

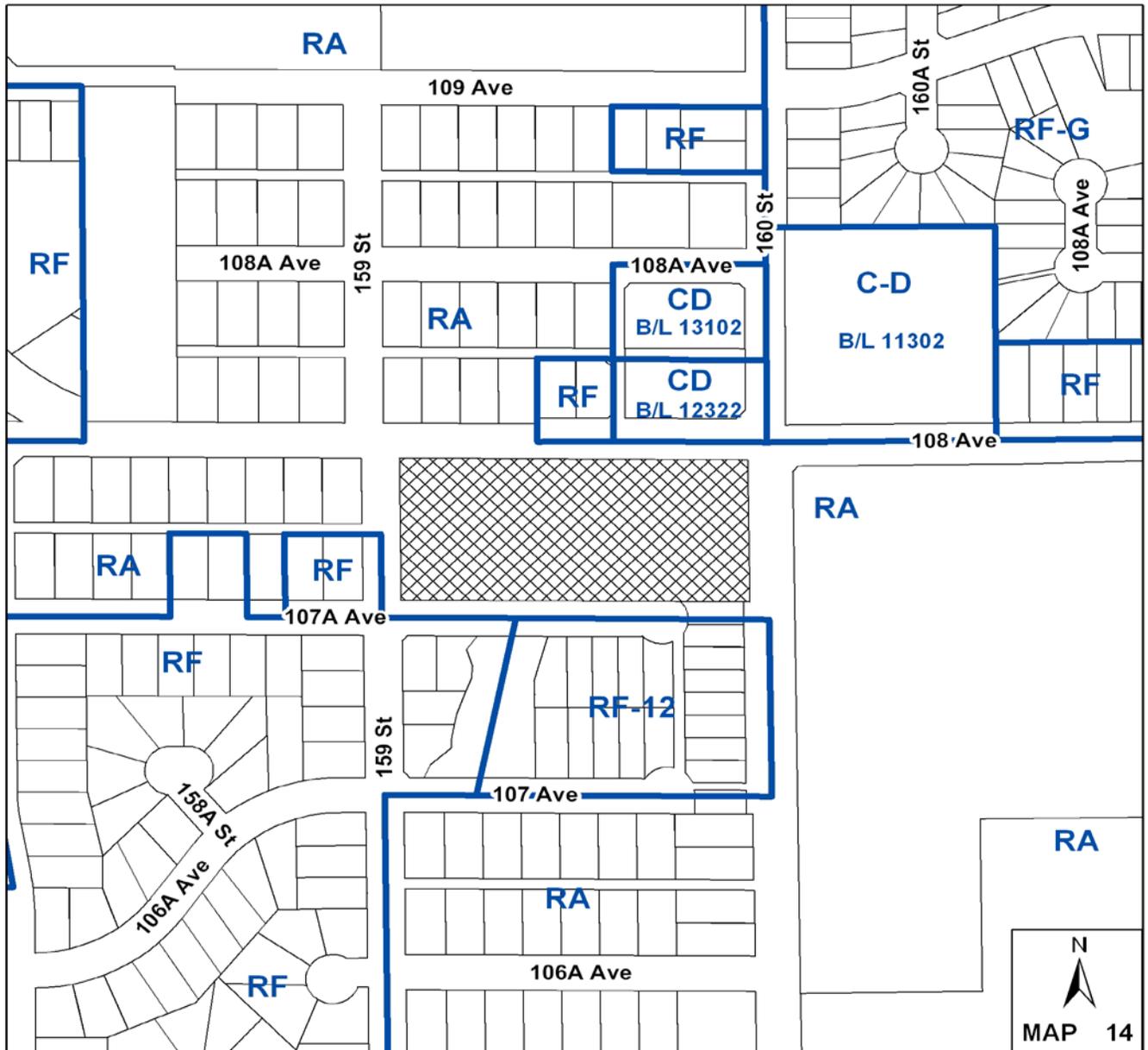
**Proposal:** Rezone from RA to RF-12 and CD and DP to allow subdivision into approximately 7 small single family lots (on the westerly portion) and development of a neighbourhood commercial centre (on the easterly portion) in Fraser Heights. DVP to vary access requirements.

