



Corporate Report

NO: R115

COUNCIL DATE: May 10, 2004

REGULAR COUNCIL

TO: Mayor & Council DATE: May 5, 2004

FROM: General Manager, Planning and Development FILE: 6520-20
(North Grandview Heights)

SUBJECT: Requests to Review and Amend the North Grandview Heights Neighbourhood Concept Plan

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. 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.

INTENT

The purpose of this report is to provide information to Council on recent requests received by City staff to revisit the North Grandview Heights NCP and to outline alternative courses of action available to address these requests.

BACKGROUND

The NCP for North Grandview Heights was approved by City Council in January of 1999 (a copy of the land use plan is attached as Appendix I). It designates all of the future residential lands within the plan area for one-acre or one-acre gross density development. It also sets out servicing and funding strategies and establishes the location of green space, roads and the approximate location of a major sanitary sewer interceptor through the area. Since approval of the NCP, a limited amount of one-acre development has occurred in the plan area. There are a number of large parcels that could potentially be subdivided.

Requests for Amendments to the North Grandview Heights NCP

In September 2003, the Planning and Development Department received an application for an amendment to the North Grandview Heights NCP (File No. 7903-0264-00). The application entails a proposed change in the land use designation for about 9.67 hectares (29.6 acres) of land from one-acre lot sizes to a mix of townhouses, half-acre and

one acre lot sizes. (The location of the property covered by the application is illustrated on the map attached as Appendix II).

City Council recently received two petitions from owners of properties in North Grandview Heights (west of 168 Street between 28 and 32 Avenues), which request that due to the economic infeasibility of one-acre development, the North Grandview NCP be revisited with a view to increasing the allowable residential densities. Further, some owners of properties in the North Grandview area have suggested to the City that the North Grandview NCP be reconsidered as part of the Grandview Heights General Land Use Plan process. The map attached as Appendix II highlights the properties involved in the petitions.

On March 10, 2004, City staff hosted a meeting involving the owners of property in North Grandview Heights. Approximately 100 individuals attended the meeting. The purposes of this meeting were:

- (a) To select representatives to sit on the Grandview Heights General Land Use Plan Citizen Advisory Committee (the "CAC"). North Grandview Heights is immediately north of the plan area for the Grandview Heights General Land Use Plan and it is the City's practice to include representatives of neighbouring areas to be part of the planning process; and

(Two representatives were selected to represent the North Grandview area in the Grandview Heights General Land Use planning process.)

- (b) To hear the opinions of the residents in North Grandview about the petitions received requesting a review of the North Grandview Heights NCP.

(There were mixed comments from those present both for and against reviewing the approved North Grandview NCP.)

Policy Context

The planning process to develop a General Land Use Plan for the Grandview Heights area (not including North Grandview Heights) has commenced fairly recently. It is anticipated that the process of completing this General Land Use Plan will take until mid 2005. The relationship between the Grandview Heights General Land Use Plan and the North Grandview NCP is shown on the map attached as Appendix III.

The process for amending an approved NCP (i.e., called a "Secondary Plan" in the OCP) is outlined in Section 5.5 of the OCP. The OCP indicates that the proponent of a major amendment to a Secondary Plan should undertake a qualitative and quantitative analysis of the proposed change to the Secondary Plan, as well as undertake an appropriate public consultation program and submit a report outlining the results of the analysis and public process to the City. Terms of reference for the NCP amendment process and related report are contained in Appendix IV.

DISCUSSION

Options

In evaluating the requests received through the recent petitions, the formal NCP amendment application and the letters and comments received to date from interested individuals, it is clear that there are strong opinions both for and against revisiting the North Grandview Heights NCP.

The following options are available with regard to the addressing the situation:

Option 1 Retain the status quo

Under this option, Council could determine that an NCP has been adopted following a full review and consultation process and that applications for NCP amendments should not be entertained. This would result in the North Grandview Heights area continuing to be designated for one-acre lots (full or gross-density) primarily. This option is

supported by the Grandview Heights Residents' Association, as communicated to the City by the President of the Association, David Sellars. It is also supported by other owners of properties in the area, particularly those who reside on existing one-acre lots (mostly east of 168 Street).

