic volumes in the area. To address this additional volume, a Traffic Analysis was completed for the North Grandview Heights NCP amendment and based upon an assumption that a partial interchange will be completed at Highway 99 and 24 Avenue as well as a full interchange at 152 Street on Highway 99. The results of this analysis indicate that the existing major grid road network (the R-91 network) will be sufficient to address traffic generation from development resulting from the proposed amended North Grandview Heights NCP with one road network change. 160 Street must be upgraded, north from 24 Avenue to 32 Avenue, to a Divided Arterial Road. An integrated traffic calming plan will be developed as part of the Stage 2 work.

Financial Plan

The work required to confirm the engineering servicing strategies will be undertaken as part of Stage 2. A financial plan and phasing strategy will also be completed as part of the Stage 2 component. The financial plan will identify the costs for each component of infrastructure and the anticipated DCC revenues that new development will generate toward that component, to ensure the financial viability of the NCP amendment. Refinements and proposed additions to the City's 10 Year Servicing Plan will be recommended. The details associated with the engineering servicing strategies, the costs related to the design and construction of these works and the best method for the NCP to finance the required infrastructure will be addressed as part of the Stage 2 component of the NCP.

Land Use Matters to be Resolved as Part of the Stage 2 Component

A number of land use and infrastructure issues will need to be resolved during the Stage 2 component of the NCP amendment process. The following is a summary of these outstanding matters. A detailed assessment of these matters and any resulting changes to the Land Use Plan and/or the circulation plan will be presented to Council in conjunction with the Stage 2 component of the NCP:

1. The proposed land use plan and environmental recommendations are to be considered by Surrey's Environmental Advisory Committee and any concerns and comments from this Committee will be addressed in the NCP amendment;
2. The Pedestrian/Bicycle/Multi-Use pathway routes will be refined to show the location of the paths along roads, the width of the paths, the linkages to the Pioneer Greenway within the Highway 99 Corridor, and the alignment of pathway along the interceptor. An acceptable local road alignment and inceptor pathway alignment to the east of 164 Street needs to be developed. Similarly, the circulation plan will address linkages and interconnectivity between cul-de-sacs and other internal roads to the main pedestrian/cycling routes (i.e., 160 Street);
3. The land use transitions must be refined to protect the adjacent agricultural lands (i.e. width and landscaping requirements). The transitions will be guided by City Policy No. O-23 "Residential Buffering Adjacent to the ALR/Agricultural Boundary";
4. The method of preserving natural areas in the Cluster Housing and Multi-family areas needs to be outlined. Similarly, the method to preserve, plant, and maintain buffers in single-family areas needs to be defined. Buffers between proposed Cluster Housing and existing single-family developments must also be addressed;
5. The local road configuration must be finalized to the satisfaction of the Planning and Development, Engineering, and Fire Departments. Emergency access and pedestrian walkways will be reviewed to ensure easy and convenient pedestrian access from the cul-de-sacs to all major pathways and destinations in the neighbourhood;
6. The general lot configurations must be resolved to ensure adequacy of ALR and privacy buffers and appropriate solutions for any unavoidable double-fronting lots;
7. Design guidelines are to be developed pursuant to the design principles provided as part of the Stage 1 Report and to address the above issues;
8. The requirements of the proposed school, including supporting infrastructure, will need to be confirmed between the City and School District as part of the Stage 2 process;
9. The storm detention ponds need to be integrated into the land use plans to support low impact development opportunities; and

10. Road standards will be reviewed to ensure opportunities for stormwater exfiltration and water quality treatment are captured where appropriate.

Next Steps

It is recommended that Council authorize the proponents to proceed, in consultation with City staff, to develop the Stage 2 component of the NCP amendment involving more detailed planning and analysis, as identified in this report and appendices and as summarized below:

1. Resolution of outstanding land use concerns as documented above;
2. Identification of detailed engineering requirements, including water, sanitary sewer, storm sewer, drainage facilities, other major utility infrastructure and the road network;
3. Preparation of a comprehensive servicing plan, which will provide solutions to servicing, transportation and other related matters;
4. Determination of a financial strategy to fund the infrastructure needed to support development in the area in accordance with City policy;
5. Development of a phasing plan for the logical development of the area; and
6. Completion of a review of required amenities to serve the area, including park acquisition analysis, park development costs, fire and police protection, library materials and the establishment of appropriate amenity contributions for the NCP area to be collected at the time of development of individual sites.

Various City Departments and external agencies will continue to be consulted during the development of the Stage 2 component of the NCP amendment. The complete servicing, phasing and financial plan will be presented to the public for review and comment before it is submitted to Council for consideration of approval.

If Council adopts the Stage 1 component, in keeping with past practice, it is further recommended that staff be authorized to review and process development applications for sites within the NCP amendment area provided that final application approval will be held pending completion of the final Stage 2 component of the NCP amendment, as described above.

CONCLUSION

It is recommended that Council:

1. Approve the Stage 1 component of the proposed NCP amendment for North Grandview Heights, as described in this report and illustrated in Appendix I;

2. Instruct staff and the NCP amendment proponents to complete the Stage 2 component of the NCP amendment for North Grandview Heights, based on the Stage 1 land use plan, including the resolution of outstanding land use issues identified in this report, design guidelines, an engineering servicing strategy, a comprehensive financial plan that will provide adequate funding provisions for engineering servicing infrastructure, logical phasing and community amenities;
3. Authorize staff to proceed with processing of development applications in the North Grandview Heights NCP area on the basis of conformity with the proposed Stage 1 Land Use Concept Plan (Appendix I), but that final approval of any such application be held pending completion of the Stage 2 component of the NCP amendment; and
4. Authorize staff to have appropriate consultants present to and receive feedback from the Environmental and Heritage Advisory Committees, if necessary, regarding the detailed Stage 2 findings.

