

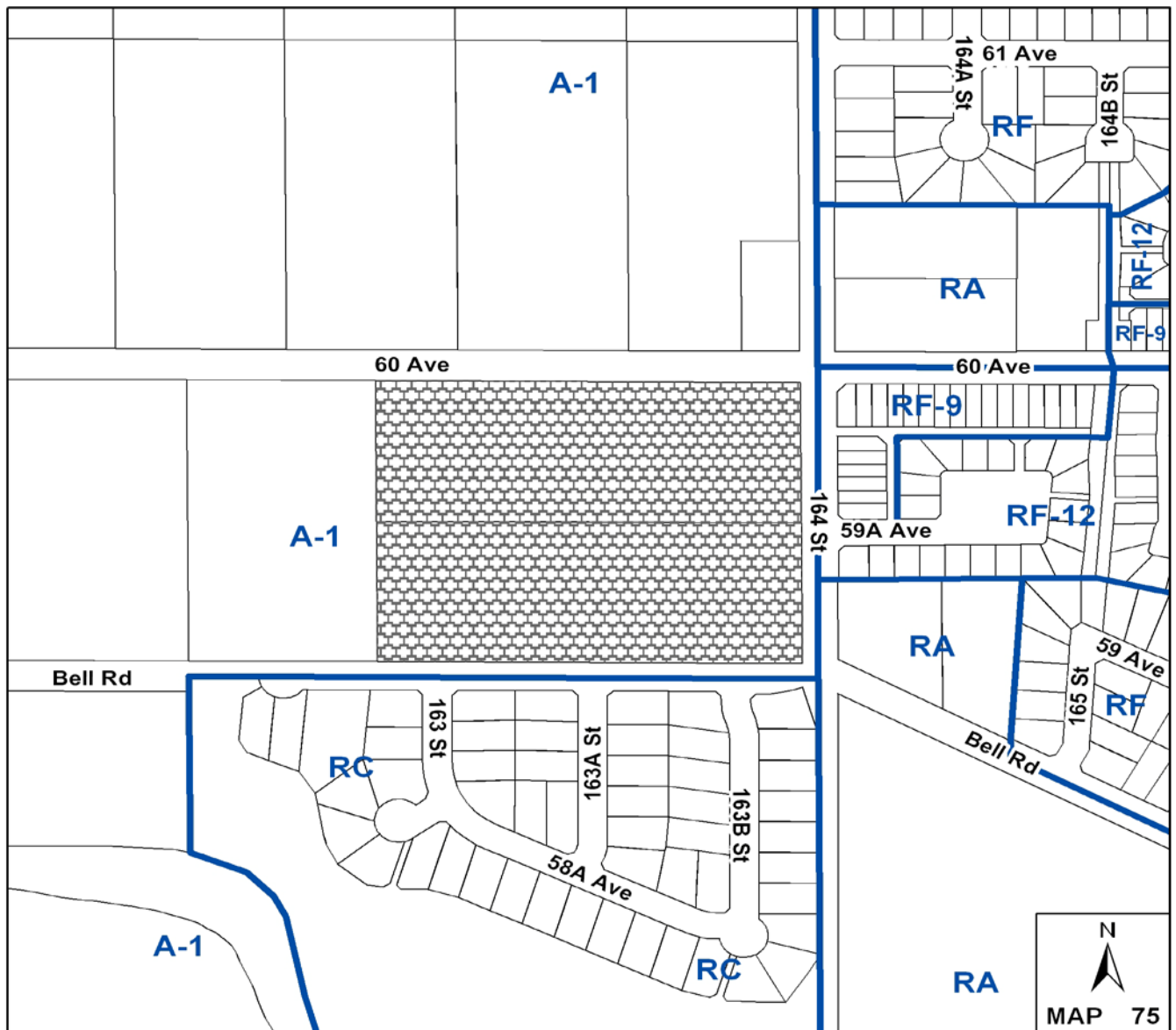
Proposal: OCP amendment for a portion, from Suburban to Urban and NCP amendment from Half-Acre Cluster, Rowhouses and Parks/ Open Space to Small Lots, Urban Single Family and Parks/Open Space for a portion. Rezone from A-1 to RC, RF and RF-12 to create approximately 55 lots.