**Recommendation:** Approval to Proceed

**Location:** 10777 - 160 Street      **Zoning:** RA

**OCP Designation:** Urban

**LAP Designation:** Retail Comm. & Urban Res.      **Owner:** Popular Group Investments Ltd.



## PROJECT TIMELINE

Original Application Submission Date:	September 21, 2004
Application Revision & Re-submission Date:	October 18, 2004
First Planning Report Date:	November 15, 2004
Corporate Report No. L005 Date:	May 30, 2005
Application Re-submission Date:	April 25, 2006
Second Planning Report Date:	May 8, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12 and CD;
- a Development Permit; and
- a Development Variance Permit to vary the alternate access requirement for the proposed single family lots fronting 108 Avenue

in order to allow subdivision into approximately 7 small single family lots (on the westerly portion) and construction of a neighbourhood commercial centre (on the easterly portion) in Fraser Heights.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Rezoning By-law Nos. 15577A and 15577B.
2. a By-law be introduced to rezone Block A on the Survey Plan (Appendix I) from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF-12)" and a date be set for Public Hearing.
3. a By-law be introduced to rezone Block B on the Survey Plan (Appendix I) from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (Appendix III) and a date be set for Public Hearing.
4. Council approve the amended Development Variance Permit No. 7904-0357-00 (Appendix IV) varying the following to proceed to Public Notification:
  - (a) to vary Section 81 of the Highway and Traffic By-law to allow direct access onto an arterial road for proposed Lots 1 to 4, inclusive.
5. Council authorize staff to draft Development Permit No. 7904-0357-00 generally in accordance with the attached drawings (Appendix V).

6. 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) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) submission of creek improvement plans and corresponding security deposits to the satisfaction of the Department of Fisheries and Oceans (DFO);
  - (e) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (f) registration of a Section 219 Restrictive Covenant to secure restricted access on 108 Avenue and 160 Street and removal of left-hand turn movement on 160 Street if warranted in the future;
  - (g) registration of a Section 219 Restrictive Covenant to secure hours of operation from 5:00 a.m. to 11 p.m. daily;
  - (h) registration of a Section 219 Restrictive Covenant to secure closure of the gate at the 160 Street entrance between 11:00 p.m. and 8:30 a.m. on school days;
  - (i) provision of cash-in-lieu for the installation in the longer term of traffic calming measures on 108 Avenue; and
  - (j) approval from the Ministry of Transportation.

#### PLAN AND POLICY COMPLIANCE

OCP Designation:                      Complies.

#### DEVELOPMENT CONSIDERATIONS

##### Background

- The original development application on the 1.4-hectare (3.5-acre) site consisted of the following:
  - a rezoning of portions of the subject site from RA to RF and CD;
  - a Development Permit to allow the development of a neighbourhood commercial centre;

- a Development Variance Permit to vary setback requirements for the proposed commercial buildings and to allow direct access onto an arterial road for 4 small single family lots; and
  - subdivision into 7 small single family lots.
- The following table presents a chronology pertaining to the subject application:

Milestone	Date	Comments
Original Application	September 21, 2004	Staff raised concerns regarding the proposed design of the commercial component which did not consider the prevailing neighbourhood character. The neighbourhood also responded to the Pre-Notification letters, citing issues such as incompatible design, increase in traffic and loss of trees.
Council Dealt with First Planning Report	November 15, 2004	<p>The Planning Report (Appendix VI) identified staff and neighbourhood's concerns regarding the proposed design (significantly incompatible with the surrounding residential and commercial uses) as well as impact on traffic and recommended, among other things, design changes as well as denial of the proposed variance to the setback requirements.</p> <p>Council gave Rezoning By-law Nos. 15577A &amp; 15577B 1<sup>st</sup> &amp; 2<sup>nd</sup> Readings.</p> <p>The associated DVP was approved to proceed to public notification.</p>
Public Hearing	November 29, 2004	<p>The residents of Fraser Heights voiced concerns regarding design incompatibility, the comparatively large area being allocated for commercial development; the maximum floor area permitted for the anchor tenant, reduced building setback, increase in traffic, and poor public consultation by the applicant.</p> <p>Council passed resolution R04-3251 directing <i>"staff to review the design concerns raised by the proponents and opponents, and that there will a clear consultation process between all parties"</i>.</p> <p>The two Rezoning By-laws did not get Third Reading. Council also did not consider the associated Development Variance Permit.</p>
Public Information Meeting	January 11, 2005	<p>A revised set of plans was made available at the Public Information Meeting (PIM), attended by over 180 residents and property owners; there was no formal presentation of the revised plans, which was strongly criticized by the community.</p> <p>The completed questionnaires resulting from the PIM showed that the 156 responses from 99 households within the immediate area of the subject site, 154 responses indicated opposition to the proposal.</p>

Milestone	Date	Comments
Meeting Among Applicants, Staff & Members of the Fraser Heights Community Association (FHCA)	March 16, 2005	<p>The following modifications to the proposed commercial development were presented to staff and the representatives of the community:</p> <ul style="list-style-type: none"> <li>• stucco panels were replaced with hardiplank as main cladding for the proposed commercial buildings;</li> <li>• reduced floor area for the anchor tenant;</li> <li>• basement proposal under westerly building;</li> <li>• reduced building height;</li> <li>• increased setback from 107A Avenue;</li> <li>• reduced size of signage; and</li> <li>• raised island to be constructed on 160 Street to restrict access.</li> </ul> <p>These modifications fell short of the community's expectations and as a result, did not receive a favourable response from the community representatives.</p>
Submission of Revised Drawings by the Applicants to the City	May 11, 2005	<p>A revised set of plans documenting the following were submitted by the applicants:</p> <ul style="list-style-type: none"> <li>• basement on proposed westerly building was eliminated;</li> <li>• reduced floor area for the anchor tenant;</li> <li>• garbage enclosure was moved from the setback area; and</li> <li>• in-ground basement will not be permitted on any of the proposed single family lots, thereby enabling additional tree preservation.</li> </ul> <p>Staff used these plans as the basis for the preparation of a Corporate Report submitted to Council on May 30, 2005.</p>
Council Dealt with Corporate Report No. L005 (Appendix VII)	May 30, 2005	<p>Council considered the Corporate Report and passed a resolution (R05-1318) <i>"that Application 7904-0357-00 be significantly amended to meet the community's expectations prior to Council giving further consideration from the developer on the site"</i>. The primary unresolved issues are:</p> <ul style="list-style-type: none"> <li>• size of the proposed commercial area;</li> <li>• insufficient building setbacks;</li> <li>• the westerly building considered too large; and</li> <li>• installation of traffic calming measures on 108 Avenue.</li> </ul> <p>The 2 rezoning By-laws remained at 2<sup>nd</sup> Reading.</p>
<i>Project Inactivity</i>	<i>June to December 2005</i>	<i>Staff did not receive feedback or updates from the developer and project consultants.</i>
Meeting between Applicants and Representatives of FHCA	January 7, 2006	<p>The developer and his consultants met with the FHCA members and officers to break the existing impasse by reviewing the main issues, the corresponding design revisions and the format of the planned PIM. (City staff were not invited to the meeting.)</p>

Milestone	Date	Comments
Public Information Meeting	March 6, 2006	<p>Approximately 65 residents attended the 2.5-hour PIM held at Fraser Heights Secondary School, where the consultants presented the major changes to the proposal (described in the following section of this Report) and responded to various questions posed by the attendees.</p> <p>Based on the completed questionnaires at the end of the Public Information Meeting, 94.7% of the respondents were in support of the design changes.</p>
Meeting Among Applicants, Staff and Members of the FHCA	March 21, 2006	The FHCA representative confirmed their support for the revised proposal, described in the following section.