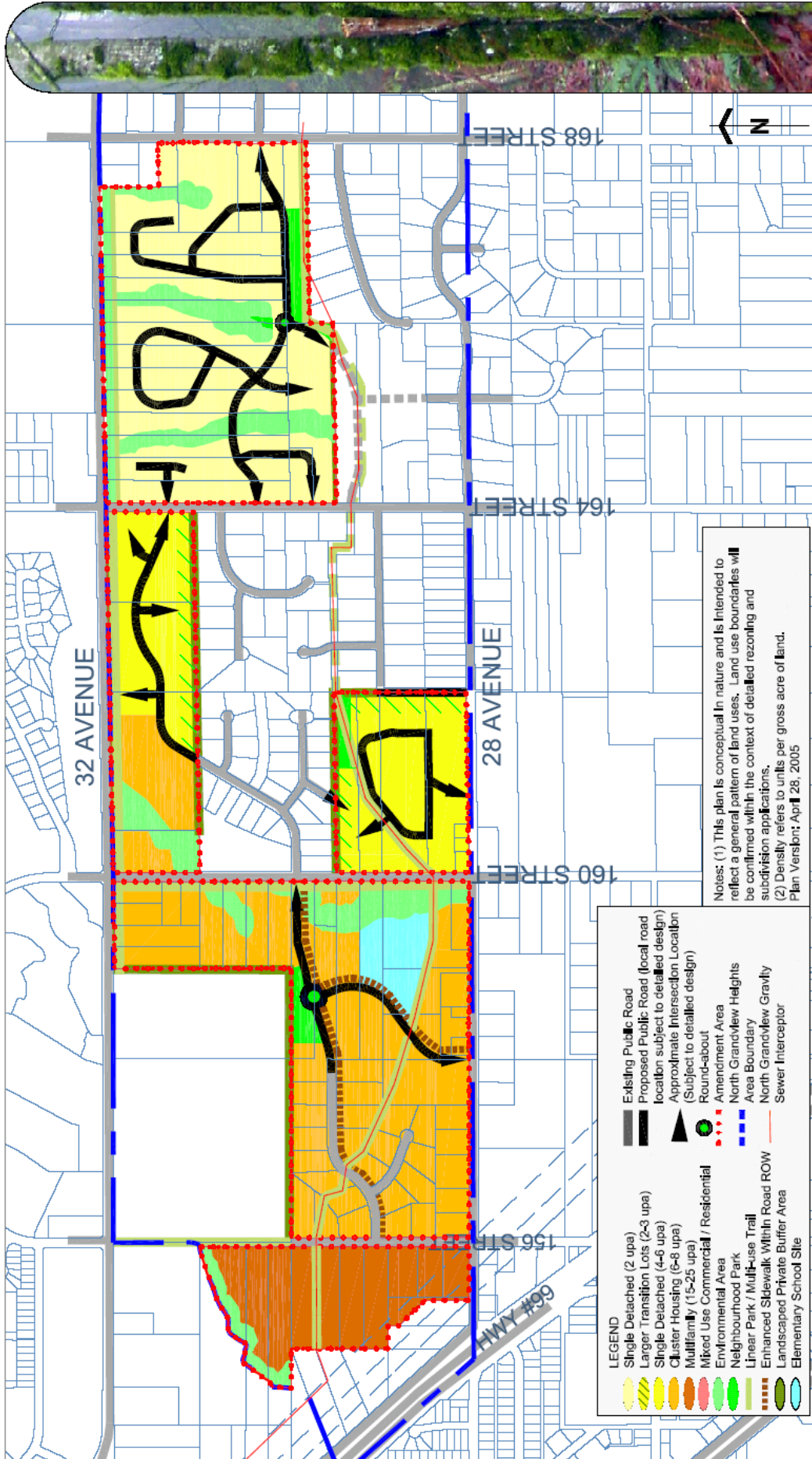
Original signed by

Murray Dinwoodie
General Manager,
Planning and Development

LG:saw

Attachments:

- Appendix I Stage 1 Amended Land Use Concept Plan
- Appendix II Existing North Grandview NCP
- Appendix III Surrounding Area Densities Map
- Appendix IV Results of April 13, 2005 Public Open House Comments
- Appendix V Transition Lot Buffers
- Appendix VI Preliminary Engineering Servicing and Transportation Drawings (Stage 1)



LEGEND

- Single Detached (2 upa)
- Larger Transition Lots (2-3 upa)
- Single Detached (4-6 upa)
- Cluster Housing (6-8 upa)
- Multifamily (15-25 upa)
- Mixed Use Commercial / Residential
- Environmental Area
- Neighbourhood Park
- Linear Park / Multi-use Trail
- Enhanced Sidewalk Within Road ROW
- Landscaped Private Buffer Area
- Elementary School Site

