

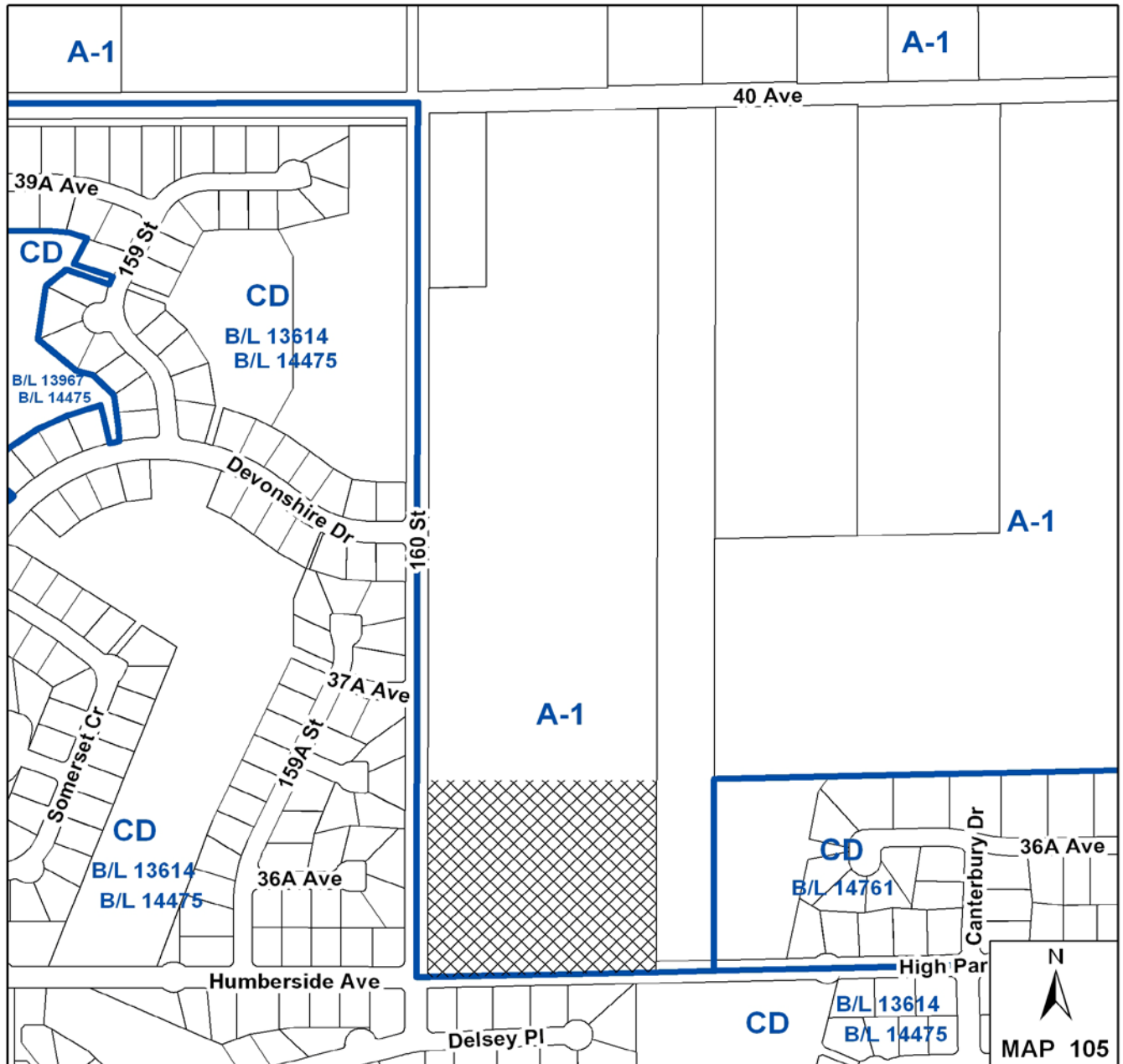
Proposal: Partial rezoning from A-1 to CD to permit subdivision into 4 one-acre gross density and 14 half-acre gross density single family lots. Development Permit for an agricultural buffer along the ALR boundary.

