

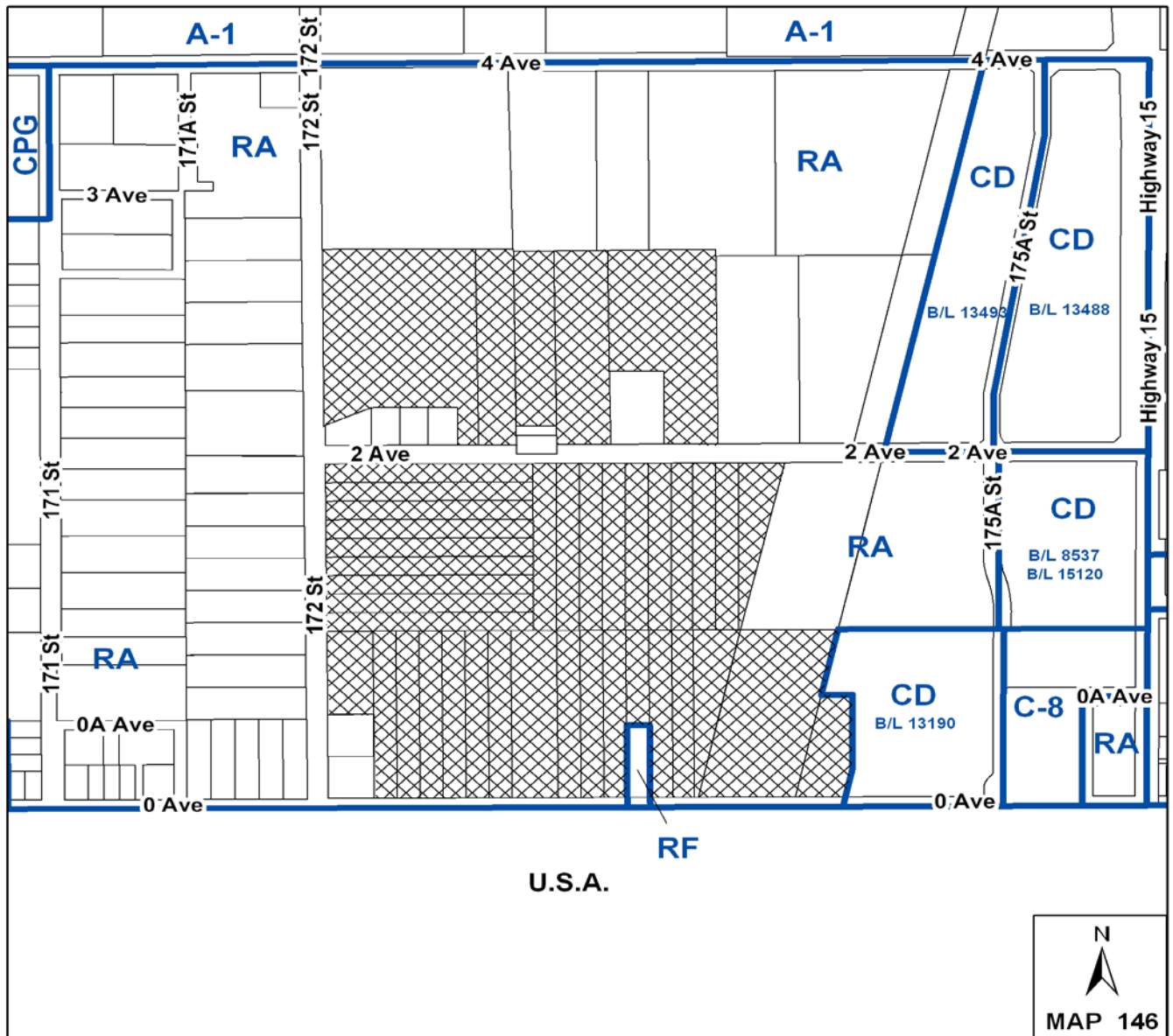
Proposal: NCP Amendments for various designations. Rezone from RA to RF, RF-12, RF-9 and RF-9C to permit subdivision into 322 single family lots and creation of park and school sites. DVP to vary side and rear yard setbacks for houses being retained.