### Current Application

- As a result of the community's favourable response at the March 6, 2006 Public Information Meeting (PIM), the developer requested staff to forward the application to Council for its consideration. After a thorough review of the extent of the changes being proposed, staff suggested the following steps to the developer and his consultants:
  - that the developer submit an updated application, including a summary of all the major changes since Council last considered this application (May 30, 2005);
  - that the CD Zone be revised to reflect the proposed changes, particularly since the zoning areas have changed and the size of the anchor tenant has been significantly reduced;
  - that Council be requested to file the current rezoning by-laws (Nos. 15577A and 15577B); and
  - that Council be requested to schedule a Public Hearing for the revised application.
- Consequently, the developer agreed to the recommended steps and put forward a revised application on April 25, 2006, that involves the following:
  - rezoning Block A from RA to RF-12;
  - rezoning Block B from RA to CD;
  - subdivision into 7 small single family lots and one large lot for commercial uses (Appendix VIII);
  - Development Permit to allow construction of 2 separate commercial buildings, each having 5 commercial retail units (CRUs); and
  - Development Variance Permit to allow access onto 108 Avenue (an arterial road) for proposed Lots 1 to 4.

- The amended application is essentially based on the developer's agreement to address the issues raised by the representatives of FHCA, a summary of which is presented in the following table:

Issues	Expectations of the Developer by the Community	Status
Quality of Proposed Residential Development	The 7 proposed RF-12 lots should be compatible with the residential development south of 107A Avenue; in-ground basements should not be allowed.	The building design guidelines have been prepared by Mike Tynan, the same design consultant who prepared the guidelines for the RF subdivision to the south. The revised residential design guidelines (Appendix IX) do not permit in-ground basements.
Tree Retention	Retain the large cedar tree along the south property line of the proposed commercial site as well as the group of mature trees located on proposed Lot 7, east of 159 Street.	The proposed Tree Retention Plan and Landscaping Plan (Appendix V) show that these trees will be retained and protected at construction stage.
Traffic Calming Measures for 108 Avenue	Install traffic calming, if allowed by the City.	Staff have confirmed that traffic calming measures cannot be supported at this location at this time given that 108 Avenue serves as a major connection between Fraser Heights and Highway No. 1. However, the applicant has agreed to fund the cost of any appropriate traffic calming measure as deemed acceptable by the City in the future.
Building Setback from Top-of-Bank	Maintain the 15-metre (50-ft.) setback from top-of-bank except as approved by the Department of Fisheries & Oceans (DFO).	DFO has accepted an average minimum setback of 12 metres (40 ft.) in exchange for the full dedication of the creek area to the City. The current subdivision layout still maintains the same range of setbacks of 12 metres (40 ft.) to 15 metres (50 ft.).
Vehicular Access from 107A Avenue	Prohibit vehicular access to the commercial site from 107A Avenue.	The proposed site plan does not reflect vehicular access from 107A Avenue. Instead, a fence will be installed along the property line and the strip of area parallel to the road will be landscaped. Pedestrian access, however, will be available via a walkway linking the neighbourhood to the south with the proposed commercial development.
Timing of Construction of 159 Street	Construction of 159 Street to commence in the first phase as soon as rezoning is achieved.	The Servicing Agreement will incorporate this commitment.

