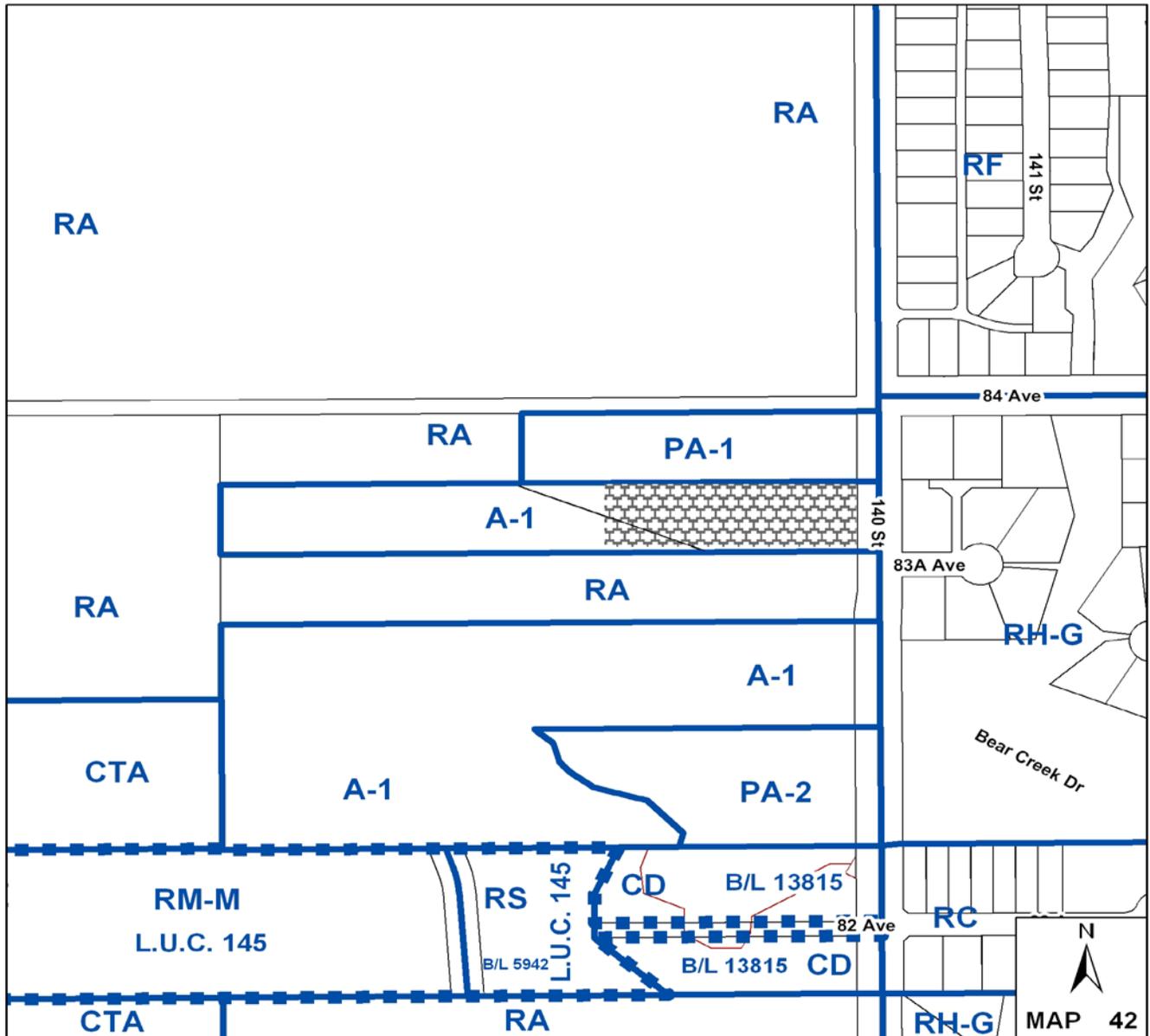


**Proposal:** Rezone portions from A-1 to PA-2. Development Variance Permit to increase building height, reduce south side yard setback, allow parking within the front yard setback, and reduce width of landscaping strip to permit the construction of a temple.