Recommendation: Approval to Proceed

Location: Douglas, South Surrey **Zoning:** RA

OCP Designation: Urban,

NCP Designation: SF, Small Lot, School/ Park, Mixed Use **Owners:** Cressey Development et al



PROJECT TIMELINE

Completed Application Submission Date: November, 17, 2004
Application Revision & Re-submission Date: February 2, 2007
Planning Report Date: February 26, 2007

PROPOSAL

The applicant is proposing:

- NCP amendments that include adjustments to the school and park sites, and redesignation of the majority of the lands from "Single Family/Single Family Small Lot" and, "School/Park Site" to "Single Family Residential Flex 6 to 14.5 upa"
- a rezoning from RA to RF, RF-12, RF-9 and RF-9C; and
- a Development Variance Permit to relax the following by-law regulations:
 - Rear yard setbacks for proposed Lots 115 and 116 for retention of existing buildings; and
 - Side yard setbacks for proposed Lots 310, 318 and 323 for retention of existing building

in order to allow subdivision into 322 single family residential lots and creation of school and park sites in Douglas.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone portions of the properties from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)", for Block 3 in the survey plan attached as Appendix XIV, "Single Family Residential (12) Zone (RF-12)", for Block 2 in the survey plan attached as Appendix XIV, "Single Family Residential (9) Zone (RF-9)" for Block 1 in the survey plan attached as Appendix XIV, and "Single Family Residential (9) Coach House Zone (RF-9C)", for Block 4 in the survey plan attached as Appendix XIV (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0411-00, (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.7 metres (18.7 ft.) for proposed Lot 115 for the retention of an existing building;
 - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.6 metres (18.3 ft.) for proposed Lot 116 for the retention of an existing building;
 - (c) to reduce the minimum flanking side yard setback of the RF Zone from 3.6 metres (12 ft.) to 2.3 metres (7.5 ft.) for proposed Lot 310 for the retention of an existing building;

- (d) to reduce the minimum side yard setback of the RF Zone from 1.0 metres (3.28 ft.) to 0.7 metre (2.3 ft.) for proposed Lot 323 for the retention of an existing building; and
 - (e) to reduce the minimum side yard setback of the RF Zone from 1.0 metre (3.28 ft.) to 0.6 metre (2 ft.) for proposed Lot 318 for the retention of an existing building.
3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) input from the Ministry of Transportation;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on those lots designated Commercial/Residential under the NCP until future consolidation, with the adjacent properties under the same designation and redevelopment to mixed commercial/residential in accordance with the NCP;
 - (h) resolution of all legal requirement to effect the build out according to the Douglas NCP; including Section 219 "No Build" Restrictive Covenants on all retained lots that require variances to conform to the RF Zone; statutory rights of way over future road and lane locations; Restrictive Covenants to ensure servicing, lot grading and tree replacement issues are addressed at redevelopment;
 - (i) registration of a Section 219 Restrictive Covenants for tree preservation through the area;
 - (j) the applicant adequately address the deficit in tree replacement;
 - (k) final endorsement from senior environmental agencies; and
 - (l) completion of land transfers to the Parks, Recreation & Culture Department and School District, as per the NCP.
4. Council pass a resolution to amend Douglas NCP designations in accordance with Appendix XV when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV). The proposed servicing plan for this application has been reviewed under the Douglas NCP Amendment approved by Council on February 12, 2007. A revised servicing strategy, including associated services levies (approximately \$5,900.00 per lot) have been approved by Council and are required to be submitted.

Parks: Support (Appendix V). Lots backing onto riparian area should have low permeable fencing. Habitat compensation is the responsibility of the applicant.

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 117 students
 Secondary students = 51 students
 Total new students = 168 students

School Catchment Area/Current Enrollment/School Capacity:

Hall's Prairie Elementary School = 14K + 90 enrolled/40K + 100 capacity
 Earl Marriott Secondary School = 1629 enrolled/1500 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 = 0 students
 Secondary students = 271 students
 Total new students = 271 students

Approved Capacity Projects and Future Space Considerations

A new Douglas Area elementary school site has been approved for acquisition. A new elementary school will be needed after 2010. The Capital Plan also proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term.