Issues	Expectations of the Developer by the Community	Status
Traffic Flow Between the Commercial Site and 160 Street	Left out onto 160 Street should not be considered.	The proposed site plan reflects restricted access from 160 Street to the site as follows: right in, right out and left in only.
Permitted Uses in the Proposed Commercial Development	Drive-through establishments, pubs and liquor stores should be prohibited.	The proposed CD Zone does not permit these specific uses.
Size of Commercial Retail Units (CRUs)	Floor space for anchor tenant should not exceed 1,190 sq. m. (12,800 sq. ft.); smaller CRUs should not exceed 372 sq. m. (4,000 sq. ft.).	The proposed CD Zone reflects these conditions. However, the proposed Development Permit plans indicate that the floor area for the anchor tenant is 972 sq. m. (10,463 sq. ft.), with smaller CRUs not exceeding 372 sq. m. (4,000 sq. ft.) in size.
Commercial Site as a Drop-off Point for Students	Discourage drop-off by installing an electronic gate at the 160 Street entrance that does not open before 8:30 a.m. on school days.	The developer has agreed to install an electronic gate at the site's 160 Street entrance and is prepared to register a Section 219 Restrictive Covenant to ensure that it is locked until 8:30 a.m. on school days.
Reduced South Setback of Commercial Development	Reduced setback should only apply where the loading bay is shown.	The proposed 5.8-metre (19 ft.) setback applies where the loading bay is shown; the rest of the building is sited at 10 metres (30 ft.) from the south lot line. A screen wall and landscaping will be installed to provide a visual buffer from 107A Street.
Compatibility of Commercial Development With Adjacent Residential and Commercial Uses	Architectural style, colours and materials to be sensitive to the neighbourhood context.	The use of board and batten for cladding, cedar wood for roofing, deletion of gridded stucco and brick block and the use of earth tone colours are considered significant revisions that assist in making the project more compatible with the adjacent commercial and residential developments.
Amount of Parking Spaces	The proposal should provide more parking than what the by-law requires.	The proposed 106 parking spaces exceed the by-law requirement (76 spaces).
Size of Signage in Commercial Development	The size of signage should be scaled down and only back lit channel letters should be considered.	Reduced size of signage is shown in the Development Permit plans and will be installed as back lit channel letters. Each business premise will be restricted to one fascia sign per road frontage, as per the by-law.

Issues	Expectations of the Developer by the Community	Status
Commercial Building Height	Building height of the commercial buildings should be at most 6.7 metres (22 ft.).	On average, building height is at 6.7 metres (22 ft.). However, due to peaked roofs and tower element, the height of the building at its highest point is 8 metres (26 ft.).
Hours of Operation	Businesses should be restricted to operate from 5:00 a.m. to 11 p.m. daily.	A Section 219 Restrictive Covenant will be required to secure this condition, which will be a subject condition of rezoning.
Extent of Proposed Commercial Development is not Consistent (it is large) with Existing Commercial Development to the North)	Align the western edge of the commercial component with the commercial boundary on the north side of 108 Avenue.	The developer has made a minor boundary shift to the east reducing the proposed commercial component somewhat. The developer advises the size of the commercial site cannot be further reduced without compromising business viability, and adequate parking.

### Comparison Between Previous and Current Applications

- To further clarify the extent of the proposed changes, the following table presents a comparative description of the proposal from its original form to its present version:

	Proposal Shown at the November 29, 2004 Public Hearing	Proposal Based on Plans Shown in the May 30, 2005 Corporate Report	Current Proposal
<b>Block A - Single Family</b>			
Area of Residential Component	5,579 sq. m. (1.37 acres), including the creek area	5,625 sq. m. (1.4 acres), including the creek area	5,981 sq. m. (1.47 acres) including the creek area
# of Proposed RF-12 Lots	7 RF-12 lots and 2,689 m <sup>2</sup> (.66 acre) open space	7 RF-12 lots and 2,689 m <sup>2</sup> (0.66 acre) open space	7 RF-12 lots and 2,699 m <sup>2</sup> (0.66 acre) open space
Range of Lot Sizes	324 sq. m. to 570 sq. m. (3,487 sq. ft. – 6,135 sq. ft.)	324 sq. m. to 565 sq. m. (3,487 sq. ft. – 6,082 sq. ft.)	374 sq. m. to 671 sq. m. (4,026 sq. ft. – 7,223 sq. ft.), see Appendix VII
In-Ground Basement	Proposed on Lot 1	No in-ground basements	No in-ground basements
Tree Preservation	All trees within building envelopes will be removed	All trees within building envelopes will be removed	A grove of trees on proposed Lot 7 will be preserved
<b>Block B - Commercial</b>			
Area of Commercial Site	0.846 ha. (2.09 acres)	0.846 ha. (2.09 acres)	0.806 ha. (1.99 acres)