Recommendation: Approval to Proceed

Location: 16308 - 60 Avenue and 16331 - 59 Avenue **Zoning:** A-1

OCP Designation: Suburban

NCP Designation: Rowhouse (10); Half-Acre Cluster; Parks/Open Space **Owners:** Marcia Cooley et al



PROJECT TIMELINE

Completed Application Submission Date: June 22, 2004
Application Revision & Re-submission Date: November 14, 2005
Planning Report Date: January 9, 2006

PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Urban on a portion of the site;
- an NCP amendment from Rowhouse (10) and Half-Acre Cluster to Small Lots and Urban Single Family on a portion of the site; and
- a rezoning from A-1 to RC, RF and RF-12

in order to allow subdivision into approximately 55 single family lots (11 RC lots, 6 RF lots and 38 RF-12 lots).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate a portion of the site from Suburban to Urban and a date for Public Hearing be set (Appendix XI).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendments to the Official Community Plan as described in the report, to be appropriate to meet the requirements of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Cluster Residential Zone (RC)" (By-law No. 12000) (Block A on the attached Survey Plan), "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block B on the attached Survey Plan) and "Single Family Residential Zone (RF)" (By-law No. 12000) (Block C on the attached Survey Plan) and a date be set for Public Hearing (Appendix I).
4. 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) approval from the Ministry of Transportation;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications; and
 - (f) registration of a Section 219 Restrictive Covenant on all lots notifying future property owners of agricultural practices in the area.
5. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan to redesignate a portion of the site from Rowhouse (10), Half-Acre Cluster and Parks/Open Space to Small Lots and Urban Single Family, when the project is considered for Final Adoption (Appendix XII).

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: The applicant should provide amenity contributions based on the Stage II NCP adopted by Council (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 19 students

Secondary students = 8 students

Total new students = 27 students

School Catchment Area/Current Enrollment/School Capacity:

Surrey Centre Elementary School = 259 enrolled/405 capacity

Lord Tweedsmuir Secondary School = 1,235 enrolled/1,512 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 = 55 students

Secondary students = 112 students

Total new students = 167 students

Approved Capacity Projects and Future Space Considerations

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

(Appendix VI)

Ministry of Transportation: Preliminary approval is granted until March 31, 2006 (Appendix VII).

Agricultural Advisory Committee (AAC): The AAC considered the application on May 5, 2005. AAC recommended the applicant should revise the proposal to address transition to the ALR lands (Appendix VIII).

SITE CHARACTERISTICS

- **Existing Land Use** Acreage parcel with single family dwellings to be demolished.
- **Significant Site Attributes** Site is heavily treed with mature Big Leaf Maples and dominant Cedars.
- **East:** Across 164 Street, recently approved subdivision of 42 small single family lots under Application No. 7903-0345-00, zoned RF-12 and RF-9, designated Small Lots in the West Cloverdale South NCP.
- **South:** Across 59 Avenue, recently approved 51 cluster-suburban lots, under Application No. 7903-0334-00, zoned RC, designated Half-Acre Cluster in the West Cloverdale South NCP.
- **West:** Acreage parcel, zoned A-1, designated One-Acre Cluster in the West Cloverdale South NCP.
- **North:** Across 60 Avenue, acreage parcel, zoned A-1, designated Suburban Residential Cluster (2 upa) and Single Family Cluster (7.5 upa) in the West Cloverdale North NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Partially complies. The easterly 126.2 metres (414 ft.) needs amendment to Urban.

OCP Policy: Partially complies.

NCP Designation: Partially complies. A portion of the site needs amendment to Small Lots, Urban Single Family and Parks/Open Space.

JUSTIFICATION FOR PLAN AMENDMENTS

- The 4.46-hectare (11-acre) subject site comprises two 2.2-hectare (5.5 ac) properties and is located on the south side of 60 Avenue east of 164 Street. It is designated Suburban in the Official Community Plan and Rowhouse (10), Half Acre Cluster, and Park/Open Space in the West Cloverdale South Neighbourhood Concept Plan (NCP).
- The applicant is proposing a Type 2 Official Community Plan (OCP) Amendment to redesignate the easterly portion of the site from Suburban to Urban. A Type 2 amendment requires the applicant to demonstrate a significant community benefit to mitigate any additional pressures placed on the area.
- The applicant is also proposing an NCP amendment to redesignate portions of the site to Small Lots, Urban Single Family and Parks/Open Space (Appendices XI and XII).