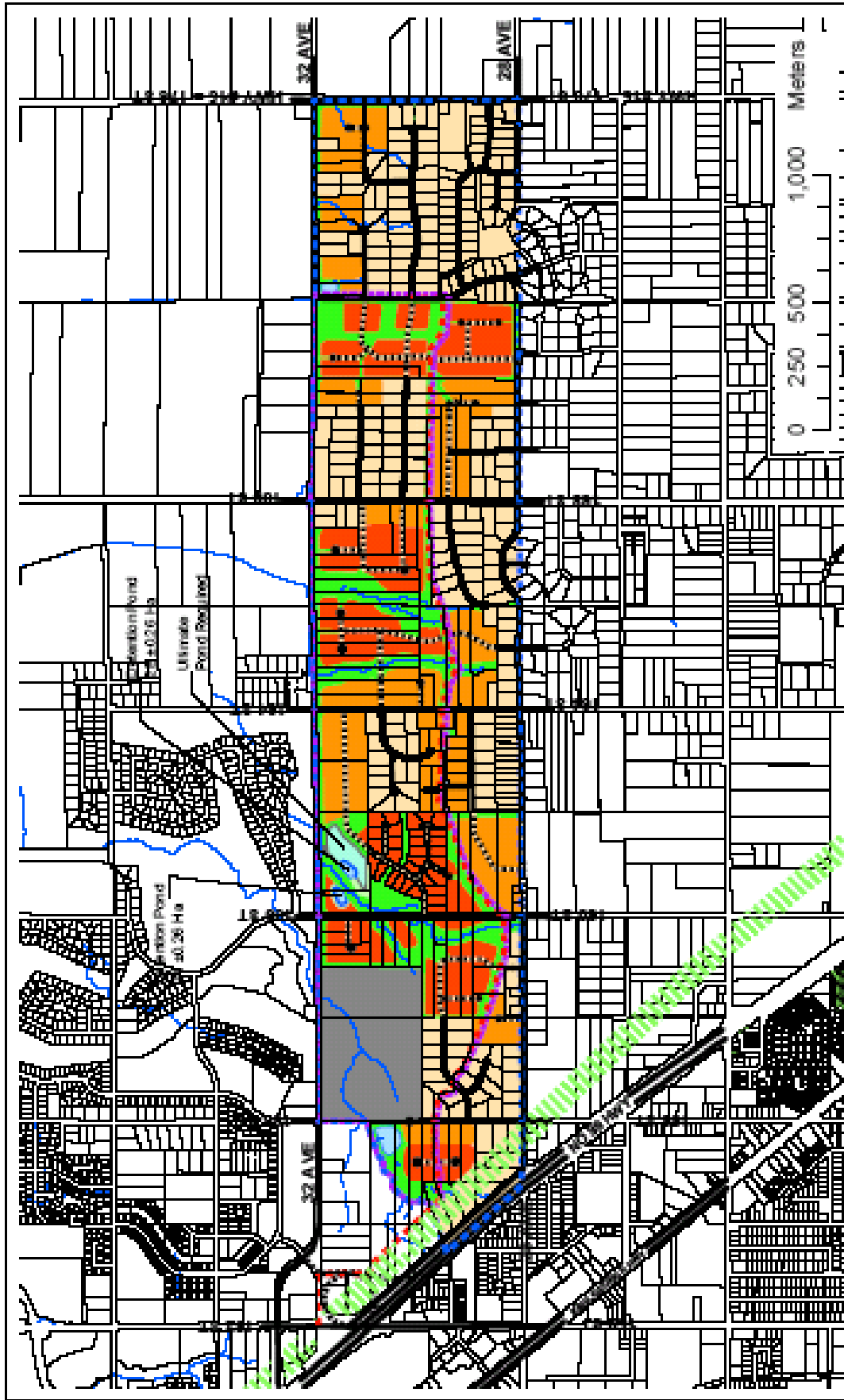
- Existing Public Road
- Proposed Public Road (local road location subject to detailed design)
- Approximate Intersection Location (Subject to detailed design)
- Round-about
- Amendment Area
- North Grandview Heights Area Boundary
- North Grandview Gravidy Sewer Interceptor

Notes: (1) This plan is conceptual in nature and is intended to reflect a general pattern of land uses. Land use boundaries will be confirmed within the context of detailed rezoning and subdivision applications.
 (2) Density refers to units per gross acre of land.
 Plan Version: April 28, 2005

**NORTH GRANDVIEW HEIGHTS
 NEIGHBOURHOOD CONCEPT PLAN**
 Beech Developments Inc. & Southtrac Holdings Ltd.

**proposed ncp land
 use concept plan**





Study Area Boundary

Plan Area-NCP Area Boundary

Proposed One Acre Residential (R-A)

Proposed One Acre Residential Gross Density (RA-G)