	<b>Proposal Shown at the November 29, 2004 Public Hearing</b>	<b>Proposal Based on Plans Shown in the May 30, 2005 Corporate Report</b>	<b>Current Proposal</b>
Layout of Commercial Floor space	<ul style="list-style-type: none"> <li>Bldg. 1 has a basement;</li> <li>Bldg. 1 has 2 CRUs with the anchor tenant occupying 1,629 sq. m. (17,535 sq. ft.);</li> <li>Bldg. 2 has 4 CRUs with a combined floor area of 752 sq. m. (8,095 sq. ft.); and</li> <li>Combined floor area for the 2 buildings: <b>2,569 sq. m. (27,649 sq. ft.)</b></li> </ul>	<ul style="list-style-type: none"> <li>the basement is deleted in Bldg 1;</li> <li>Bldg. 1 has 2 CRUs with anchor tenant occupying 1,190 sq. m (12,800 sq. ft.);</li> <li>Bldg. 2 has 5 CRUs with a combined floor area of 951 sq. m. (10,233 sq. ft.); and</li> <li>Combined floor area for 2 buildings: <b>2,459 sq. m. (26,469 sq. ft.)</b></li> </ul>	<ul style="list-style-type: none"> <li>There is no basement in any of the 2 buildings;</li> <li>Bldg. 1 has 5 CRUs with anchor tenant occupying 972 sq. m. (10,463 sq. ft.);</li> <li>Bldg. 2 has 5 CRUs with a combined floor area of 999 sq. m. (10,753 sq. ft.); and</li> <li>Combined floor area for 2 buildings: <b>2,529 sq. m. (27,222 sq. ft.)</b></li> </ul>
Density (FAR)	0.31	0.29	0.314
Lot Coverage	30.6%	29%	31%
Building Height	7 metres (23 ft.) to the parapet & 9 metres (30 ft.) to the top of the main sign	6.4 metres (21 ft.) to the parapet & 7.3 metres (24 ft.) to the top of the roof gables	Between 6.7 metres (22 ft.) and 7.9 metres (26 ft.).
Exterior Materials	Terra cotta coloured brick & stucco panels and cedar shingle roof	Combination of vertical board & batten and horizontal plank siding with trims & detailing and cedar shingle roof	Combination of vertical board & batten and horizontal plank sidings with trims & detailing, along with a cedar shingle mansard roof
Signage (Fascia) Sign Area	17.8 m. by 3.3 m.	11.9 m. by 1.8 m.	11.6 m. by 2 m.
South Side Yard Setback (adjacent 107A Avenue)	5.8 metres (19 ft.)	5.8 metres (19 ft.)	5.8 metres (19 ft.), i.e., only at loading bay – the rest of Bldg. 1 is sited 10.4 m. (34 ft.) away from property line
Location and Treatment of Garbage Enclosure	2.3 metres (7.5 ft.) from the south property line to be built with masonry cladding and no roof	2.4 metres (8 ft.) from the south property line to be built with masonry cladding and no roof	2.3 metres (7.5 ft.) from the south property line to be built with similar materials used on the principal buildings, with cedar shingle roofing
Development Variance Permit	DVP to vary building setback requirements and to permit access from 108 Avenue	DVP to permit access from 108 Avenue.	DVP to permit access from 108 Avenue