Proposed OCP Amendment

- The subject site is designated Suburban in the Official Community Plan (OCP). The applicant proposes to redesignate the eastern portion of the site from Suburban to Urban.
- The north-eastern portion of the subject site is designated Rowhouse (10) in the West Cloverdale South NCP, and the proposed OCP amendment from Suburban to Urban is consistent with this designation.
- The current Urban boundary line north of the subject site, across 60 Avenue, extends approximately 98 metres (322 ft.) west of 164 Street. The proposed redesignation of a portion of the subject site to Urban generally coincides with the existing Urban designation to the north (see Appendix XI).
- The lands to the east of the subject site, across 164 Street, are designated Urban and the proposed redesignation is consistent with this existing land use designation.
- The lands to the south of the subject site are designated Suburban and have recently been developed into a 51-lot suburban cluster development zoned Cluster Residential RC with lot widths ranging from 18 to 20 metres (60 to 66 ft.). The applicant proposes to provide a row of 18-metre (60 ft.) wide RF lots along Bell Road to address this Urban-Suburban interface.
- The proposed OCP amendment will still maintain the intent of the OCP to provide for a gradual transition from Urban to Suburban to Agricultural land uses and to develop an effective buffer along the boundary of the Agriculturally designated lands to the west and the Suburban lands to the south. An existing A-1 zoned acreage parcel and a 1.06-hectare (2.6 acre) park proposed with this application provides a large buffer between the agricultural lands to the west and the proposed Urban lots to the east.
- On December 1, 2005 the applicant confirmed in writing his offer to provide a voluntary community benefit contribution for all the proposed Urban single family lots in the amount of \$4,000 per lot for a total of \$176,000. This contribution will be collected prior to the project being considered for Final Adoption.

- The amount proposed as the "community benefit" contribution exceeds the contribution made under Application No. 7905-0094-00 for an OCP amendment application at 54 Avenue and 188 Street and other recent OCP amendment applications in other areas of the City, as the applicant has recognized that construction costs to provide new civic facilities have sharply increased over the last few years.
- The Civic Buildings & Park Facilities Division indicates that the proposed voluntary community benefit contribution will be directed to the highest priorities in the local community as determined by the Planning & Development and Parks, Recreation and Culture Departments. Funds may possibly be allocated to the Cloverdale 1912 Hall renovation.

Proposed NCP Amendment

- The applicant is proposing an NCP amendment to redesignate a portion of the site from Rowhouse (10), Half-Acre Cluster, and Parks/Open Space to Small Lots, Urban Single Family and Parks/Open Space (Appendix XII).
- The north-eastern portion of the subject site is designated Rowhouse (10) in the West Cloverdale South NCP. The applicant feels that small lots are better suited to current market conditions and are more economically feasible than a strata-type development. In addition, the proposed Small Lot designation provides a suitable interface with the existing RF-9 and RF-12 lots across 164 Street to the east.
- The applicant proposes a northward extension of 163 Street from 59 Avenue (Bell Road) through the subject site to intersect with 60 Avenue. The westerly boundary of the proposed NCP amendment to Small Lots is based on the proposed alignment of the 163 Street extension and generally conforms to the existing Urban OCP designation across 60 Avenue to the north.
- In order to provide an appropriate interface with the Half-Acre Cluster designated lands to the west, the applicant proposes 17-metre (56 ft.) wide RF-12 lots to face onto 163 Street and the proposed park. The widths of these proposed lots are wider than the minimum 13.4-metre (44 ft.) lot width for a Type III RF-12 lot.
- To the south of the subject site is a recently approved Suburban cluster development zoned RC. To provide a suitable interface, the applicant proposes to redesignate the southern portion of the subject site east of the proposed 163 Street to Urban Single Family with 18-metre (60 ft.) wide RF zoned lots along this portion of Bell Road. RC zoned lots, similar to the existing RC zoned lots south of Bell Road, are proposed on the west side of the proposed 163 Street.
- The applicant is proposing conventional 13.4-metre (44 ft.) wide RF-12 zoned lots which face internally onto 163A Street and 59A Avenue (Bell Road).