Proposed Open Space / Linear Open Space

Existing Open Space

Existing One Acre & Half Acre Lots

Existing Elementary School

Existing Cemetery

Proposed Detention / Sedimentation Ponds

Hydro Right of Way / One-way

Proposed North Grandview Interceptor

Creeks

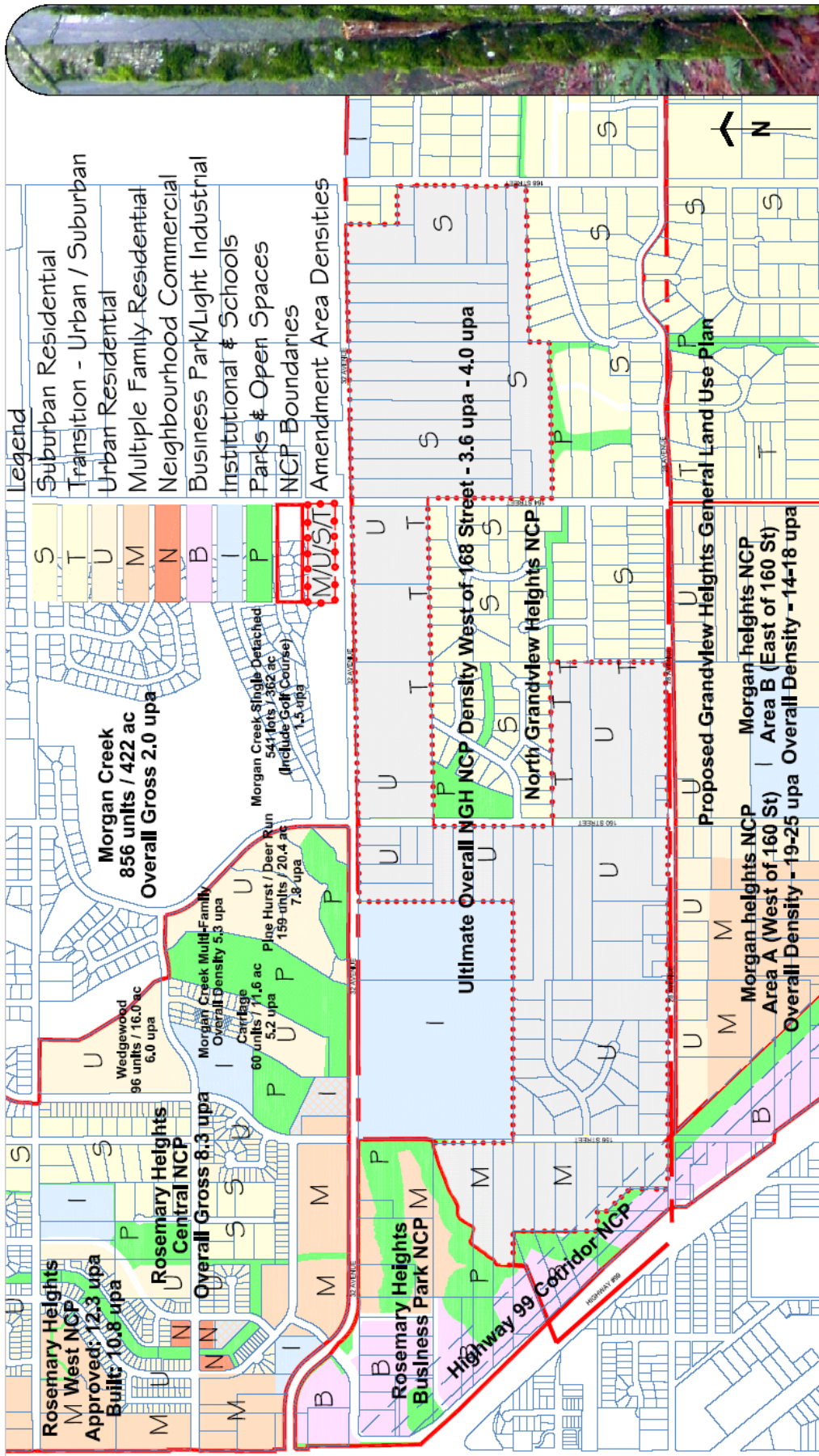
Existing Roads

Proposed Roads

This map is provided as a general reference only. The City of Sunnyvale makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

NORTH GRANDVIEW HEIGHTS LAND USE PLAN

Approved by Council: January 11, 1999 Amended Sept. 24, 2003

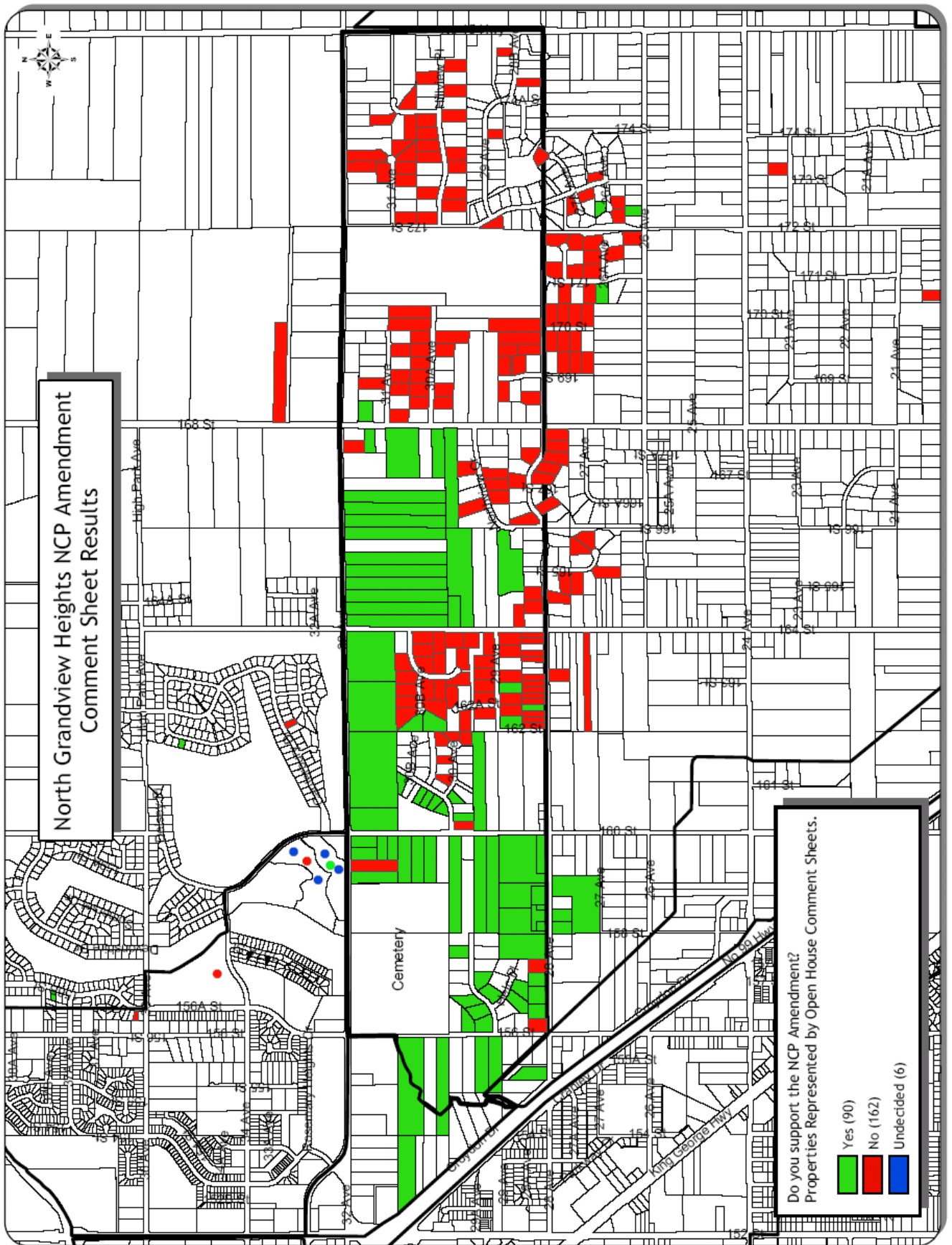


**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**

Beech Developments Inc. & Southtrac Holdings Ltd.

