



Corporate Report

NO: R068

COUNCIL DATE: April 4, 2005

REGULAR COUNCIL

TO: Mayor & Council DATE: March 30,
2005

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

SUBJECT: North Grandview Heights NCP Amendment
Application – Status Report

RECOMMENDATION

It is recommended that Council receive this report as information.

INTENT

The purpose of this report is to provide Council with an update, regarding the status of applications to amend the North Grandview Heights Neighbourhood Concept Plan ("NCP") and to advise Council of the planning and public consultation process which is underway to review these applications.

BACKGROUND

On May 10, 2004, in response to several 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:

"That Council 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, who control many of the developable properties in North Grandview Heights, west of 168 Street, have submitted applications to amend the North Grandview NCP in relation to those lands illustrated on the map attached as Appendix I. While two separate applications have been received, they are being coordinated through a common application review process, consistent with Council's May, 2004 direction. Both applicants have retained the same engineering and planning consultants to conduct the amendment process, including the engineering work, the analytical background work and development of a revised NCP.

DISCUSSION

A Preliminary NCP Amendment Application Report was submitted by the applicant's consultants to the Planning and Development Department on January 17, 2005 for staff review. As technical documents were not included in this

package, staff comments were also preliminary, pending the submission and review of more detailed analysis.

Proposed Amendment

The proposed amendment to the North Grandview Heights NCP is for land east of 168 Street. Appendix I contains a map that highlights the proposed amendment area and Appendix II identifies the proposed land uses. The approved North Grandview Heights NCP provides for development of most of the lands in this area at one unit per acre gross density. The amendments generally propose the highest densities near Highway 99 at the west end of the North Grandview Heights NCP, with multiple family units at 15-25 units per acre (upa) and then moving east, a transition to cluster housing at 6-8 upa and then to single-family homes at 4-6 upa, west of 164 Street. The amendment application for the area to the east of 164 Street, proposes all single-family homes at a density of two units per acre gross density.

A school site has been identified in the northwest quadrant of the intersection of 160 Street and 28 Avenue. The School District is satisfied with this location. A mixed-use commercial/residential site has also been proposed adjacent to the school site. A multi-use trail system has been proposed to link up with an existing trail right-of-way that has been secured by the City, west of 164 Street. The road network, as proposed, includes additional east-west and north-south linkages through the NCP in comparison to the original NCP. Natural areas adjacent to creeks have also been identified for protection.

Public Consultation

The applicants held a public open house to present their proposals to the public on January 27, 2005 at the Morgan Creek Golf Course Club House. A memorandum to Mayor and Council, dated January 13, 2005, which provided an update on the progress of the amendment applications and provided notification regarding this public open house, is attached as Appendix III.

The applicant has submitted a summary of the written comments received as a result of this open house, which was attended by approximately 200 people. This summary will be provided to Council as part of the Stage 1 report. Copies of the display material presented at the open house were forwarded to staff and have been placed on the City's website for public review.

Consistent with Council's direction, a Community Representative Committee ("CRC") was formed, including representatives from both within and outside of the amendment area. The CRC includes members from adjacent neighbourhoods to the north of 32 Avenue and south of 28 Avenue, as well as the applicant, the applicants' consultants and City staff. To date, the CRC has met twice at the Morgan Creek Golf Course Club House.

The first CRC meeting was held on March 8, 2005, for the purpose of having the applicants present their proposal and the analysis conducted, to date, to the CRC members. This meeting was also to identify issues that are or concern to the CRC members.

The second meeting was held on March 16, 2005. The purpose of this meeting was to have the consultants describe measures that are proposed to address the issues identified during the initial meeting and to receive comments from the CRC members about these measures.

The issues identified, to date, include:

- **School site location** - This proposed amendment and the potential development within Morgan Heights (Grandview Heights NCP Area #1) to the immediate south have highlighted the need for an additional elementary school site in this general area. In consultation with the School District and Parks staff, various properties were evaluated within the North Grandview Heights NCP amendment area as well as within the Morgan Heights NCP area. A site, north of 28 Avenue, just west of 160 Street, was selected as the preferred location, as indicated on Appendix II to this report.
- **Engineering issues, including storm water management** - The issue of drainage and storm water runoff is important, particularly with respect to downstream Agricultural Land Reserve lands. As part of the Stage 1 NCP amendment process, the applicants will need to develop a Storm Water Management Plan and corresponding impact mitigation strategies to the satisfaction of Surrey's Engineering Department. These plans will be included in the final Stage 2 NCP amendment approval.