Transition to ALR lands

- The subject site is located to the west of lands that are part of the Agricultural Land Reserve (ALR) and designated Agriculture in the OCP (see Appendix XI). Although the subject site is not located immediately adjacent to ALR lands, it is considered to be in a transition area due to its proximity to the ALR lands.

- The Official Community Plan (OCP) promotes compatibility between the lands in the ALR and non-agricultural land uses through the development of effective buffers along the boundary of agriculturally designated land and suburban lots adjacent to the ALR lands.
- Council Policy No. 0-23 for residential buffering adjacent to the ALR boundary outlines the following policy for transition areas:
 - the width of transition areas should be maintained at a minimum of ¼ mile (400 m) and wherever possible, this width should increase to ½ mile (800 m); and
 - within the transition areas, half-acre subdivisions including gross density development may be allowed, provided that at least a row of one-acre lots should be created along the agricultural boundary. (It should be noted that the policy also indicates that half-acre lots may be suitable if an existing road right-of-way separates the proposed lots from the ALR/agricultural boundary.)
- The applicant has proposed suburban RC lots and a 10,629-sq. m. (2.6-acre) park area on the western portion of the site. To the west, beyond the subject site, is one 2-hectare (5-acre) parcel of land before the ALR boundary. Between the proposed suburban lots and the undeveloped parcel to the west, the total width of the transition area to the ALR lands would be 230 metres (755 ft.).
- Although the suburban area proposed does not meet the transition area width outlined in Council Policy No. 0-23, given the large area of park dedication and the additional undeveloped parcel remaining to the west, the overall intent of the OCP for promoting compatibility between ALR lands and non-agricultural land uses is still maintained.

Summary

- The proposal provides an acceptable transition to the Suburban lands to the east and north by proposing comparable lot widths. These wider lot widths provide a gradual transition from higher density urban residential uses on the east side of 164 Street to lower density suburban residential uses to the south and west.
- The shifting of the Urban boundary to the west creates a better alignment with the existing Urban boundary which currently jogs to the west, north of the site. To ensure suitable lot depths for four rows of lots and 2 new north-south roads (i.e. 163 and 163A Streets), the Urban boundary is proposed to be further west than the Urban boundary that exists to the north of the site. In addition, the proposed 163 Street, with its centre-line being the proposed Suburban/Urban boundary, aligns with 163 Street south of Bell Road.
- The large area of park proposed on the eastern portion of the site provides a substantial, heavily treed buffer area on the western side of the site.
- There is one remaining undeveloped 5-acre agricultural parcel to the west that serves as an additional suburban area adjacent to the ALR lands. The overall intent of providing buffering and transitional areas between the ALR lands and non-agricultural uses is maintained.

- In light of the above-noted considerations, the Planning & Development Department supports the proposed OCP and NCP amendments.

DEVELOPMENT CONSIDERATIONS

- The subject site is comprised of two 2.2-hectare (5.5-acre) properties located within the West Cloverdale South NCP area. The properties are bound by 60 Avenue on the north, 59 Avenue (Bell Road) on the south and 164 Street on the east. The overall site has a total area of 4.46 hectares (11 acres).
- The site is designated Suburban in the Official Community Plan (OCP) and Rowhouse (10) Half-Acre Cluster and Parks/Open Space in the West Cloverdale South NCP. The entire site is zoned General Agriculture Zone (A-1).
- The applicant proposes to rezone the western 2.1-hectare (5.2-acre) portion of the site (Block A on the Survey Plan) from General Agriculture Zone (A-1) to Cluster Residential Zone (RC) in order to create eleven clustered single-family lots and a substantial open space buffer.
- For the eastern 2.3-hectare (5.7-acre) portion of the site, the applicant proposes to rezone from A-1 to Single Family Residential Zone (RF) (Block C on the Survey Plan) and Single Family Residential (12) Zone (RF-12) (Block B on the Survey Plan) (see Appendix III).