area densities

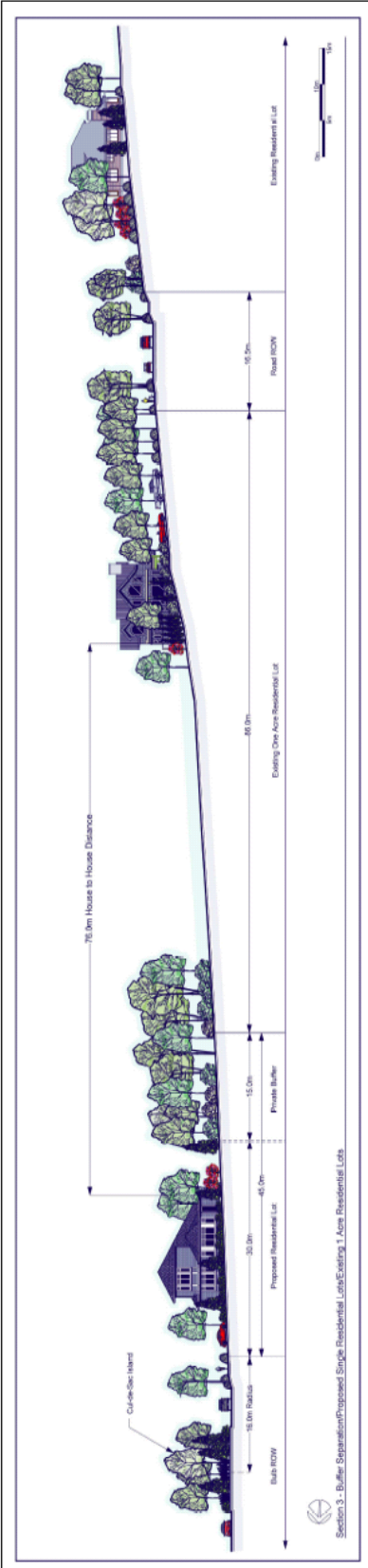
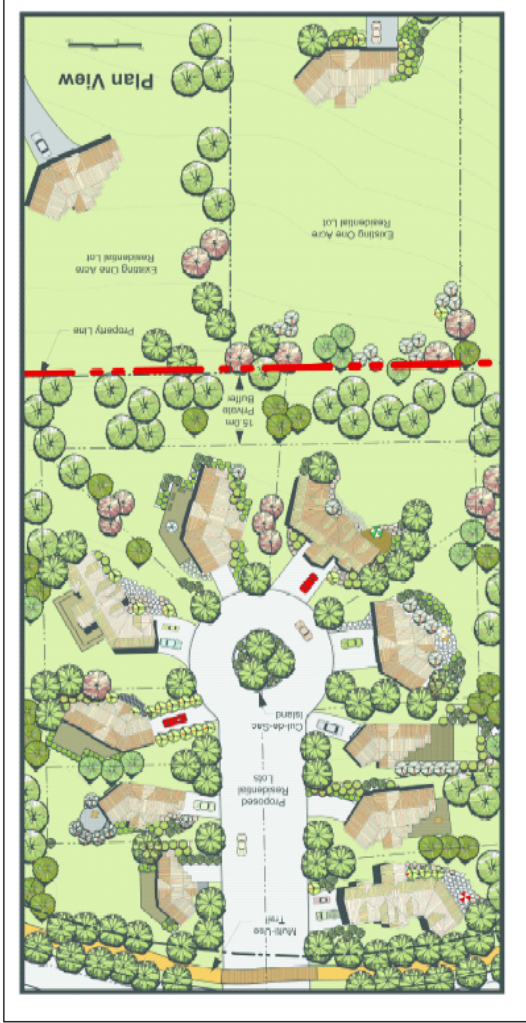
**APLIN
MARTIN
CONSULTANTS LTD**





transition buffer

A private buffer will be established to provide a transition from the existing one-acre lots (1 upa) to the proposed single family detached lots (4 - 6 upa). Transition lots will be at 2-3 upa density.

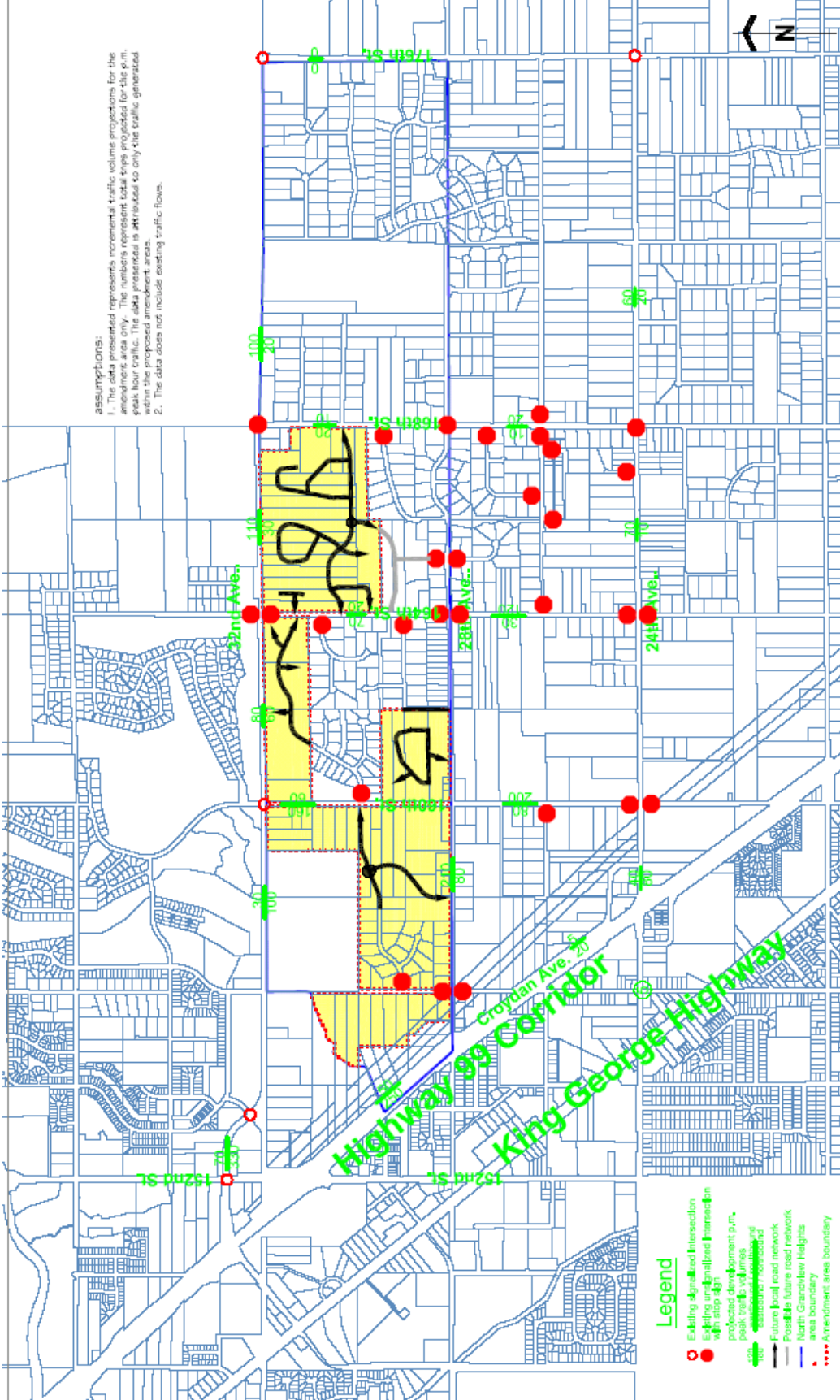


NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN

Beech Developments Inc. & Southtrac Holdings Ltd.

density transition





assumptions:
 1. The data presented represents incremental traffic volume projections for the amendment area only. The numbers represent total trips projected for the p.m. peak hour traffic. The data presented is attributed to only the traffic generated within the proposed amendment areas.
 2. The data does not include existing traffic flows.