Recommendation: Approval to Proceed

Location: Portion of 16082 - 40 Avenue **Zoning:** A-1

OCP Designation: Suburban

LAP Designation: Sub. 1-acre Residential **Owner:** Karnail Sekhon et al



PROJECT TIMELINE

Application Submission Date:	December 16, 2002
Completed Application Submission Date:	December 22, 2005
Application Revision & Re-submission Date:	September 25, 2006
Planning Report Date:	March 12, 2007

PROPOSAL

The applicant is proposing:

- a partial rezoning from A-1 to CD; and
- a Development Permit

in order to permit the development of four (4) one-acre gross density type lots and fourteen (14) half-acre gross density type lots, and establish an agricultural buffer along the ALR boundary.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portions of the property shown as Blocks "A" and "B" inclusively on Schedule A of Appendix XIV from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0395-00 to establish an agricultural buffer along the ALR boundary in accordance with the attached drawings (Appendix X).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) endorsement from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree planting plan to the satisfaction of the City Landscape Architect;

- (e) submission of a landscaping cost estimate and financial securities for the proposed landscape buffer along the ALR to the specifications and satisfaction of the City Landscape Architect;
 - (f) the applicant provides 15% cash-in-lieu of parkland as a basis for the gross-density subdivision proposed;
 - (g) registration of a "no build" Restrictive Covenant over the 10 metre (33 ft.) wide proposed drainage channel for environmental and drainage purposes;
 - (h) registration of a Section 219 "no build" Restrictive Covenant over the northern portion of proposed Lots 15 - 18 to protect the 10 metre (33 ft.) landscape buffer area, establish a minimum 25 metre (82 ft.) rear yard setback for principal buildings, and advise future homeowners of the existing farm operations on adjacent agricultural lands;
 - (i) registration of a Section 219 Restrictive covenant to prohibit access to Lots 3 and 18 from 160 Street; and
 - (j) the applicant address the Parks, Recreation & Culture concerns regarding the impact of development in the area.
4. Council pass a resolution to amend Rosemary Heights Local Area Plan to redesignate the southern portion of the site shown as Block "B" of Schedule "A" to Appendix XIV from "Suburban One Acre Residential Zone" to "Suburban Half Acre Residential" (Appendix XIII) when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

Parks: Concerns on the pressure this project will create on existing parks facilities in the area. This issue is required to be addressed by the applicant prior to final adoption (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 5 students
 Secondary students = 3 students
 Total new students = 8 students

School Catchment Area/Current Enrollment/School Capacity:

Morgan Elementary School = 519 enrolled/480 capacity

Earl Marriott Secondary School = 1,629 enrolled/1,500 capacity

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 13 students

Secondary students = 264 students

Total new students = 277 students

Approved Capacity Projects and Future Space Considerations

An addition to Morgan Elementary has received capital plan approval for funding in 2006 (subject to feasibility study). Also, a new elementary school in the Rosemary Heights NCP Area has been included as a proposal in the 2005-2009 five year capital plan (site partially acquired). The capital plan proposes the purchase of a new secondary school site in the Grandview Heights area to relieve projected capacity shortfall in the long term.

Department of Fisheries and Oceans:

The site is adjacent to a Red-coded watercourse along the 160 Street right-of-way. The application has been referred to the Department of Fisheries & Oceans (DFO). On July 16, 2005 support was granted for the proposal to close/culvert the portion of ditch along 160 Street, to be compensated by provision of a 10.0-metre (33 ft.) wide ditch along the ALR Boundary.