Park and Open Space

- The West Cloverdale South NCP indicates that the major intent of clustering in this area is to preserve slopes and trees as an aesthetic and recreational resource, as wildlife habitat, and as a buffer for agricultural lands. Clustering is also intended to maintain the "pristine rural character" of the community.
- As part of the requirement of the Cluster Residential Zone (RC), the applicant proposes to dedicate 50% of the western portion of the site for Park purposes. This Park area will provide a significant buffer to the agricultural lands further to the west.
- The proposal also provides a 585-square metre (6,297 sq. ft.) park area on the eastern side of the site to provide an "entrance" to the larger park proposed. In addition a 4-metre (13 ft.) wide walkway will run along the southern side of the park to facilitate an east west connection that links the single family lots on the east side of 164 Street to the large proposed park area. This walkway will terminate at 163A Street, however, the east west connection will continue to the park with an enhanced boulevard and sidewalk that runs along the north side of 59A Avenue between 163A and 163 Streets.
- For the most part, this park pattern follows the West Cloverdale South NCP.

Agricultural Advisory Committee

- A proposal showing 60 lots (8 RF-9, 35 RF-12, 6 RF and 11 RC) was presented to the Agricultural Advisory Committee (AAC) on May 5, 2005. The AAC recommended the application be denied, pending revisions to meet criteria for transition area as shown in the NCP (see Appendix VIII).

- Since that time, the applicant has worked with the Planning & Development staff to revise the layout to better meet the criteria for transition to the ALR. The layout was revised to show 55 lots (8 RF-9, 35 RF-12, 6 RF and 11 RC) with increased lot widths on the eastern portion of the site and additional green space on the eastern portion of the site. The RF-9 Zone is no longer being pursued as discussed in the NCP Amendment section above, the current proposal meets the overall intent of providing buffering and transitional areas between the ALR lands and non-agricultural uses.

Western Half of the Site - Suburban Lots (RC Zone)

- The 11 cluster residential lots are proposed to be located along the northwestern (5 lots) and southwestern (6 lots) parts of the site with 10,629 sq. m. (2.6 acres) of open space for park, in the central area. The open space proposed satisfies the 50% open space dedication requirement for Type I lots in the RC Zone.
- All 11 proposed RC lots (proposed Lots 45-55) meet the requirements of the Type I RC Zone as follows:

RC Zone (Type I)		
<i>Minimum Requirements</i>		<i>Proposed Lots</i>
Lot Width	18 m. (59 ft.)	18-22 m. (59-72 ft.)
Lot Depth	30 m (98 ft.)	35-39 m. (115-128 ft.)
Lot Area	700 m ² (7,534 ft ²)	700-771 m ² (7,535-8,300 ft ²)

- The proposed gross density of this portion of the site is 5 units per hectare (2 units per acre), which is in keeping with the OCP and NCP designations.
- These proposed lots interface well with the existing RC Zoned lots on the south side of Bell Road as they are similar in size in terms of lot width, depth and area.

Eastern Half of the Site-Urban Lots (RF and RF-12 Zone)

- A row of 6 RF-zoned lots (proposed Lots 10-15) is proposed to face south onto Bell Road. The frontages on these lots will be 18 metres (59 ft.) wide, which are comparable to the 18-metre (59 ft.) widths of the existing RC zoned lots to the south. These proposed lots provide an acceptable interface with the RC zoned lots to the south and all meet the minimum lot width, depth and area requirements for the RF Zone as follows:

RF Zone		
<i>Minimum Requirements</i>		<i>Proposed Lots</i>
Lot Width	15 m. (50 ft.)	18.2-18.8m. (60-62 ft.)
Lot Depth	28 m (92 ft.)	30- 31.7 m. (98-104 ft.)
Lot Area	560 m ² (6,000 ft ²)	560- 630 m ² (6,000-6,780 ft ²)

- The remaining 38 lots are proposed as RF-12 lots.

