

NO: L006

COUNCIL DATE: July 25, 2011

REGULAR COUNCIL – LAND USE

TO: **Mayor & Council** DATE: **July 25, 2011**
FROM: **General Manager, Planning and Development** FILE: **7910-0020-00**
SUBJECT: **Update on Development Application No. 7910-0020-00 (2846/64 – 160 Street)**
Related to Council Resolution No. R10-2095 (Rezoning By-law No. 17285)

RECOMMENDATION

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

BACKGROUND

The subject application relates to a development proposed for a site that is located at the northeast corner of 160 Street and 28 Avenue in the North Grandview Heights Neighbourhood Concept Plan ("NCP") area. The subject site and other properties referenced in this report are illustrated on Appendix I attached to this report. The applicant has applied for a rezoning from "One-Acre Residential Zone" (RA) and "General Agriculture Zone" (A-1) to "Single Family Residential (9) Zone" (RF-9), "Single Family Residential (12) Zone" (RF-12) and "Comprehensive Development Zone" (CD) [based on "Single Family Residential Zone" (RF)], to create 120 single family lots (Appendix I).

The project was presented to Council on November 15, 2010 and received third reading on November 29, 2010. At the November 29, 2010 public hearing, Council passed the following resolution:

RES.R10-2095

"That staff work with the owners and applicants, where feasible, of the two northern properties of 2904 and 2932 – 160 Street to determine future development opportunities; and that staff advise Council relative to the options for the public open space area".

This report responds to this directive of Council.

DISCUSSION

Future Development Opportunities of Properties to the North of the Current Application

2904 – 160 Street

The property at 2904 – 160 Street, located directly north of 2846/64 – 160 Street, is zoned RA and is two hectares (4.95 acres) in area. This property contains a significant riparian area;

however, the extent of the riparian area has not yet been accurately defined by way of a survey. The subdivision pattern proposed under the subject application could readily be extended in a northerly direction when the owner of 2904 - 160 Street decides to develop. A concept plan, as illustrated in Appendix II, has been prepared to demonstrate a potential subdivision on 2904 - 160 Street. The concept plan anticipates that RF-9 lots could be developed along 160 Street, with a mixture of RF-12 lots and "transitional" lots on the east side of the riparian area, corresponding with the layout proposed by the subject application. It should be noted that the attached layout is a concept only as the ultimate lot configuration can only be determined accurately once a survey of the riparian area has been completed and other matters are addressed through the detailed land development application review and approval process.

2932 - 160 Street

The property at 2932 - 160 Street is a small property having an area of 2,054 square metres (0.51 acres) located north of 2904 - 160 Street. The property is zoned CD (By-law No. 16728) and was created in 2009 as a result of Development Application No. 7907-0231-00 (Appendix I). During the development review process related to development application No. 7907-0231-00, the City acquired the easterly portion of the site for park as was identified in the North Grandview Heights NCP. Depending on the future subdivision pattern of the lot at 2904 - 160 Street, some City land may be available to complete a reasonable lot configuration for the site.

It is anticipated that RF-9 lots could be developed along 160 Street, with a transitional sized lot adjacent to the existing RA-G and RA lots to the north and east as illustrated on Appendix II. It should be noted that the ultimate lot configuration will only be determined after appropriate public consultation has been conducted, a survey of the riparian area has been completed and other matters are addressed through the detailed land development application review and approval process. The owner of 2932 - 160 Street has identified some concerns about the processing of his previous application (File No. 7907-0231-00) and staff will continue to have discussions with the owner as needed.

Public Open Space (Appendix III)

The North Grandview Heights NCP identifies a linear park/multi-use trail utilizing the alignment of a proposed sanitary sewer main through the area. The newly identified watercourse on the subject site and its riparian protection area has been incorporated in the open space network. The adjacent site to the north (2604 - 160 Street) is heavily impacted by this newly identified watercourse. The riparian protection areas will be part of the overall open space in the NCP.

There is a planned neighbourhood park (Oliver Park) on the southwest corner of 28 Avenue and 160 Street. Oliver Park will be completed in fall 2011. It will have lawn areas, a playground, and a walking loop. A neighbourhood park with a playground and walking loop is also proposed to be implemented at the northwest corner of 28 Avenue and 160 Street in the NCP area. This parkland has not yet been acquired. This area of North Grandview Heights will be well served with park space and related amenities.

CONCLUSION

The parcels of land at 2904 and 2932 – 160 Street have future development potential following the pattern that will be set on the site that is covered by the current application, No. 7910-0020-00. A concept plan, as illustrated on Appendix II, has been developed to illustrate a reasonable development pattern for the lots to north of the subject site. However, the ultimate details of such future development can only be determined through a land development application process initiated by the owners of those lots. The owners/representatives of those two properties, 2904 - 160 Street and 2932 – 160 Street, respectively, have been apprised of the above information.