Agricultural Advisory Committee (AAC):

Non-support. On September 4, 2003, the AAC recommended denial and recommended that the southerly portion of the subject site be considered for inclusion into the ALR. The AAC considered the proposal in greater detail on March 3, 2005, and reiterated their previous decision. On October 5, 2006, the AAC acknowledged correspondence from the residents of Delsey Place dated June 5, August 3, and September 1, 2006 and reiterated their previous motion (Appendix VI). This issue is discussed later in this report.

SITE CHARACTERISTICS

- **Existing Land Use** Agriculture; blueberry farming operation. The northerly portion of the site is within the Agricultural Land Reserve (ALR). The southerly portion, which is the subject of this application, is outside the ALR.
- **Significant Site Attributes** Red-coded ditch abutting the western, eastern and southern perimeters.

- **East:** Agricultural lands, zoned A-1; the northerly portion of this site is designated Agricultural in the OCP, and within the ALR. The southerly portion is designated Suburban and is outside of the ALR.
- **South:** 36 Avenue road allowance, which contains an existing walkway. Further south Half-Acre Gross Density Type Lots, zoned CD (By-laws No. 13614 and 14475), designated Suburban in the OCP.
- **West:** Across 160 Street, Half-Acre Gross Density Type residential lots, zoned CD (By-laws No. 13614 and 14475), designated Suburban in the OCP.
- **North:** The northern portion of the site within the ALR is not intended to be developed, but will remain as a blueberry field in the ALR. Lands north of 40 Avenue are agricultural properties in the ALR.

PLAN AND POLICY COMPLIANCE

OCP Designation: Agricultural (north) and Suburban (south). Complies.

LAP Designation: Agricultural (north) and Suburban One-Acre Residential (south). Partially complies.

JUSTIFICATION FOR LOCAL AREA PLAN AMENDMENT

- The proposal complies with the OCP designations.
- The southerly 3.6 hectares (8.8 acres) portion of the subject property proposed to be developed under this application is designated 'Suburban' in the Official Community Plan (OCP) and 'Suburban One-Acre Residential' in the Rosemary Heights Local Area Plan (Appendix XII). The northern 12 hectares (approx. 30 acres) portion of the property, which is within the Agricultural Land Reserve (ALR), is proposed to be subdivided off and will remain under the current A-1 Zoning (General Agriculture Zone), within the ALR, and under blueberry production.
- The proposal to develop the southerly portion of this site for a combination of one-acre gross density and half-acre gross density lots, to a maximum density of 5 units per hectare (2 units per acre), is consistent with the OCP designation. The applicant also proposes the creation of a landscape buffer between new one-acre gross density lots and the ALR, which is in keeping with the OCP requirements and past practices in the area. These issues are discussed in detail later in this report.

- The proposed approach for development and subdivision of suburban lots outside of the ALR boundary has been established on other sites in the area fronting 164 Avenue and 36 Avenue, based on the Development Concept Plan approved by Council for this area (Appendix XI). The subject application is consistent with the Development Concept Plan approved for this area, including proposed densities and uses along the ALR, and is generally in keeping with the OCP requirements. Therefore, the proposed amendment to the Rosemary Heights LAP can be supported, which will bring the LAP in line with the subsequently approved Concept Plan, and in a manner consistent with the OCP and previously approved development applications in this area.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 16082 – 40th Avenue. The entire property is 15.36 hectares (37.96 acres). The proposed rezoning application involves only the southern 3.6 hectares (8.8 acres), which is located outside of the ALR.
- The property is currently zoned ‘General Agriculture (A-1) Zone’. The proposal is to subdivide off the northerly portion of the site, and rezone the southern 3.6 hectares (8.8 acres) to ‘Comprehensive Development (CD) Zone’ based on a combination of the One-Acre Gross-Density (RA-G) and Half-Acre Gross-Density (RH-G) zones, to permit the development of 18 suburban lots, including 4 gross-density one-acre lots, and 14 gross-density half-acre lots.