**Recommendation:** Approval to Proceed

**Location:** Portions of 8361 - 140 Street & 13860 – 84 Ave.      **Zoning:** A-1

**OCP Designation:** Suburban      **Owner:** Canadian Ramgarhia Society & City of Surrey



## PROJECT TIMELINE

Original Application Submission Date:	October 14, 2003
Plans Submission Date:	September 2004
Application Revision Date:	October 17, 2005
Application Re-submission Date:	February 9, 2006
Planning Report Date:	March 6, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from A-1 to PA-2; and
- a Development Variance Permit to vary the provisions of the PA-2 Zone as follows:
  - increase the maximum building height from 9.0 metres (30 ft.) to 12.8 metres (42 ft.);
  - reduce the minimum south side yard setback from 12.8 metres (42 ft.) to 3.6 metres (12 ft.);
  - allow 10 parking spaces within the front yard setback; and
  - reduce the landscaping strip along the west, north and south property lines from 3 metres (10 ft.) to 2.0 metres (7 ft.)

in order to permit the construction of an approximately 1,961 sq. m. (21,108 sq. ft.) temple with 2 dwelling units as accessory uses.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone portions of the site (Block A in Survey Plan, Appendix I) from “General Agriculture Zone (A-1)” (By-law No. 12000) to “Assembly Hall 2 Zone (PA-2)” (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7903-0375-00 (Appendix III), varying the following, to proceed to Public Notification:
  - (a) to increase the maximum building height of the PA-2 Zone from 9.0 metres (30 ft.) to 12.8 metres (42 ft.);
  - (b) to reduce the minimum south side yard setback of the PA-2 Zone from 12.8 metres (42 ft.) to 3.6 metres (12 ft.);
  - (c) to permit the installation of 10 parking spaces within the front yard setback; and
  - (d) to reduce the landscaping strip along the west, north and south property lines from 3 metres (10 ft.) to 2.0 metres (7 ft.).

- 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 plan based on the approved land exchange to the satisfaction of the Approving Officer;
  - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) registration of a Section 219 Restrictive Covenant to prohibit any development on the site other than as generally indicated on the drawings attached as Appendix IV;
  - (e) registration of a shared access and parking agreement with the City allowing access to the site via the existing driveway and use of parking spaces on the City-owned parking lot located at 8343 - 140 Street;
  - (f) registration a Section 219 Restrictive Covenant to ensure future construction of an on-site alternate right in/right out access off 140 Street;
  - (g) provision of cash-in-lieu to the satisfaction of General Manager, Parks, Recreation & Culture Department for the construction of the realigned walkway previously located on the portion of lands under the approved land exchange;
  - (h) provision of an appropriate security deposit to the satisfaction of the General Manager, Engineering Department to ensure that when needed, the driveway access off the City-owned parkland is removed and the on-site alternate driveway off 140 Street is built in the future; and
  - (i) approval of the demolition of the existing house by Building Division.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to compliance with Engineering requirements as identified in the attached (Appendix V).
Parks, Recreation & Culture:	Access via the existing parkland to the south can be supported based on an agreement that the shared access would be eventually cancelled to accommodate future parks improvements and road configurations. To ensure this condition, an ultimate on-site driveway off 140 Street should be provided.
Fire Department:	No concerns.
BC Hydro:	No building encroachment is permitted within the right-of-way.

## SITE CHARACTERISTICS

- **Existing Land Use** The house that was located on 8361 – 140 Street has been demolished. The City-owned property at 13860 – 84 Avenue forms part of the Bear Creek Park and accommodates a walkway connecting 140 Street and the larger Bear Creek Park to the west.
- **Significant Site Attributes** The southwest portion of the subject site (which consists of the lands under the approved land exchange) is impacted by the BC Hydro right-of-way.
- **East:** Across 140 Street are single family lots zoned RH-G, designated Suburban.
- **West:** Bear Creek Park.
- **South:** Directly south is a City-owned parking lot with 48 parking spaces and lands forming part of Bear Creek Park, zoned RA, designated Suburban. Farther south across the BC Hydro right-of-way is a religious facility, (Hindu Vedic Temple) zoned PA-2, designated Suburban.
- **North:** A religious facility, (Bear Creek Community Church) zoned PA-1, designated Suburban.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Background