- Legend**
- ◻ Existing signalized intersection
 - ◻ Existing unsignalized intersection
 - ◻ Proposed development p.m. peak traffic volume
 - ◻ Future local road network
 - ◻ Possible future road network
 - ◻ North Grandview Heights area boundary
 - ◻ Amendment area boundary

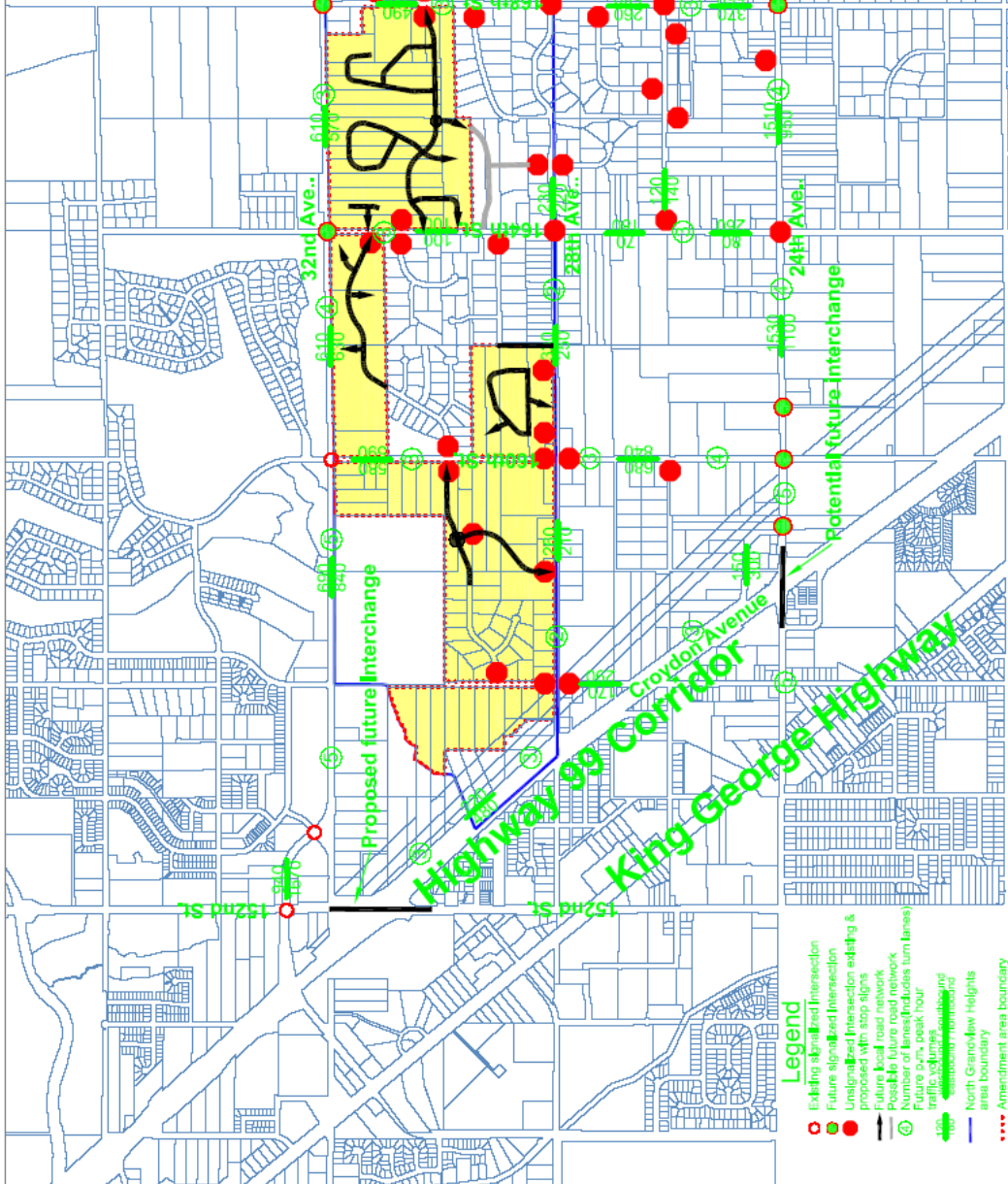
**NORTH GRANDVIEW HEIGHTS
 NEIGHBOURHOOD CONCEPT PLAN
 amendment area projected
 traffic conditions (2021)**



Beech Developments Inc. & Southtrac Holdings Ltd.



- assumptions:**
1. The data presented represents traffic volume projections based on a full build out of both the North Grandview Heights NCRP area and the Grandview Heights area to the south. The numbers are in the form of trips projected for the p.m. peak hour.
 2. Projections of traffic volume are based on the total number of possible households for each type of proposed land use.
 3. Surrey's EMME2 sub-area model was used for projecting future traffic volumes on the road network resulting from the development of Grandview Heights lands. The City's current population and employment projections for selected horizon years. The model uses population and employment projections within the area were updated to reflect the ideas and diagrams proposed in the amendment. This updating was also extended to include proposed changes to the highway corridor area and the proposed new commercial centre surrounding the intersection of 24th Avenue and 150 Street.
 4. Proposed area road network changes needed to handle the projected traffic flows have been indicated on the map in terms of additional lanes, signalization, and slopes.
 5. Proposed three-lane designations mean two travel lanes and a left-turn lane.
 6. In establishing future traffic volumes on the road network resulting from the Grandview Heights and developments, it was assumed that the future interchange would be in place on Highway 99 at 24th Avenue and that the additional ramps would be in place on 150 Street.