Development Concept Plan and Previous Applications

- As a result of previous development applications on lands east of 164 Street between 32 Avenue and just north of 36 Avenue (High Park Avenue), a review of the land use and development concept for those areas outside of the ALR and designated as "Suburban One-Acre Residential" in the Rosemary Heights LAP was undertaken in 2001 by staff through consultation with the Surrey Agricultural Advisory Committee (AAC). Based on this review, a Development Concept Plan was prepared to establish acceptable land uses, densities, and a standard approach for development of a landscape buffer along the ALR boundary (Appendix XI). The Concept Plan was presented to Council on November 28, 2001 and was subsequently approved to guide development applications in this area.
- The proposal is consistent with the approved amendment to the Rosemary Heights Development Concept Plan, and mimics the same lot types and density approved under previous development applications along this agricultural interface north of High Park Avenue and east of 164 Street (Appendix XI). Collectively, the previous applications in this area (Project No. 7902-0056, 7900-0347, 7900-0265, and 7995-0164) created 88 lots based on RA-G and RH-G type lots in accordance with the approved Concept Plan and in the same fashion that is being proposed with the current application.

Proposed Development

- The applicant is proposing to create 4 One-Acre Gross Density (RA-G) type lots directly abutting the ALR, with the remainder of the subject site to be subdivided into 14 Half-Acre Gross Density (RH-G) type lots. In accordance with the gross-density subdivision requirements, a contribution of 15% cash-in-lieu of parkland will be required to be provided prior to final adoption of the rezoning.
- The site is adjacent to other suburban half-acre gross density type subdivisions to the south and west, which were developed under separate Comprehensive Development (CD) Zones as part of multiple subdivision phases of lands around the Morgan Creek Golf Course. Lot sizes in these surrounding areas range from 700 m² (7,500 ft²) to 1,800 m² (19,375 ft²). The proposed lot sizes in this application range from 1,120 m² (12,055 ft²) to 2,500 m² (26,910 ft²).

Subdivision Layout

- The 4 proposed RA-G type lots abutting the ALR will be at least 2,500m² (26,900 ft²) in size, and will include a landscape buffer along the ALR edge to the north.
- Lots 1-3, which are adjacent to 160 Street, will be larger than the existing lots across 160 Street. Lots 1 and 2 will have direct access to 160 Street with semi-circle driveways. These driveways are intended to provide straightforward ingress and egress to and from 160 Street.
- The proposed lots along the southern portion of site (Lots 1, 6, 7, & 14) will be similar in size (1,300 m²/14,000 ft²) as those lots across High Park (the unopened road allowance of 36 Avenue). The lot sizes being proposed in this application provide an appropriate transition to neighbouring developments.
- The existing south portion of the High Park road allowance currently contains a walkway. The applicant will be required to dedicate the north portion of this road allowance. The Engineering Department advises that this road allowance will form part of the walkway network system in the area.
- For those RA-G type lots that abut the ALR boundary, the building envelope will be set back 25m (82 feet) from the ALR boundary. Within the 25m (82 feet) setback there is a 10m (33 feet) wide landscaped buffer that is being proposed to be under a Development Permit (Appendix X). Details of the proposed landscape buffer are provided below.
- The subdivision layout has been designed to preserve view corridors for the properties on Delsey Place, which is located immediately to the south. Measures that have been taken in this regard include the following, and are discussed in more detail later in this report:
 - The cul-de-sac roads extending south have been further extended than what was first proposed to ensure that lots along the southerly property line are aligned with lots on the north side of Delsey Place, thus creating view corridors both along the roads and along the rear yards;
 - Lots have been aligned in a north-south arrangement to create view corridors;
 - Larger building setbacks are proposed for specific lots along both the front and rear yards to retain view corridors;

- Detailed lot grading has been considered to ensure new dwellings will be as low as physically possible while ensuring basements and proper servicing can be achieved; and
- Specific design of dwellings which includes the orienting of the ridge lines of the roofs in a north-south direction use to address view issues.