- Proposed Lots 2-9, 17-32 and 35-43 all meet the requirements for RF-12 Type II interior lots as follows:

RF-12 Zone (Type II interior)		
<i>Minimum Requirements</i>		<i>Proposed Lots</i>
Lot Width	13.4 m. (44 ft.)	13.4-16 m. (44-52.4 ft.)
Lot Depth	22 m (72 ft.)	22- 28.9 m. (72-95 ft.)
Lot Area	320 m ² (3,445 ft ²)	320- 535 m ² (3,445-5,758 ft ²)

- Proposed Lots 1,16, 33, 34 & 44 all meet the requirements for RF-12 Type II corner lots as follows:

RF-12 Zone (Type II corner)		
<i>Minimum Requirements</i>		<i>Proposed Lots</i>
Lot Width	15.4 m. (51 ft.)	15.4-17.25 m. (44-52.4 ft.)
Lot Depth	22 m (72 ft.)	22- 29.5 m. (72-97 ft.)
Lot Area	375 m ² (4,037 ft ²)	375- 497 m ² (3,445-5,350 ft ²)

- The RF-12 lots facing onto 164 Street are directly across from existing RF-9 zoned lots that are 13.4 metres (44 ft.) wide. The proposed RF-12 lots further to the west facing onto the park area are an average 18-metre (59 ft.) width. Thus, by increasing the lot width from east to west, a gradual transition is provided toward the western suburban lots.

House Design and Lot Grading

- The applicant for the subject site has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IX).
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. However, between 1-2 metres (3-6.5 ft.) of fill will be added to the northeast area of the site in order to meet existing road elevations. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.

Tree Preservation

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are two hundred and forty-four (244) mature trees on the subject site outside of the proposed park areas. However, due to their location either within the building envelopes, within the footprint of proposed driveways or due to the location of underground services, or their assessment as hazardous, only thirty-four (34) trees can be retained. The tree replacement plan proposes one hundred and twenty-six (126) replacement trees. The average number of trees per lot will be 2.9 (Appendix X).

- An additional one hundred and forty-seven (147) trees have been identified to be retained in the proposed park area on the western side of the site. These trees are predominately Cedar, Maple and Fir and will not be impacted by the development.

Other Considerations

- A Restrictive Covenant will be registered on title to ensure future lot owners are aware that their properties are in close proximity to an agricultural area and that there is a potential for noise, smell, dust and/or other nuisances arising from the agricultural activities in the area.

PRE-NOTIFICATION

Pre-notification letters were sent on August 25, 2004 and staff received the following comments:

- A letter was received on May 25, 2005 regarding the proposed OCP and NCP amendments. The letter indicated strong opposition to the proposed amendment. The writer indicated that a great deal of time and money was spent to develop the NCP, and overall it is an excellent plan. Creating more profit for a developer is not sufficient reason for an amendment.

(Staff advised that the applicant was still working with staff to develop a suitable layout that respects the neighbouring lands and respects the overall intent of the NCP).

- Staff received e-mail correspondence on August 1, 2005 from the developer of the existing RC development on the south side of Bell Road. He felt that the proposal should not deviate from the NCP as all the other projects had adhered to the NCP and as a result has created a very desirable place to live. In addition many of the lots from the development to the south had already been sold and future residents expect adherence to the approved NCP Plan.

(Staff explained that the applicant was still in the process of revising the layout to satisfy the concerns from residents).

- Staff received a letter dated December 6, 2005 from the developer of the RC development on the south side of 59 Avenue that indicated he had met with the developer of the subject site and after reviewing the revised layout was satisfied with the changes to address interface to the south.

PUBLIC INFORMATION MEETINGS

October 7, 2004

- The applicant presented the original development proposal to the residents of and property owners in the area at a Public Information Meeting (PIM) on October 7, 2004, held at Surrey Centre Elementary School.
- The applicant mailed out thirty-nine invitations to the PIM to the owners of properties located within 100 metres (330 ft.) of the development site. A total of nine people signed-in at the meeting (12 people representing 9 households).

- A questionnaire was provided at the meeting asking the two following questions:
 - Are you in favour of the proposed amendments?
 - Do you have additional comments or questions?
- The applicant's summary of the PIM as provided to the Planning Department indicated that of the seven completed questionnaires, 5 were in favour of the project, 1 was opposed, and 1 was undecided. The concerns were mainly regarding tree retention and disappointment in changing the NCP after the considerable time that had been spent to create the NCP.