- The original application submitted on October 14, 2003 involved a rezoning from A-1 to PA-2 to allow the construction of a 2-storey, 780-sq. m. (8,400 sq. ft.) Sikh Temple at 8361 – 140 Street. However, the applicants (the Canadian Ramgarhia Society) did not provide details on this particular proposal, and therefore, the application did not proceed.
- In September 2004, staff received a set of architectural drawings that reflected a larger facility, but with reduced parking spaces. Staff raised concerns regarding the proposed parking deficiency and the applicant's proposal to apply for shared parking with the City-owned parking lot to the south. Nevertheless, the applicants made a Development Variance Permit (DVP) application for reduced parking on January 5, 2005.
- Based on the original configuration of the subject site at that time (triangular shape with an area of 7,237 sq. m. or 1.78 acres), the applicant submitted a further set of plans dated February 11, 2005, reflecting a proposal for a 2,430 sq. m. (26,157 sq. ft.) religious facility under the proposed PA-2 Zone. The plans indicated 104 parking spaces, though the proposed facility required 164

spaces, based on the By-law requirement of 7.5 spaces per 100 sq. m. (1,076 sq. ft.) of gross floor area.

- Staff advised the applicant that while a parking study prepared by their consultant provided justification for reduced parking, the proposed variance to the required parking spaces was a concern. Staff noted the potential for overflow parking as a result of the parking deficiency and the consequent problems related to parking shortage. Staff advised the applicants of the need to redesign the project (i.e. propose a smaller religious facility) or acquire additional lands to address the parking shortage.
- Subsequently, on October 17, 2005, the applicant submitted a proposal to the City for a land exchange described as follows:
  - In exchange for an approximately 714 sq. m. (7,682 sq. ft.) portion of adjacent City parkland at 13860 – 84 Avenue, a portion of the same amount of land at 8361 – 140 Street (the subject site) will be conveyed to the City (Appendix VI).
- Council, on December 12, 2005, approved the recommendation in Corporate Report No. R267 (Appendix VII) from the Engineering Department, allowing the proposed land exchange (RES.R05-2876). As shown in Appendix VI, the subsequent subdivision and consolidation (to be completed as a subject condition of rezoning) will create a rectangular-shaped lot – allowing the applicants to redesign the parking layout to meet the required number of parking spaces. It should be noted that the land exchange involves an exchange of an equal amount of land and thus, will not involve any monetary compensation from either the applicant or the City. The proposed land exchange will, however, result in the loss of part of the City's asphalt public walkway currently located on the portion of land to be transferred by the City. The applicant has, therefore, agreed to pay for the cost of relocating the walkway.

#### Current Application

- The revised application involves a rezoning of the reconfigured subject site (with the same gross site area of 7,237 sq. m. or 1.78 acres) from A-1 to PA-2 in order to allow the construction of approximately 1,961-sq. m. (21,108-sq. ft.) Sikh temple, with a basement accommodating 2, 2-bedroom dwelling units.
- The proposed building will consist of 3 floors accommodating a dining hall at the ground floor, the prayer room at the second floor and a community hall and a museum on the third floor. The proposed dwelling units will be for the use of a caretaker and visiting priests from out of town.
- The proposed land use is permitted under the Suburban designation and generally meets the locational criteria for religious facilities prescribed in Section C-5.3 of the Official Community Plan (OCP) as follows: *(staff comments are in italics)*
  - Institutions should be planned that are appropriate in size and design to match the character of their location.

*(The subject site is located in an area where 2 separate religious facilities are already in operation. These two facilities have somehow defined the character of this particular neighbourhood. Considering further the adjacent uses around the subject site – Bear Creek Park to the west, B.C. Hydro right-of-way and a City-owned parking lot to the south, the size and design of the proposed facility are considered appropriate for this particular area.)*

- Locate institutions at the periphery of neighbourhoods.

*(The residential neighbourhood is separated by 140 Street from the subject site. There is no residential subdivision at its immediate vicinity. The proposed temple is at the periphery of an existing residential neighbourhood.)*

- Locate larger facilities to avoid traffic filtering through neighbourhoods; have good access to transit corridors; and have access to provincial highways and arterial roads.