(Appendix VI)

Department of Fisheries and Oceans (DFO):

Appropriate setbacks will be established as per DFO guidelines.

Ministry of Transportation:	Interim comments (Appendix VII). (Note: Ministry is reviewing the Traffic Impact Study prepared by Ward Consulting).
Transport Canada	No concerns. (Note: A NAV CANADA beacon is located in Douglas.)

SITE CHARACTERISTICS

- **Existing Land Use** Forty-one (41) properties, including large residential acreages.
- **Significant Site Attributes** There is a watercourse within a proposed green open space system. Portions of the area are well treed.
- **East:** At the north-east portion of the site is the Douglas Pointe Townhouse Complex, zoned CD, beyond the Douglas NCP area. South of the townhouse site is vacant land designated Commercial in the OCP and zoned RA. Adjacent to the southeast corner is an RV park zoned CD, designated Industrial in the OCP.
- **South:** The Canada/U.S.A. Border and Blaine, Washington.
- **West:** Across 172 Street there are One Acre Residential lots with existing homes. This is a future redevelopment area zoned RA, designated Urban in the OCP and Urban Single Family 6 upa in the NCP.
- **North:** The lands under application are directly adjacent to other lands under application No. 7906-0098-00, zoned RA, designated Urban/Suburban in the OCP and Urban Single Family/ Suburban Half Acre/Small Lot Single Family in the NCP. Further north, across 4 Avenue, is the Agricultural Land Reserve, zoned A-1, designated Agriculture in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation:	Urban. Complies
Douglas NCP Designation:	Requires amendment from "Urban Single Family (6 upa)" "Small Lot Single Family" to "Single Family Residential Flex (6.0 to 14.5 upa) and "School/Park Site" to "Single Family Residential Flex (6.0 to 14.5 upa).

JUSTIFICATION OF PLAN AMENDMENT

- The applicant is proposing to amend the NCP to redesignate all 'Urban Single Family' and 'Small Lot Single Family' designations to 'Single Family Residential Flex (6 upa to 14.5 upa). The applicant is further proposing a small amendment to the 'School/Park' and 'Open Space' designations to 'Single Family Residential Flex' to allow for the addition of three lots on the north side of 2nd Avenue. Further minor amendments such as the realignment of roadways and relocation of the Open Space Corridor are shown in Appendix XV.

- Council recently approved the inclusion of "Single Family Residential Flex 6 - 14.5 upa)" as a land use designation in the Douglas NCP. Council also approved a set of criteria for the review of "Single Family Residential Flex 6 - 14.5 upa" designation (Corporate Report No. L001) (Appendix XIII).
- The criteria involve two components:
 - the interface of proposed zones with retained lands outside of the flex zone; and
 - the density gradient.
- Interface Areas: This application has few interface areas of concern due to the size of the application area: it has few interface areas that cannot be developed as originally planned under the NCP:
 - The lands that are the subject of this application are bounded by development applications across the north boundary which are also proposing higher densities. Therefore, the interface proposed interface of small lots and school and park site is appropriate. The small lot pattern is extended north from this site through Development Application No. 7906-0098-00. Further, the school/park site proposed as part of this application, is consistent with existing NCP and therefore does not require the "Flex" assessment.
 - The private landowners abutting the east side of the application have not expressed concerns regarding the densities proposed or the interface condition. Their development potential remains unaffected by the Cressey application due to the location of the school/park site.
- Density Gradient: This application does not interface with "Suburban" areas. Generally, under this application the lots become more compact towards the centre of the application and the centre of the Douglas neighbourhood. The lots get larger towards the Canada/USA border. As 0 Avenue is a constrained roadway, the south side will essentially never be constructed as it is within the USA, and larger RF lots are appropriate on this edge.
- In summary, the proposed major amendments to land use and density can be supported as they are consistent with Council's Resolution under Corporate Report No. L001 to allow 'Single Family Residential Flex (6 upa to 14.5 upa)' where the redesignation criteria have been satisfied.
- The proposed minor amendments to the Douglas Land Use Plan for roadways and adjustments to land use designation boundaries are supported as the minor amendments have been reviewed and are consistent with major amendments and a response to the change in redevelopment conditions of smaller lot sizes.