## REVISED DESIGN PROPOSAL AND REVIEW

### Resolution of Design Issues

- In response to the neighbourhood's requests, the applicant submitted a revised set of architectural and landscape plans that reflect the following features:
  - reduced floor area for each proposed commercial retail unit (CRU);
  - cladding materials consist of vertical board and batten and horizontal hardiplank sidings;
  - a tower element has been added to the easterly building, to visually anchor the corner;

- signage will be back lit in channel letters;
  - the cedar tree along the south property line is proposed to be preserved;
  - proposed replacement trees are now upsized from 6 cm caliper to 7- and 10-cm caliper;
  - the corner plaza will accommodate a 10-cm caliper Redwood tree; and
  - the garbage enclosure will feature a peaked cedar roof to match the proposed commercial buildings.
- Staff have reviewed the revised drawings and except for minor issues (such as providing details on rooftop screening and removal of bollard lighting that may impede pedestrian access), the submissions are considered acceptable.

### Installation of Traffic Calming Measures

- The representatives of the FHCA have identified the need to install traffic calming measures on 108 Avenue in conjunction with the proposal. They requested that speed bumps be installed on 108 Avenue fronting one of the proposed single family lots. As well, they propose that a median be installed on 108 Avenue between the subject site and the existing commercial site to the north.
- The developer has confirmed that he is prepared to provide funding for any type of traffic calming measure that is acceptable to the City.
- The Engineering Department has confirmed that the proposed speed bumps and concrete median on 108 Avenue are not appropriate since 108 Avenue is a critical link between Fraser Heights and Highway No. 1. However, the Engineering Department is prepared to review the long term need for traffic calming measures at this location, which in due course, will be subject to a public consultation process. In the meantime, the Department recommends that the developer provide cash-in-lieu for funding of any agreed upon traffic calming measure. The cash-in-lieu contribution will be a subject condition of rezoning.

### AMENDED BY-LAW VARIANCE AND JUSTIFICATION

#### Background

- The original Development Variance Permit (DVP) under File No. 7904-0357-00 dealt with 2 separate variance requests as follows:
  - allow direct access onto an arterial road for the proposed single family lots (proposed Lots 1-4) fronting 108 Avenue; and
  - allow reduced south side yard setback for proposed Building 1 from 7.5 metres (25 ft.) to 5.8 metres (19 ft.).
- On November 15, 2004, Council instructed the City Clerk to proceed with Public Notification for the requested DVP. Following the November 29, 2004 Public Hearing on the rezoning, Council did not consider the associated DVP.

- A revised DVP application was put forward and was part of Corporate Report No. L005 that was considered by Council in its Regular Council Meeting of May 30, 2005, eliminating the proposed variance dealing with the proposed setback. The amended DVP was limited to seeking a variance to allow direct access onto 108 Avenue, an arterial road for the 4 proposed RF-12 lots.
- At the Regular Council Meeting of May 30, 2005, Council again did not give the associated rezoning by-laws Third Reading or deal with the DVP.

### Amended DVP Request

- Under the revised application No. 7904-0357-00, the developer is again requesting to permit access onto 108 Avenue, an arterial road, for the proposed single family lots (proposed Lots 1-4, inclusive).
- The proposed variance seeking reduced south side yard setback is being eliminated from the DVP. The reduced setback is now incorporated in the revised CD Zone (Appendix III).
- Since the original DVP that went for Public Notification included the proposed variance that dealt with setback relaxation, it is appropriate to seek Council's approval to the amended DVP and for Council to instruct the City Clerk to proceed with Public Notification for Development Variance Permit No. 7904-0375-00, as amended.