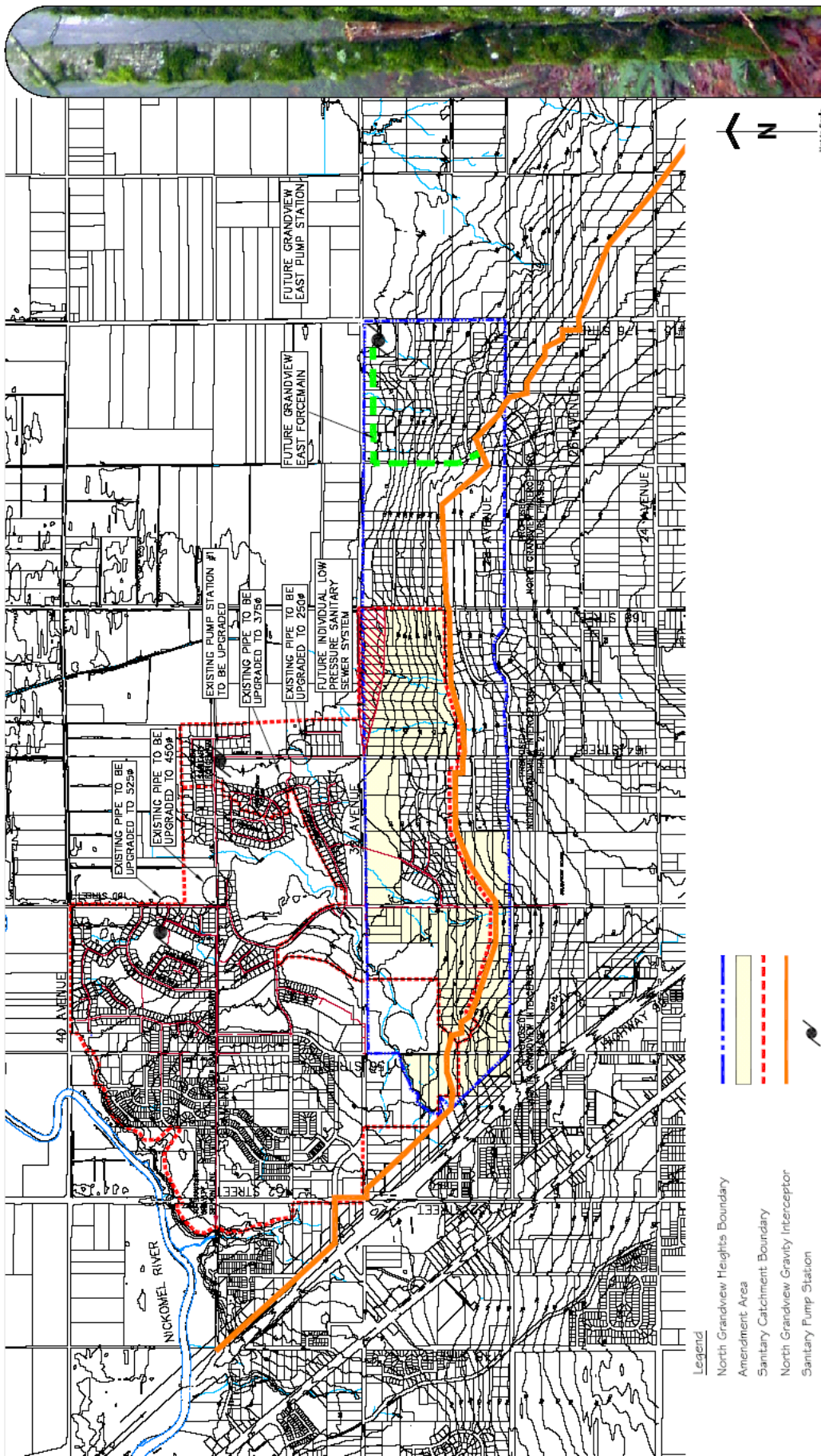


NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN

projected ultimate traffic conditions (2021)



Beech Developments Inc. & Southtrac Holdings Ltd.