Environmental Issues

- There is a Red-coded creek associated with this site that runs along 160 Street and along the southern portion of the property. To manage this creek in conjunction with the development, the following arrangement has been approved by the Department of Fisheries and Oceans (DFO) representatives:
 - 160 Street would be reconstructed to allow the creek to run through a culvert and along the northerly property line of the proposed one-acre gross density lots;
 - a 10.0 metre ditch along the northern portion (adjacent to the ALR) would be constructed (5 metres on the ALR and 5 metres on the proposed 1 acre gross density type lots);
 - a 10.0 metre landscape buffer will be established on the 1 acre gross density type lots as per DFO guidelines; and
 - there would be a 25.0 metre wide 'no build' restrictive covenant on the proposed 1 acre gross density type lots.
- This arrangement was discussed with the Environmental Review Committee (ERC) and deemed acceptable to DFO.

Agricultural Land Reserve (ALR) Interface Requirements

- In accordance with the Official Community Plan (OCP), the application requires a Development Permit (DP) to establish a landscape buffer along the ALR boundary in order to protect agriculture practices and to mitigate conflict between residential and agricultural uses. The proposed DP exceeds the ALR buffer requirements as set out in the approved Concept Plan for this area because of the requirements of DFO) as described in the previous section.
- To ensure prospective property owners are aware of the agricultural practices that take place on the neighbouring farms, a Restrictive Covenant will be required to provide notice of the various impacts (noise, dust, smell, etc) that may result from normal farm practices.

Surrey Agricultural Advisory Committee (AAC) Review

- The Agricultural Advisory Committee (AAC) considered the application on September 4, 2003, March 4, 2005, and October 5, 2006. Their recommendation at each of these meetings was that this application be denied and that the southerly portion of the property outside of the ALR be considered for inclusion into the Agricultural Land Reserve (Appendix VI).
- The current proposal is similar to other development applications (Project No. 7902-0056, 7900-0347, 7900-0265, and 7995-0164) in the nearby vicinity that abut the ALR, which have been approved. The AAC had provided support for these four previously mentioned applications that occurred in this area, all of which abutted the ALR and have an identical interface condition as the subject property.

- The proposed development is consistent with the OCP, and the surrounding pattern of development; therefore, it will provide an appropriate transition from the ALR to residential uses. The proposed landscape buffer is also consistent with the development concept approved by Council for this area. On the basis of these considerations, staff can support the proposal despite the recommendations of the AAC.

Building Design Guidelines

- The applicant has retained Tynan Consulting Limited to create the design guidelines for this project (Appendix VIII). The Design Guidelines were based on a character study of the neighbourhood that examined those homes on Delsey Place, Humberside Avenue, and 36A Avenue.
- Based on the study conducted, the proposed house designs will include 'Classical Traditional', 'Neo-Traditional', 'Neo-Heritage - Cape Cod', or 'Classical-Heritage' as determined by the consultant. There is to be a high degree of compatibility between the style theme, and the roof forms, volume allocations, and detailing features.
- The Design Guidelines incorporate detailing elements found within surrounding developments and establishes an equal or superior quality design. No vinyl is permitted to be used, the only permitted roof materials are cedar shakes or cedar shingles, garage doors are to be constructed of wood, there will be plenty of trim used, and a minimum of 40 shrubs per lot is required.
- To reflect concerns raised by neighbouring property owners, the Building Design Guidelines have been revised to include the following mitigating measures:
 - Improvements to any building or landscaping must be consistent with style and quality surrounding Morgan Heights developments;
 - Sod shall cover all lots and adjacent boulevards;
 - Corner lots require street-oriented treatments on both elevations and double the quantity of planting materials;
 - The following are prohibited on the properties: junk, debris, building materials, goods for commercial use or sale, poles, masts, cloths lines, tennis courts, basketball courts, above-grade swimming pools, industrial trucks, and trailers;
 - Unbroken wall massing will not exceed 1½ storeys;
 - The basement slab shall be constructed at the minimum building elevation (MBE) indicated on the final lot grading plan accepted by the City;
 - The maximum roof pitch shall not exceed a ratio of 10:12;
 - Maximum building height for the lots in Block B of Schedule "A", Appendix XIV shall be 8.5 m (28 ft.) unless roof ridge lines run in a north-south direction, in which case 9 m (30 ft.) is permitted;
 - Cedar shakes and shingles are the only permitted roof materials to be used;
 - Porte cocheres are not permitted;
 - Semi-circle driveways must be constructed for Lots 1 and 2;
 - No accessory building shall be constructed on the lot unless the design and location is first approved by the consultant;
 - Exterior light fixtures shall not be located or directed that would cause glare on adjacent lots;