*(Traffic into the existing local roads in the neighbouring subdivision is not expected to increase as a result of the activities in the proposed temple. Traffic will be concentrated on 140 Street and 84 Avenue, both of which are an arterial road. It is anticipated that “a high proportion of members attending regular services will arrive on foot from the local community”, as noted in the consultant’s parking study.)*

*Transit is available on 140 Street, providing alternate mode of access to the proposed temple.*

- Generally, the proposed religious facility conforms to the provisions of the PA-2 Zone as indicated below:

	<b>Permitted Under PA-2 Zone</b>	<b>Proposal</b>
Floor Area Ratio	0.50	0.27
Floor Area	3,618m <sup>2</sup> (38,950 ft <sup>2</sup> )	1,961m <sup>2</sup> (21,108 ft <sup>2</sup> )
Lot Coverage	40%	14%
No. of Dwelling Units	2 units	2 units
Floor Area of Dwelling Units	260m <sup>2</sup> (2,800 ft <sup>2</sup> )	220m <sup>2</sup> (2,367 ft <sup>2</sup> )
No. of Parking Spaces	138 spaces (min.)	141 spaces
Building Height*	9 metres (30 ft.)	12.8 metres (42 ft.)
Setbacks*	12.8 metres (42 ft.) from all lot lines	Exceeds 12.8 m. (42 ft.) from east, west and north property lines, but reduced to 3.6 m (12 ft.) from south property line

\* See section on By-law Variances and Justification

## PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters based on the original application were sent on November 24, 2003. Staff received a letter from a neighbour who was strongly opposed to the proposal.

At the request of staff, the applicants conducted a Public Information Meeting (PIM) on September 20, 2004 at the Surrey Arts Centre (13750 – 88 Avenue), which was attended by approximately 220 people. A City staff member attended the meeting as an observer.

- The PIM was conducted as an open house, with the applicant, architect and landscape architect in attendance. Architectural and landscape plans were on display. The consultants responded to the questions that were raised at the PIM. Although attendees were encouraged to fill in a questionnaire, only one (1) completed questionnaire was submitted, indicating support for the proposed religious facility.

New pre-notification letters were sent on November 9, 2005, based on a larger facility and involving a portion of City-owned lands. Staff received 2 letters and an e-mail from the neighbouring property owners, raising the following concerns (*staff comments are in italics*):

- The proposal will have a negative impact on the surrounding green space.

*(While a portion of the subject site forms part of the larger Bear Creek Park as a result of the approved land exchange, this portion of the site, being under the B.C. Hydro right-of-way, is devoid of trees, and therefore, there is no impact on the vegetated park area.)*

- There is a potential for north-bound traffic to use the existing driveway for the adjacent property to the north (also a religious facility) to turn around and head south in order to access the subject site, thus impacting traffic circulation on the neighbouring lot to the north.

*(Access to the subject site will be provided via the existing driveway on the adjacent City-owned parking lot to the south. This is a full movement driveway, which allows vehicles traveling along 140 Street to make a left hand turn into the City-owned parking lot. As such, north-bound traffic heading to the subject site can directly access the subject site via the City-owned parking lot without using the neighbour's driveway. However, if access via the City-owned parking lot is eliminated and replaced with the alternate on-site driveway off 140 Street, restricted access to the subject site will apply, i.e., access will be right-in, right-out only. In consideration of the existing situation on the church property to the north, the applicant should instruct members of the proposed temple heading north on 140 Street not to use the existing driveway on the existing church when accessing the subject site.)*

- The proposal is indicating 30% more parking spaces than what has been approved for the existing church to the north (i.e. 141 proposed spaces versus 96 existing spaces).

*(The number of parking spaces that are required for a religious facility is a function of the amount of proposed floor area. The Zoning By-law, requires a total of 7.5 parking spaces for every 100 sq. m. (1,075 sq. ft.) of the gross floor area. Using this formula, the proposed temple with a proposed floor area of approximately 1,783 sq. m. (19,192 sq. ft.), excluding stairways & mechanical rooms, requires a total of 138 parking spaces and 141 are proposed. The 96 parking stalls for the existing church to the north, based on the floor area of 1,235 m<sup>2</sup> (13,290 ft.) satisfied the parking requirements.*

- The proposed floor area has significantly increased from the original proposal of 780 sq. m. (8,396 sq. ft.).

*(The current proposal envisions a regional-scale religious facility, which was not considered in the original application.)*

- The proposed building should not be higher than the adjacent structure to the north, otherwise, the neighbours to the north will oppose a variance seeking an increase in building height.

*(The proposed building will be 12.8 metres (42 ft.) in height, exceeding the 9-metre (30-ft.) height requirement and is therefore, the subject of a DVP. An existing 1.8-metre (6-ft.) high cedar fence and an existing 4.2-metre (14-ft.) cedar hedge along the common property line will separate the proposed building from the existing church to the north. The proposed building is to be sited approximately 16 metres (52 ft.) away from the north property line. Thus, the proposed building height is adequately mitigated by the combined fence, hedging and significant distance to the north property line.*

*The proposal indicates a dome-shaped, open wire-frame element, which is a traditional element in the Sikh religion. Considered an architectural feature, this element is not included in the determination of building height.)*

- The proposal will create a concentration of 3 different religious facilities in one neighbourhood, which may not be appropriate.