### CONCLUSION

- On May 30, 2005, Council passed the following resolution:

*"that Application 7904-0357-00 be significantly amended to meet the community's expectation prior to Council giving further consideration from the developer on this site."*  
RES. R05-1318

- In response to Council's directive, the developer and his consultants have done the following:
  - made significant amendments to the original application;
  - met with the neighbourhood's representatives to discuss the proposed amendments;
  - made further amendments to accommodate the wishes of the neighbourhood; and
  - conducted a Public Information Meeting (PIM) wherein all the amendments were presented and a significant amount of time was set aside to accommodate questions from the attendees.
- At the end of the PIM, almost 95% of the attendees signified support to the proposed development, as amended. The FHCA has confirmed, in its letter dated April 12, 2006, its support to the latest proposal (Appendix X).
- The amended application, as currently presented to Council, fully responds to Council's May 30, 2005 directive. It is recommended that Council file the existing rezoning by-laws associated with this project and introduce two new by-laws which reflect the latest submission, and set a new Public Hearing date.

### 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 CD Zone
Appendix IV.	Development Variance Permit No. 7904-0357-00
Appendix V.	Proposed Site Plan, Typical Floor Plans and Elevations and Landscape Plans
Appendix VI.	Copy of Original Planning Report and Copy of Original Site Plan (Without the Original Appendices)
Appendix VII.	Copy of Corporate Report No. L005 (Without the Original Appendices)
Appendix VIII.	Proposed Subdivision layout
Appendix IX.	Revised Design Guidelines Summary
Appendix X.	Copy of FHCA Letter Dated April 12, 2006

### INFORMATION AVAILABLE ON FILE

- Results of March 6, 2006 Public Information Meeting.
- Revised Residential Design Guidelines prepared by Mike Tynan and dated January 25, 2005.

How Yin Leung  
Acting General Manager  
Planning and Development

JDM/kms

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## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.64 ac
Hectares	0.6653 ha
Net Site Area	0.3954 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	7
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 m - 16.7 m
Range of lot areas (square metres)	324 m <sup>2</sup> - 565 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4 upa
Lots/Hectare & Lots/Acre (Net)	7 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	2,699 m <sup>2</sup>
% of Gross Site	40%
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Access from Arterial Road	YES

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD Based on C-5 Zone**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		8,057 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)	50%	
Buildings & Structures		31%
Paved & Hard Surfaced Areas		62%
Total Site Coverage		93%
<b>SETBACKS</b> (in metres)		
Front	7.5 metres from all lot lines	2 m
Rear		7.2 m
Side #1 (North)		2.1 m
Side #2 (South)		5.8 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9 m	1 storey/7.92 m
Accessory	4 m	1 storey/4.3 m
<b>NUMBER OF RESIDENTIAL UNITS</b>	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		n/a
<b>FLOOR AREA: Residential</b>		n/a
<b>FLOOR AREA: Commercial</b>	4,028 m <sup>2</sup>	
Retail		2,529.3 m <sup>2</sup>
Office		n/a
Total		2,529.3 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>	n/a	n/a
<b>FLOOR AREA: Institutional</b>	n/a;	n/a
<b>TOTAL BUILDING FLOOR AREA</b>	4,028 m <sup>2</sup>	2,529.3 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		-
# of units/ha /# units/acre (net)		-
FAR (gross)		0.172
FAR (net)	0.50	0.314
<b>AMENITY SPACE (area in square metres)</b>	n/a	n/a
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial	76	106
Industrial	n/a	n/a
Residential Bachelor + 1 Bedroom	n/a	n/a
2-Bed		
3-Bed		
Residential Visitors	n/a	n/a
Institutional	n/a	n/a
Total Number of Parking Spaces	76	106
Number of disabled stalls	(1)	(1)
Number of small cars	(19)	(43)
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
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## MULTIPLE BUILDINGS DATA SHEET

**Proposed Zoning: CD**

Required Development Data	Building #1	Building #2
SETBACK (in metres)		
Front	65.2 m	2 m
Rear	7.2 m	49.7 m
Side #1 (North)	18.6 m	2.1 m
Side #2 (South)	5.8 m	53.3 m
Building Height (in metres/storeys)	7.3 m/1 storey	7.92 m/1 storey
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE		
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom +		
TOTAL FLOOR AREA	1,529.4 m <sup>2</sup>	999.9 m <sup>2</sup>

CONTOUR MAP FOR SUBJECT SITE