Option 2 City review the land use/density/designations of North Grandview as part of and concurrently with the General Land Use Planning process for Grandview Heights

Under this option, City staff would review part or all of the North Grandview Heights NCP as part of the planning exercise currently underway for Grandview Heights. This option is supported by a number of North Grandview Heights property owners and would include a comprehensive review of the NCP, including its inter-connectedness with the remainder of Grandview Heights. However, concerns have been raised regarding the potential for this NCP review process to delay and lengthen the process of completing a General Land Use Plan for Grandview Heights and vice versa. Many of the Grandview Heights stakeholders (i.e., the existing residents and the development proponents) do not prefer this option.

Option 3 City staff review the land use/density designations and the implications of changes to the North Grandview NCP as a process separate from the Grandview Heights General Land Use Plan

Under this option, City staff would initiate a review of the North Grandview Heights NCP that would run concurrently with the Grandview Heights General Land Use Planning process, but each process would be a separate process. Given that staff resources are limited and currently devoted to the Grandview Heights planning process, this option could not take place this year.

Option 4 City advises those owners in North Grandview who are interested in amendments to the North Grandview NCP that the City will consider one coordinated NCP amendment application in accordance with the amendment procedures outlined in Surrey's OCP

Under this option, those property owners who are interested in processing an NCP amendment application would do so under the amendment procedures prescribed in the OCP. Further, the owners interested in amending the North Grandview Heights NCP would submit a single coordinated application and undertake the appropriate technical review and public consultation, as outlined in the OCP under a single application. Although, the City has received an NCP amendment application for a significant area of property from one property owner, this application would be held in abeyance to allow others who are interested in joining the application to make their intentions known. This option will also allow the proponents to share the costs of preparing the amendment application, jointly consider the rationale and justification for such application and conduct a coordinated public consultation process. Further, this option will limit the amount of staff time that will need to be dedicated to the review process in comparison to Options 2 and 3.

Recommended Option

Based on the relative merits of the above-described options, it is recommended that the proponents be advised that if they wish to pursue an amendment to the North Grandview Heights NCP, that the approach described under Option 4 above will apply.

CONCLUSION

Two petitions have been submitted requesting that the North Grandview Heights NCP be reviewed with a view to increasing the residential densities on some of the property in the plan area. The NCP designates most of North Grandview Heights for one-acre or one acre gross density residential development. Very little development has occurred since the NCP was approved in 1999. Comments received during a community meeting and correspondence received by the City make it clear that strong opinions are held both for and against opening the NCP for review.

Based on the information in this report, it is recommended that Council authorize staff to advise those whom it may concern that:

- proposed amendments to the approved North Grandview Heights NCP may only be pursued at this time through

the "Secondary Plan Amendment Process", as outlined in Surrey's Official Community Plan; and

- 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.

Original signed by

Murray Dinwoodie
General Manager
Planning and Development

WW/kms/saw

Attachments:

Appendix I North Grandview Heights NCP Land Use Plan

Appendix II Map showing lands currently under application for an NCP amendment and properties involved in petition

Appendix III Grandview Heights and North Grandview Heights Plan Areas

Appendix IV Terms of Reference for NCP (Secondary Plan) Amendments

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Appendix I



Appendix III



Appendix IV

PROCEDURES FOR MAJOR NCP AMENDMENTS - (EXCERPT FROM SECTION 5.5. OF SURREY'S OFFICIAL COMMUNITY PLAN (OCP))

Since the adoption of the 1996 Official Community Plan, Council established a policy (R1263, July 14, 1997) for

modifications to approved Neighbourhood Concept Plans. This amendment process applies to all Secondary Plans. Changes to the land use and density in an approved Neighbourhood Concept Plan (NCP) is considered to be a major NCP amendment and therefore the following process will apply:

The proponent of a major amendment to a Secondary Plan should undertake a qualitative and quantitative analysis of the proposed change to the Secondary Plan as well as undertake an appropriate public consultation program, and submit a report outlining the results of the analysis and public process to the City.

The report should consider:

- The impact of the proposed amendment on all aspects of the Secondary Plan including land use, population, densities, schools, parks, impacts on amenities, facilities and utilities, roads and transportation, funding of services and public amenities and local market;
- The impacts on the basic economic, social and servicing structure of the plan area, and all implications with respect to the Surrey Official Community Plan and in the context of the approved Secondary Plan; a planning and/or engineering rationale to support the proposed amendment; precedent and potential for additional requests for changes to the Secondary Plan area; and
- Potential public concerns of the property owners in and adjacent to the Secondary Plan area, including consultation with former Steering or Advisory Committees; and public surveys and meetings should be undertaken and documented.