*(The lands directly west of 140 Street, between Bear Creek Park to the north and Bear Creek to the south, are significantly encumbered by the Hydro right-of-way and therefore, have limited development potential. The existing and proposed religious facilities in this area generally conform to the City's Locational Criteria.)*

- The proposed facility may require access to existing parking spaces located on the City-owned parking lot south of the subject site.

*(The proposal is indicating compliance with parking requirements under the PA-2 Zone. Staff were advised that many members of the congregation will walk to the facility as they live in the neighbourhood close to the subject site. While the applicant is considering a shared parking agreement with the City, the applicant has confirmed that parking on the City-owned parking lot will only occur during large functions such as weddings, but not during the regular religious services. The Parks, Recreation and Culture Department is agreeable to this.)*

## DESIGN PROPOSAL AND REVIEW

- The proposed 1,961 sq. m. (21,108 sq. ft.) religious facility will be constructed as a 3-storey building with a 323 sq. m. (3,477 sq/ ft.) basement accommodating 2 dwelling units and storage rooms.
- On the roof of the building will be a wire-frame open dome, an architectural feature that depicts the religious affiliation of the proposed temple.

- Access to the site will be via the adjacent City-owned parking lot to the south where access from 140 Street is currently available. Parks, Recreation and Culture Department supports the proposed shared access, subject to the following:
  - The applicant demonstrates on the site plan an on-site alternate access (right-in/right-out) on 140 Street;
  - The applicant agrees to register a Section 219 Restrictive Covenant that secures construction of the alternate access should the City decide to undertake parks improvements and driveway realignment in the future, impacting the existing driveway on the City-owned parking lot; and
  - The applicant provides cash-in-lieu of on-site driveway construction.
- Appendix IV indicates the proposed on-site driveway off 140 Street. When built, the proposed driveway at this location will displace landscaping. However, at that time, additional landscaping will be installed to replace the proposed driveway between the existing City-owned parking lot and the project site. The Engineering Department supports the location of the proposed alternate driveway.
- The registration of the required Section 219 Covenant and the provision of cash-in-lieu (to be determined at Servicing Agreement) noted above are subject conditions of rezoning.
- Part 5 Parking and Loading/Unloading of the Zoning By-law stipulates that religious facilities should provide 7.5 parking spaces per 100 sq. m. (1,047 sq. ft.) of the gross floor area, excluding stairs and storage areas. Based on this requirement, a total of 134 parking spaces are needed, with additional 4 spaces for the proposed dwelling units (2 spaces per unit), for a total of 138 spaces. The proposal is indicating a total of 141 spaces or 3 spaces more than what is required. Majority of the parking stalls will be located at the rear of the subject site.
- The proposed parking plan is indicating 32 small parking spaces, representing approximately 23% of the total number of parking spaces. The Zoning By-law allows a maximum of 25%, therefore, the proposed number of small parking spaces is acceptable. The proposal is indicating 3 parking spaces for people with disabilities, exceeding the minimum requirement of 2 spaces.
- The proposed building reflects the applicants' religious practices and as such, will accommodate the following components:

<b>Floor Level</b>	<b>Function</b>	<b>Proposed Size (Floor Space)</b>
Main Floor	Foyer, information booth, washrooms, kitchen, eating area	899 sq. m. (9,677 sq. ft.)
Second Floor	Worship area, foyer, offices, meeting and private rooms	831 sq. m (8,945 sq. ft.)
Third Floor	Community room and artifact/museum	230 sq. m. (2,476 sq. ft.)
Basement	Dwelling areas and storage	323 sq. m. (3,477 sq. ft.)

- The proposed structure will be built using sandblasted concrete coupled with bricks (in red). Brick cladding will be evident in all elevations.