December 1, 2005

- Since the original Public Information Meeting (PIM), the applicant has undertaken some revisions to the proposal based on the input received at the PIM and from the Agricultural Advisory Committee as well as additional information derived from the results of the arborist report plus further discussion with Planning & Development staff. In addition, 51 new lots have been approved immediately to the south of the subject site since the PIM. As such, the applicant held a second Public Information Meeting on December 1, 2005 at the Surrey Centre Elementary School.
- The applicant mailed out one-hundred invitations to the PIM to the owners of properties located within 100 metres (330 ft.) of the development site. A total of eight people signed-in at the meeting (8 people representing 8 households).
- The same questionnaire provided at the previous PIM was used for the second PIM. Four attendees completed a questionnaire, while others took it away to fill in and return later. Of the 4 completed questionnaires at the PIM, 3 were in favour of the proposal, and 1 was opposed. The comments recorded on the questionnaire received in opposition to the project was regarding disappointment in changing the NCP, specifically wanting to see more suburban close to the ALR.
- City staff also noted concerns from 2 attendees regarding the implications of this amendment for other possible future amendments in the area. Although they supported the general concept of this proposal, they were concerned about the possibility of other developers seeking similar amendments in the future.

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.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Ministry of Transportation Comments
Appendix VIII.	Agricultural Advisory Committee Meeting Minutes

Appendix IX.	Building Design Guidelines Summary
Appendix X.	Summary of Tree Survey and Tree Preservation
Appendix XI.	Proposed OCP Amendment Map
Appendix XII.	Map Illustrating NCP Amendment Proposal
Appendix XIII.	Surrounding Lands Under Application

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 15, 2005.
- Tree Preservation and Replacement Plan dated December 21, 2005.
- Previous 60-Lot Proposal
- Soil Contamination Review Questionnaire prepared by Neil Rogic dated November 15, 2005.

Murray Dinwoodie
General Manager
Planning and Development

PH/kms

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Information for City Clerk

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

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

2. Properties involved in the Application

- (a) Civic Addresses: 16308 - 60 Avenue and 16331 - 59 Avenue
- (b) Civic Address: 16308 - 60 Avenue
 Owners: Marcia Cooley and Robert Brown
 PID: 012-198-366
 Lot 25 Block 1 Section 12 Township 2 New Westminster District Plan 1435
- (c) Civic Address: 16331 - 59 Avenue
 Owners: David and Mavis Cooke
 PID: 012-198-382
 Lot 26 Block 1 Section 12 Township 2 New Westminster District Plan 1435

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the easterly half of the property.
- (b) Introduce a By-law to rezone the property.
- (c) Application is under the jurisdiction of MOT

File No. 1-6-22082

SUBDIVISION DATA SHEET

Proposed Zoning: RC, RF and RF-12

Requires Project Data	Proposed		
GROSS SITE AREA			
Acres	11.03 ac		
Hectares	4.46 ha		
NUMBER OF LOTS			
Existing	2		
Proposed	55		
SIZE OF LOTS			
Range of lot widths (metres)	13.4 m - 22 m		
Range of lot areas (square metres)	375 m ² - 771 m ²		
DENSITY			
	Suburban	Urban	Overall
Lots/Hectare & Lots/Acre (Gross)	5.17 uph/ 2.09 upa	20.6 uph/ 7.5 upa	12.3 uph/ 4.98 upa
Lots/Hectare & Lots/Acre (Net)	5.58 uph 2.26 upa	37.9 uph/ 15.3 upa	21.4 uph/ 8.63 upa
SITE COVERAGE (in % of gross site area)			
Maximum Coverage of Principal & Accessory Building	40%		
Estimated Road, Lane & Driveway Coverage	18%		
Total Site Coverage	58%		
PARKLAND			
	Suburban	Urban	
Area (square metres)	10,629.06 m ²	584.78 m ²	
% of Gross Site	50%	2.5%	
Required			
PARKLAND			
5% 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