- **Transitional densities and buffers** - An issue that has been raised is the density proposed in the amendment application. While some solutions considered mitigating the appearance of density through design guidelines and through clustering development to preserve existing vegetation, some CRC members do not want to see any density increase in the neighbourhood (i.e., no change from the current NCP).
- **Additional traffic and noise resulting from new development** - These issues, and some measures to address them, were discussed at length. While noise concerns related to new development towards the north side of 32 Avenue may be addressed through on-site design considerations and a proposed noise attenuation wall to be constructed by the City along 32 Avenue, concerns arose about noise being deflected southward from this wall to existing properties within the North Grandview Heights NCP area. Potential solutions to this concern included a proposed 12-metre buffer/trail along the south side of 32 Avenue and new development being designed in such a manner that it provides a noise buffer to existing property owners further to the south. Buffering between proposed and existing development within North Grandview Heights, includes a public trail, existing vegetation and the implementation of comparable-sized abutting lot widths (such as the wide end of cul de-sac lots) and houses. Some participants have requested that potential lot patterns be developed to illustrate how compatibility can be achieved. The applicants have committed to providing guidelines and policies to further address these issues at a second public open house and, subsequently, to include them in their proposed plan report.

Next Steps

While this process is being called an NCP amendment, due to the size of the area and the complexity of the issues, the applicants have agreed to follow the normal NCP planning process. As such, in due course, staff will be providing a Stage 1 report to Council which will include a land use plan and an engineering summary. If this Stage 1 report is generally supported by Council, a Stage 2 plan will be produced with a detailed engineering and financial strategy to support the land use plan.

Following the submission by the applicant and review by staff of the completed technical information related to the NCP amendment, a date will be set for a second public open house, which is expected to be held in mid-April. City staff will host this second public open house and will collect and collate any comments submitted by way of comment sheets that will be made available at the open house.

Once the comments from the open house have been collated and reviewed, and planning and engineering concerns have been addressed, a Stage 1 NCP report will be forwarded to Council for consideration. It is anticipated that a Stage 1 NCP amendment report will likely be submitted to Council in early May 2005.

CONCLUSION

The amendment process to the North Grandview Heights NCP has, to date, included a public open house and two CRC meetings. A second public open house, hosted by City staff, will be scheduled once complete information related to a Stage 1 plan has been prepared. It is anticipated that the Stage 1 report related to this NCP amendment will be forwarded to Council for consideration in early May 2005.

Murray Dinwoodie
General Manager
Planning and Development

LG/kms/saw

Attachments:

- Appendix I - Location of North Grandview NCP Amendment Application
- Appendix II - Proposed North Grandview NCP Amendment
- Appendix III - Memorandum to Council Dated January 13, 2005 (without attachments)



Appendix II



Appendix III



INTER-OFFICE MEMO

TO: **Mayor and Council**

FROM: **General Manager, Planning and Development**

DATE: **January 13, 2005** FILE: **6520-20**

RE: **North Grandview Heights NCP Amendment Application**

This memorandum is being forwarded as information.

An applicant-initiated amendment to the North Grandview Heights Neighbourhood Concept Plan has been received by the Planning and Development Department. This proposal is to be presented at a Public Open House to be held on January 27, 2005 from 4:00 pm to 8:00 pm at the Morgan Creek Golf Club. The applicants and their consultants are hosting this public open house. Appendix I contains the resident and newspaper notification that has been mailed and published. The map attached to the notice illustrates the properties that are included in the amendment application.

BACKGROUND

The Neighbourhood Concept Plan ("NCP") for North Grandview Heights was approved by Council in 1999, and covers the area from Highway 99 to 176 Street and from 28 Avenue to 32 Avenue, as shown on the map attached as Appendix II. It designates all of the developable residential lands within the plan area for either one-acre or one-acre gross density residential development.

During 2003 and 2004, City staff received numerous inquiries regarding the possibility of amending the North Grandview NCP to allow for higher density residential development. In response, a Corporate Report was forwarded to Council to obtain direction regarding the processing of anticipated amendments to the NCP. On May 10, 2004, after considering the Corporate Report, Council resolved to:

"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."*

Since that time, Beech Developments and Southtrac Developments, who control much of the developable property in North Grandview between 156 Street and 168 Street, have retained Aplin and Martin Consultants Ltd. to work with them to undertake the work associated with amendments to the North Grandview NCP.

The applicants are presenting their preliminary proposals to the public at the public open house on January 27, 2005. While staff provided some preliminary comments to the applicants in December 2004, the information provided was limited. As revised plans have not yet been submitted, staff have not yet had an opportunity to review and comment on the implications.

Staff will attend the open house for information purposes, and will continue to keep Council informed of the status of this review process and of the dates of any further public Open Houses.

If you require any additional information, please call Judy McLeod, Manager of Long Range Planning at local 4606.

Original signed by

Murray Dinwoodie
General Manager
Planning and Development

LG/kms

Attachments

- Appendix I - Invitation to Open House
- Appendix II - North Grandview Heights NCP Map

- c.c. - City Manager
- City Clerk

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