- Two small pools will be installed in front of the proposed structure, with seating areas and will serve as an outdoor amenity area. Raised brick pavers will be used to delineate walkways from the pavement leading from the road and around the building. The same treatment will be used to define the proposed driveway originating from the City-owned parking lot to the south.
- A 3-ft. high iron picket fence (in black), mounted on a concrete base and attached to sandblasted concrete posts is proposed along the east property line fronting 140 Street. A pedestrian gate will be installed to provide security.
- The same type of fencing (iron picket fence) is proposed along the south property line, terminating at the westerly edge of the proposed building. The rest of the perimeter of the site will have a 1.5-metre (5-ft.) high chain link fence, which will be installed in conjunction with a combination of flowering (Dogwoods) and evergreen (Douglas Fir) trees.
- An existing 4-metre (14-ft.) tall cedar hedge along the north property line will be retained together with the existing 1.8-metre (6-ft.) high wood fence, providing a buffer with the existing church to the north. Trees such as Golden Locust, Cherry, Giant Redwoods and Magnolias will be installed around the proposed parking lot to break the expanse of blacktop pavement.
- Proposed landscaping along the east and south property lines will consist of a combination of low flowering shrubs such as abelias and Magnolia trees.

### ADVISORY DESIGN PANEL

ADP Meeting Date: March 3, 2005

- ADP comments and suggestions have been satisfactorily addressed. (Appendix VII)

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum building height of the PA-2 Zone from 9 metres (30 ft.) to 12.8 metres (42 ft.).

Applicants' Rationale:

- The design of the proposed building is consistent with the traditions of the Sikh religion where worship consists of dining and prayers. As designed, the main floor will accommodate a dining hall where the congregation shares a meal after prayers, a function that will occur at the second floor. High ceilings are evident over the prayer hall. The high ceilings are important, conveying a spiritual atmosphere. The third floor will also accommodate a small area that will house a museum/artifact room, which is intended to be a repository of old religious articles related to the Sikh faith. The combination of a separate dining area and a prayer room at the second floor with high ceilings has resulted in a taller building that exceeds the maximum height requirement.

## Staff Comments:

- The PA-2 Zone stipulates that the maximum building height is 9 metres (30 ft.). However, staff recognize that different religious denominations require different building configurations. In the case of the subject application, the proposed building height is a function of the need to separate the dining area (at the ground floor) and the prayer room (at the second floor) with high ceilings as well as establish a small museum that is intended to preserve religious articles.
- A building height variance was granted by Council for the neighbouring church to the north on July 10, 1995. The maximum building height was increased from 9 metres (30 ft.) to 11 metres (36 ft.).
- The proposed temple is isolated from the neighbouring residential subdivision by 140 Street, an arterial road. With the 25-metre (82-ft.) proposed setback from 140 Street, any visual impact is expected to be minimal.
- Based on the above, staff support the proposed variance.

## (b) Requested Variance:

- To reduce the minimum south side yard setback of the PA-2 Zone from 12.8 metres (42 ft.) to 3.6 metres (12 ft.).

## Applicant's Rationale:

- The required building setback of 12.8 metres (42 ft.) from all property lines is based on the proposed building height of 12.8 metres (42 ft.).
- The proposed variance will only apply along the south property line. The building is proposed to be sited approximately 16 metres (52 ft.) from the north property line; 25 metres (82 ft.) from the east property line (140 Street); and 74 metres (242 ft.) from the west property line (Bear Creek Park), all in excess of the required 12.8-metre (42-ft.) building setback.
- In order to address interfacing issues with the adjacent church to the north, the proposed building is moved farther from the north property line and thus, closer to the south property line since the subject site is narrow.
- The adjacent parcel to the south accommodates a City-owned parking lot and therefore, a reduced building setback of 3.6 metres (12 ft.) will have no impact.
- The proposal includes installation of significant landscaping (flowering deciduous and evergreen trees) within the reduced south side yard setback area and a decorative fence, both of which will help soften the massing of the proposed structure.

## Staff Comments:

- The PA-2 Zone stipulates the following setback requirements:

*All front yard, rear yard and side yard setbacks shall be greater or equal to the measurement of the height of the highest building on the lot.*

- The proposed building, which is the only proposed building on the lot, will be 12.8 metres (42 ft.) tall and as such, the proposed building should be sited 12.8 metres (42 ft.) from all lot lines.
- Staff agree with the applicant's rationale and support the requested variance.

## (c) Requested Variance:

- To permit the location of parking spaces within the front yard setback.