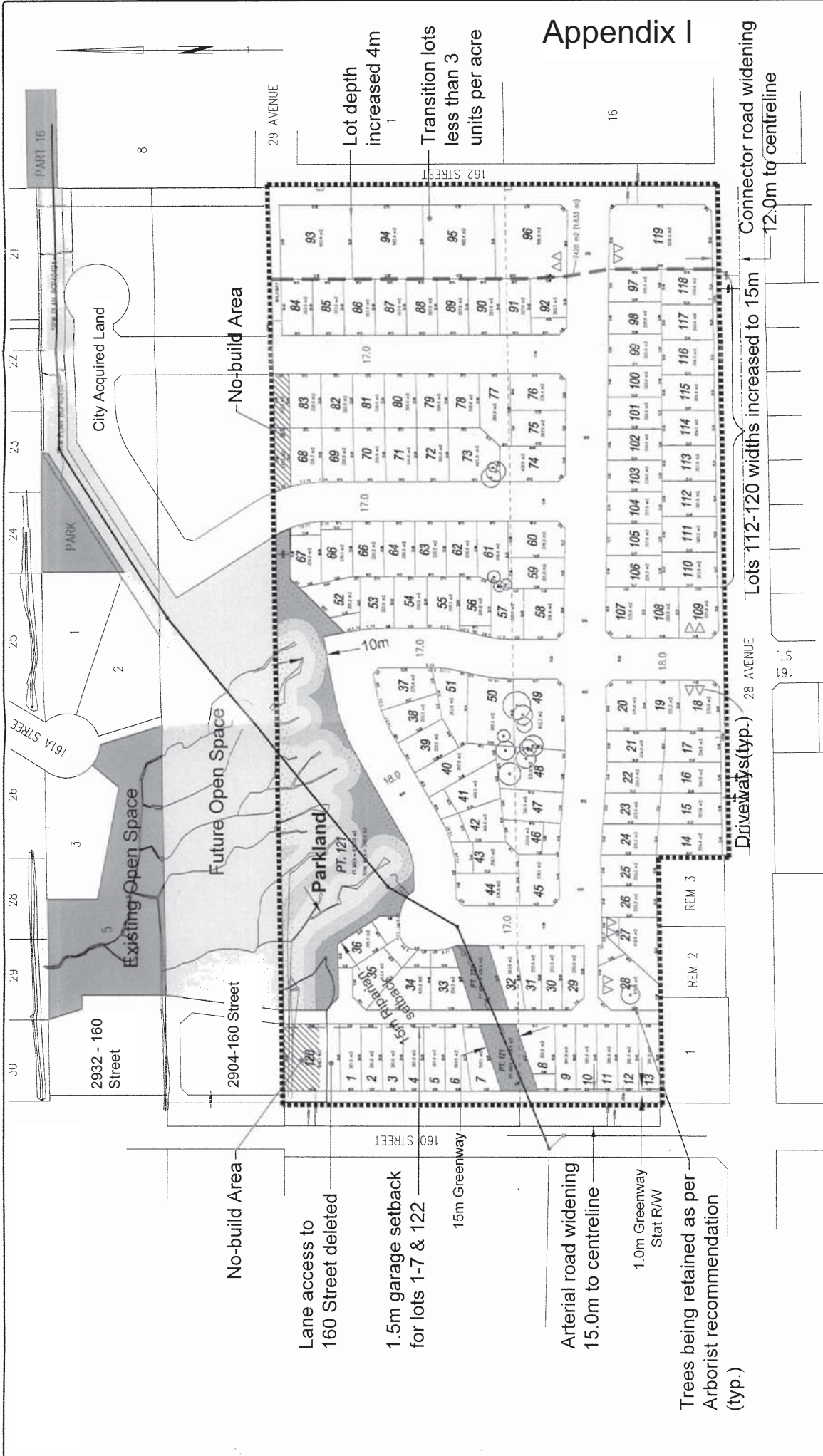
Original signed by
Jean Lamontagne
General Manager
Planning and Development

KB/kms/saw

Attachments:

Appendix I Proposed Subdivision for File No. 7910-0020-00
Appendix II Concept Subdivision Plan for 2904 & 2932 – 160 Street
Appendix III Public Open Space/Park

Appendix I



2836/2846 160 St. - Qualico/Foxridge
 2864 160 St. - 160 Stronghold Capital
 Surrey File No. 7910-0020-00

Revised Nov 9, 2010

#6021