- Three of the required trees to be planted must have a maturity height of no greater than 4.0 metres; and
 - A fence is required to be erected along the southern boundary of Lots 1, 6, 7, and 14. The style of fence that is required at these locations will reflect both privacy issues for the future homes and Crime Prevention Through Environmental Design (CPTED) issues for the existing walkway.
- In-ground basements are possible on all the lots and are proposed. Basement entry homes, however, will not be permitted.

Lot Grading

- A preliminary Lot Grading Plan submitted by Hub Engineering has been reviewed by staff and is considered acceptable. The plan indicates fill greater than 0.5m (1.6 ft) is proposed for the entire site area, which has a low elevation.
- In spite of the proposed fill, the final grade of the subject site will be lower than the adjacent ground elevations found on the properties of Delsey Place, due to the existing low elevation of the site. The final grade will continually slope away from Delsey Place.
- The minimum building elevations (MBEs) are shown to be lower than the homes on Delsey Place, and the Building Design Guidelines require the homes to be built at said elevations.
- The majority of the main floor elevations in the proposed development will be lower than the main floor elevations of the homes on the north side of Delsey Place (Appendix XV). There are a few proposed lots that will have a higher main floor elevation than those homes on Delsey Place, but the difference is minimal. For example, the main floor elevation of 16059 Delsey Place is 5.58 metres (18.3 ft.) above sea level and the proposed main floor elevation of the property directly across the walkway will be at 5.65 metres (18.5 ft.) above sea level; a 7 cm (2.8 inch) difference. The biggest difference occurs between 16077 Delsey Place (5.20 metres/17 ft.) and proposed Lot 14 (5.71 metres/18.7 ft.) - 0.51 metre/1.7 ft.
- Maximum elevation for the main floor will be prescribed in the Building Scheme.
- The applicant has ensured the minimum building elevations and main floor elevations are as low as possible while achieving basements. Lowering the main floor elevations any further would result in eliminating the ability to construct basements, which the applicant does not wish to do.
- In-ground basements are proposed for the development, but secondary suites and basement entry home are not permitted. The registered design guidelines will reflect this standard.
- A retaining wall is proposed along the eastern boundary, which would provide the necessary support for the partial of road that is proposed to be constructed at this location. The preliminary plan has been reviewed by the Building Division and found satisfactory to proceed. The adjacent property owner to the east has been contact.

Tree Preservation

- A review of the subject site by John Wood, a registered Arborist, of Arborcon identified no trees on the subject site (Appendix IX).
- A total of 90 trees (5 per lot) will be planted on the lots (Appendix IX). The plans have been reviewed by the City's Landscape Architect and deemed acceptable. 60 boulevard trees will also be planted.

Comprehensive Development (CD) Zone (Appendix XIV)