## Applicant's Rationale:

- While the approved land exchange has created a rectangular-shaped site as opposed to its previous triangular shape, the ultimate lot area remains the same, and therefore, the available siting options for the required parking spaces are quite limited.
- In order to comply with by-law requirements with respect to parking, 10 parking spaces are proposed to be located within the required 12.8-metre (42-ft.) front yard setback.
- A double row of flowering trees such as Dogwoods will be installed along the east property line. An approximately 8-metre (26-ft.) wide landscaped area will separate the proposed parking spaces from 140 Street. These measures are expected to address the impact of the proposed parking at this location.

## Staff Comments:

- Prohibiting parking spaces within the front yard setback area is intended to encourage more landscaping along the front yard abutting the road, which promotes a friendlier streetscape. The church to the north provides all parking at the rear of the building.
- The proposal indicates an approximately 8-metre (26-ft.) wide landscaped buffer to separate the proposed parking spaces within the setback area from 140 Street. This buffer will be planted with a combination of flowering trees, shrubs and ground cover.
- Although the treatment along the street will differ from that existing on the church site to the north, it enables access to 140 Street to be shared with the City parking lot to the south.
- Staff agree with the applicant's landscaping strategy and thus, support the proposed variance.

## (d) Requested Variance:

- To reduce the landscaping strip width from 3 metres (10 ft.) to 2 metres (7 ft.) along the north, south and west property lines.

## Applicant's Rationale:

- In the spirit of providing the required parking spaces based on City standards, the required width of landscaping along the north, south and west property lines has been reduced from 3 metres (10 ft.) to 2 metres (7 ft.). Complying with the 3-metre (10-ft) requirement will compromise the length of parking spaces as well as the width of the drive aisle.
- The adjacent lands to the south consist of the B.C. Hydro right-of-way and the City-owned parking lot. To the west are lands that form part of Bear Creek Park while directly north from the proposed parking lot is another parking lot for the neighbouring church to the north. As opposed to residential uses, these uses are not considered as sensitive to require significant buffering. As such, while a reduced 2-metre (7ft.) wide planting strip is shown along the north, south and west property lines, the proposed landscaping consisting of trees are considered adequate to address any interfacing issue.

## Staff Comments:

- The PA-2 Zone requires that a 3-metre (10-ft.) wide landscaped strip be provided along all lot lines of the developed portions of the lot. The intent of this provision is to establish a neighbourly transition with adjacent parcels.
- Considering the adjacent land uses (parking lot to the south; Bear Creek Park to the west and a church to the north), staff agree with the applicant's rationale and support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets, and Survey Plan
Appendix II.	Contour Map
Appendix III.	Development Variance Permit No. 7903-0375-00
Appendix IV.	Proposed Site Plan, Typical Floor Plans and Elevations and Landscape Plans
Appendix V.	Engineering Summary
Appendix VI.	Approved Land Exchange
Appendix VII.	ADP Comments and Applicant's Response

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 15, 2006.
- Tree Survey and Arborist Report prepared by Mike Fadum and dated March 17/23, 2005
- Soil Contamination Review Questionnaire prepared by Balbir Chana and dated October 14, 2003.
- Corporate Report No. R267.

Murray Dinwoodie  
General Manager  
Planning and Development

JDM/kms

v:\wp-docs\planning\plncom06\02270946.jdm.doc  
KMS 2/27/06 9:49 AM



## DEVELOPMENT DATA SHEET

**Proposed Zoning: PA-2**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		7,237.3 sq. m.
Road Widening area		N/A
Undevelopable area		N/A
Net Total		7,237.3 sq. m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	40%	14%
Paved & Hard Surfaced Areas		60%
Total Site Coverage		74%
<b>SETBACKS</b> ( in metres)		
Front (East at 140 St.)	12.8 m	25.2 m
Rear (West)	12.8 m	74.4 m
Side #1 (South)	12.8 m	3.6 m
Side #2 (North)	12.8 m	16.7m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9.0	12.8 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Two Bedroom	-	2
<b>FLOOR AREA: Residential</b>	260 sq. m.	220 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		1,961 sq. m.
<b>TOTAL BUILDING FLOOR AREA</b>	3,619 sq. m.	2,285 m <sup>2</sup> *

*\*Includes storage area at the basement.*

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
FAR (net)	0.50	0.27
<b>AMENITY SPACE (area in square metres)</b>	n/a	n/a
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Residential	4	4
Institutional	134	137
Total Number of Parking Spaces	138	141
Number of disabled stalls	(2)	(3)
Number of small cars	(35)	(32)
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A
Size of Tandem Parking Spaces width/length	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

CONTOUR MAP FOR SUBJECT SITE