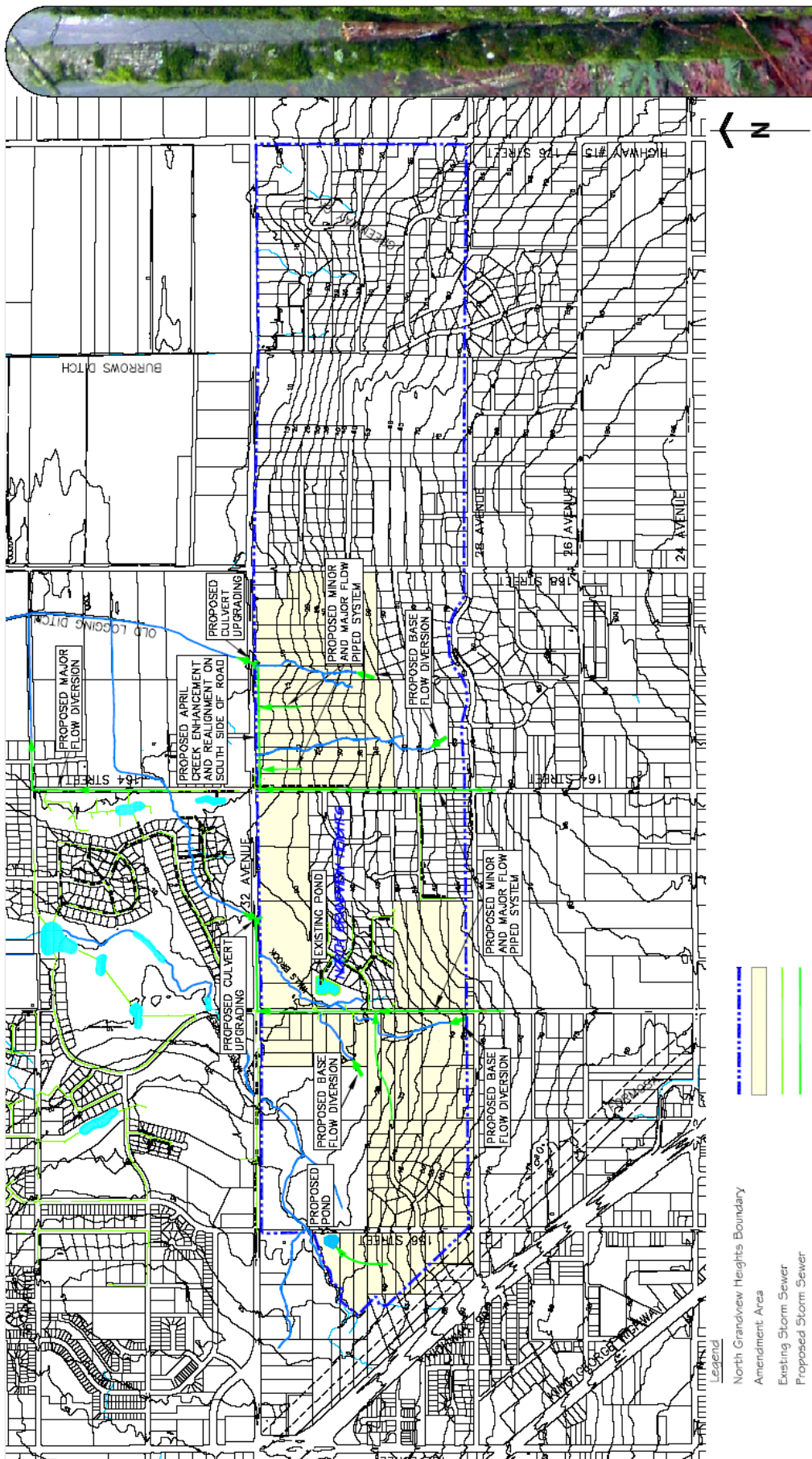


proposed sanitary system

NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN

Beech Developments Inc. & Southtrac Holdings Ltd.



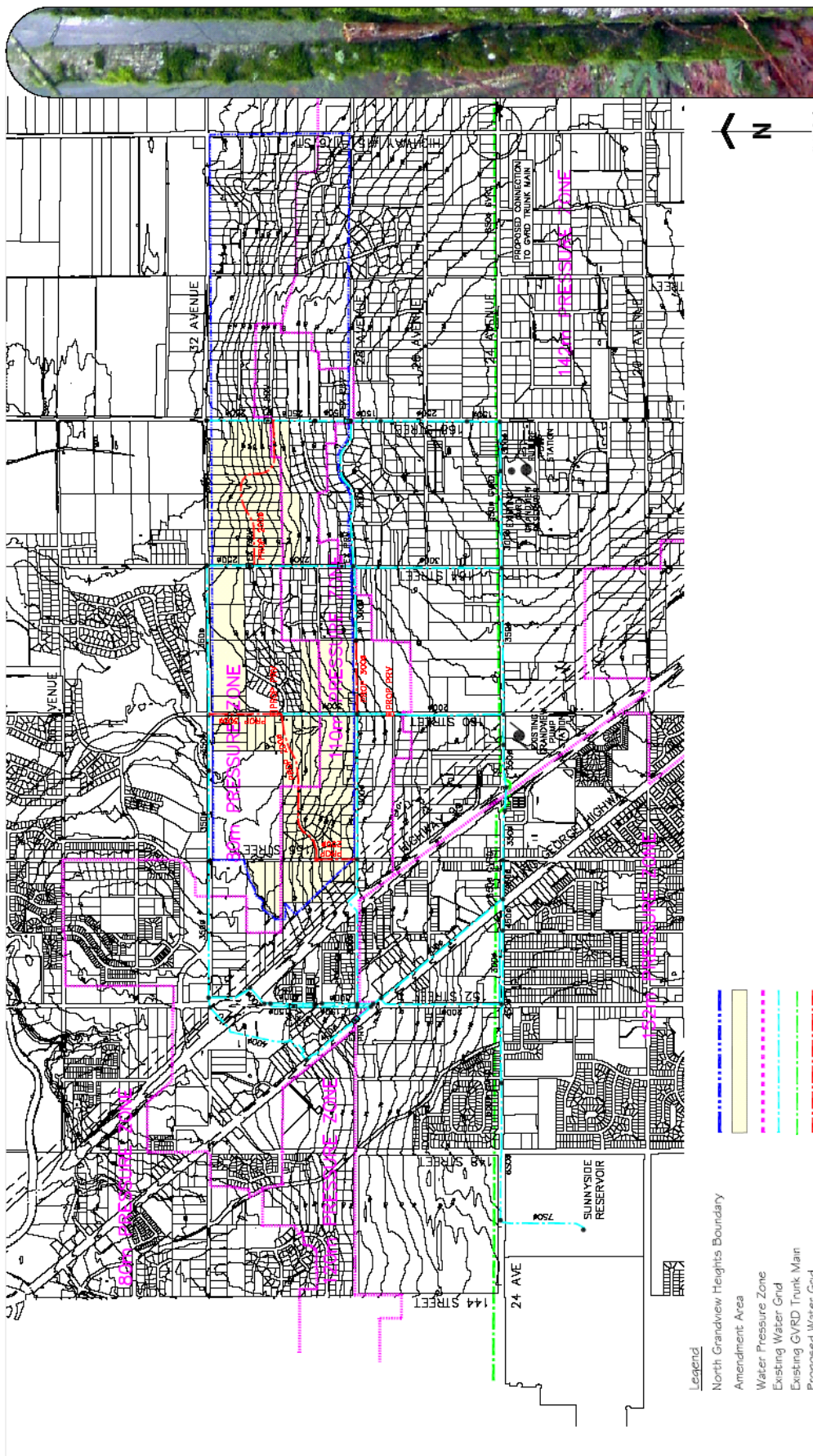


proposed storm system

NORTH GRANDVIEW HEIGHTS NEIGHBOURHOOD CONCEPT PLAN
 Beech Developments Inc. & Southtrac Holdings Ltd.



- Legend**
- North Grandview Heights Boundary
 - Amendment Area
 - Existing Storm Sewer
 - Proposed Storm Sewer



- Legend
- North Grandview Heights Boundary
 - Amendment Area
 - Water Pressure Zone
 - Existing Water Grid
 - Existing GVRD Trunk Main
 - Proposed Water Grid

**NORTH GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN**
Beech Developments Inc. & Southtrac Holdings Ltd.

**proposed water
system**