- The CD By-law is based on the RA-G and RH-G zones for Block 'A' and Block 'B' respectively (Schedule A of Appendix XIV). The CD By-law is, in part, ensuring the proposed lot sizes are similar to that of previously approved development applications that have transpired in the surrounding area.
- The 4 RA-G type lots are all approximately 2,500m² (26,900 ft²) in size. The RA-G zone requires lots to be 2,800m² (30,140 ft²) in size, but allows 50% of the proposed lots to be reduced in size to 2,230m² (24,000 ft²). Given that the proposed lots are all 2,500m², they average out to meet the intent and permissible density of this zone.
- Of the 14 RH-G type lots, 9 will have a minimum lot size of 1,300m² (14,000 ft²), which is the standard lot size of the RH-G zone. The other 5 RH-G lots will range in size from 1,120m² (12,060 ft²) to 1,200m² (12,920 ft²), which would be allowed for 50% of the lots under the RH-G zone.
- To address concerns raised by the residents of Delsey Place regarding views to the north of their properties, north-facing view corridors are being maintained on the proposed development by the alignment of the proposed lots and by ensuring building setbacks are increased beyond the typical 7.5 m (25 ft.) setbacks to create these corridors. For lots 1–5, rear yard setbacks will be increased to a minimum of 11.5m (38 ft), and Lot 6 will have a rear yard setback of 10.5 m (34 ft.). Lots 7–13 will have a rear yard setback of 17.5m (57 ft.), with the exception of Lot 11, which will have a rear yard setback of 16.5m (54 ft.) (Schedule B of Appendix XIV).
- Front yard setbacks for 10 of the 14 RH-G type lots will be increased to 10 m (33 ft.)
- The side yard setbacks for the RA-G type lots will also be increased to assist with the view corridors. Lot 15 will have a 12m (39 ft) side yard setback on the west side and an 8.5m (29 ft.) setback on the east side (Schedule B of Appendix XIV).
- Lots 16–18 will meet the minimum 4.5 m (15 ft.) side yard setbacks along the westerly yards, but will have increased easterly side yard setbacks of 18m (59 ft.) for Lots 16 and 17, and 14.5m (48 ft.) for Lot 18 (Schedule B of Appendix XIV).
- The CD By-law will also increase the rear yard setback for lots 15–18 from 7.5m (25 ft.) to 25m (82 ft.), which are the lots that back onto the ALR. This setback is consistent with previously approved development applications (Project No. 7902-0056, 7900-0347, 7900-0265, and 7995-0164) that also abutted the ALR boundary.

PRE-NOTIFICATION

Pre-notification letters were sent on January 21, 2003 and staff received a number of concerns from the neighbouring property owners, particularly residents to the south on Delsey Place. In light of the neighbourhood response, the applicant held a Public Information Meeting (PIM) in 2004 and a second one on March 23, 2006. Through these PIM's, the applicant heard and addressed the concerns raised by surrounding property owners. A summary of the second PIM is attached as Appendix VII. The following points are issues that were raised by neighbours:

- Concerns about views to the agricultural land being impeded by the proposed homes.

(The applicant has substantially modified the subdivision layout to change the location of the homes and increase setbacks in order to protect view corridors from the south. View corridors with a width of approximately 20 m. (65 ft.) or more have been created. The applicant has also changed the roof pitch dimensions in the Design Guidelines from a minimum of 9:12 and no maximum limit, to a minimum of 7:12 and a maximum of 10:12. To further address view retention, a reduction on the maximum building height from 9 m to 8.5 m is proposed, unless the ridge lines run north/south for which 9 m is permitted. Even though fill is being proposed, the main floor elevations for the proposed dwellings will be lower or slightly higher than the homes on Delsey Place. The main floor elevations of the homes on the north side of Delsey Place range from 5.20 – 5.85 m. above sea level, where the main floor elevations being proposed for the homes on the south side of the subject site range from 5.51 – 5.71 m above sea level, and they continue to decrease as the development approaches the ALR boundary. Maximum main floor elevations will be prescribed in the Building Scheme.)

- Concerns about drainage running towards Delsey Place.

(The final grade on this site is such that surface water will move away from Delsey Place and towards 160 Street. The preliminary lot-grading plan has been reviewed by the Building Department and has been found to be sufficient to proceed.)

- Concerns about density.

(The proposed use and density complies with the OCP and the approved development concept plan approved by Council for this area, and is in fact a lower density than the developments to the west and south. The density that is being proposed is similar that of the development to the east.)

- Concerns about the loss of the existing footpath at the south end of the subject site.

(The walkway is being retained. The 10m strip of land at the south end of the subject property that is being dedicated will not be used for vehicular traffic; rather it is for the continued use of the existing walkway.)

- Concerns about potential erosion of property values.

(The homes that are to be built on the subject site will be similar or larger in size than the homes in the surrounding neighbourhoods, and are expected to be of high quality in keeping with the area. Furthermore, the architectural style of the proposed homes will meet or exceed the design quality that was previously developed through the Morgan Creek development.)

- Concerns about the proposed homes having in-ground basements.

(In-ground basements are proposed in this development and, in accordance with the lot-grading plan, have been deemed acceptable by the applicant's Civil Engineer and confirmed by the Engineering Department. Staff reviewed the Building Design Guidelines for surrounding developments, and found that in-ground basements were permitted and have been constructed on properties located on 159A Street, 36A Avenue, and Morgan Creek Way. Restricting basements on this development would not be consistent with many of the surrounding developments that have previously occurred. The proposed homes are required to be built at the lowest Minimum Building Elevation (MBE) possible and the final grade of the subject site will slope away from Delsey Place. In respect to any potential concerns regarding secondary suites, the Building Guidelines stipulate that secondary suites are not permitted.)

- Concerns about vehicles backing out onto 160th Street from proposed Lots 1 and 2.

(Due to these concerns, these two lots will have semi-circle driveways so to prevent the need to back out onto 160th Street. Such driveways are not typically permitted, but have been allowed for these two lots to address the concerns raised, and will be required in the building guideline.)

- The applicant attempted to hold a third Public Information Meeting (PIM) to discuss the amendments made to the development proposal in response to the previous PIM's as documented in this report. However, the residents who were invited (Delsey Place residents) would not meet with the applicant.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	AAC Comments
Appendix VII.	Public Information Meeting Summary
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Planting

Appendix X.	Landscape Buffer to ALR
Appendix XI.	Revised Concept Plan to Rosemary Heights Local Area Plan
Appendix XII.	Rosemary Heights Local Area Plan
Appendix XIII.	Proposed Amendment to Rosemary Heights Local Area Plan
Appendix XIV.	CD By-law
Appendix XV.	Comparison of Main Floor Elevations

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 31, 2007.
- Building Scheme dated February 16, 2007.
- Tree Planting Plan dated February 2, 2007.
- Soil Contamination Review Questionnaire prepared by Himmat Sekhon dated December 13, 2002.
- Preliminary Lot Grading Plan date February 16, 2007.

How Yin Leung
Acting General Manager
Planning and Development

RD/kms

v:\wp-docs\planning\plncom06\09261042.rd.doc
PMR 2/16/07 11:57 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Pacific Land Resource Group
 Address: 101 - 7485 - 130 Street
 Surrey, B.C.
 V3W 1H8
 Tel: 604-501-1624

2. Properties involved in the Application
 - (a) Civic Address: 16082 - 40 Avenue

 - (b) Civic Address: 16082 - 40 Avenue
 Owners: Karnail Sekhon, Sukhdev Sekhon, Himmat Sekhon,
 Mohinder Sekhon, Baldev Sekhon and Gurmeet Sekhon
 PID: 007-858-451
 Parcel 13 NW Section 25 Plan 24398E (Ex. NW 165 x 530)

3. Summary of Actions for City Clerks Office
 - (a) Introduce a By-law to rezone a portion of the property.

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	8.8 ac
Hectares	3.6 ha
NUMBER OF LOTS	
Existing	1
Proposed CD Lots (1 Remnant A-1 Lot)	18
SIZE OF LOTS	
Range of lot widths (metres)	24 - 50
Range of lot areas (square metres)	1,120 - 2,500 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	5.0/ha 2.0/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	None
PARKLAND	
15% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

CONTOUR MAP FOR SUBJECT SITE