DEVELOPMENT CONSIDERATIONS

Background

- This development application is located within the Douglas Neighbourhood Concept Plan (NCP) area. The Douglas NCP is comprised of approximately 60 hectares (150 acres) of land and is generally bounded by Highway 99 to the west, the Canada/USA border (Washington State) to the south, 4th Avenue to the north, and 175 Street alignment to the east. The Douglas Land Use Plan is attached as Appendix XII.
- The application generally covers lands between 0 Avenue and 2nd Avenue east of 172nd Street, between 172 Street and the eastern boundary of the NCP area, and portions of lands between 2 Avenue and proposed 3A Avenue, east of 172nd Street. The location map is attached as Appendix II and in Appendix III. The development application encompasses a total of 23.39 hectares (57.8 ac) of land and 41 existing parcels.
- The land use designation for this area in the Official Community Plan (OCP) is "Urban".
- The Douglas NCP land use designations for this area are "Urban Single Family Residential", "Small Lot Single Family", "Commercial/Residential", "School/Park Site" and "Open Space" as shown in the Douglas Land Use Plan attached as Appendix XII.
- The proposed NCP Amendment to provide the "Single Family Residential Flex" designation to allow for smaller lots in Douglas applications was addressed in the February 12, 2007 Corporate Report No. L001 (Appendix XIII) previously discussed.

Application/Land Uses Proposed

- The proposed rezoning is from One Acre Residential Zone (RA) to Single Family (RF), Single Family Residential (12) Zone (RF-12), Single Family Residential (9) Zone, Single Family Residential Coach House Zone (RF-9C). The proposed subdivision plan is shown in Appendix III and the proposed zoning map is shown as Appendix XV. A table of the proposed rezoning data is shown in the table below:

	RF (Block 3)	RF-12 (Block 2)	RF-9 (Block 1)	RF-9C (Block 4)	Park/School /Open Space	TOTAL
AREA	5.5 ha (13.6 acres)	8.8 ha (21.7 acres)	3.4 ha (8.4 acres)	1.45 ha (3.6 acres)	4.3 ha (10.69 acres)	23.4 ha (57.8 acres)
# LOTS	52	157	83	30	N/A	322
DENSITY	9.3 uph (3.8 upa)	17.7 uph (7.2 upa)	24.3 uph (9.8 upa)	20.6 uph (8.34 upa)	N/A	N/A

Proposed RF Area

- Of the proposed RF lots, 23 are to accommodate houses and land being retained by the existing owners. A Development Variance Permit (DVP) is required to allow the retention of existing house within their new zone. This DVP is further described below and is attached as Appendix X.

- There are 20 proposed RF lots that will have further redevelopment potential after this development application proceeds. The five RF lots proposed on 172nd Street will be further rezoned to a commercial/residential mixed use zone to implement the Douglas NCP designation to provide local services and a range of housing in Douglas that includes apartment units.
- The five oversized RF lots being retained on 0 Avenue can each be further subdivided into two RF lots each.
- The retained RF lots on the south side of 2nd Avenue can be further subdivided into RF-9C lots to complete the row of RF-9C. The one remainder RF lot on the north side of 2nd Avenue can be further subdivided into three RF lots.

Proposed RF-12, RF-9 and RF-9C Area

- The majority of the proposed RF-12 lots will be front access lots and none will have retained homes.
- The RF-9 lots are a mix of Type I and II and are all served by lanes and will have rear entry garages.
- The RF-9C lots are accessed by lane and will have garages and/or coach homes.

Proposed School Park Site/Open Space

- This development application includes the school/park site and additional open space around Class B stream course as shown in the 1999 Douglas NCP. Adjustments to the original School/Park site boundary are minor and proposed on the basis of discussions with the School District and Parks, Recreation and Culture Department staff.
- The school site is proposed as 2.369 ha (5.85 acres). School District #36 has been working with the applicant to achieve the desired school site and is in discussions to finalize the transfer of lands in the immediate future.
- The proposed Douglas Elementary School is currently estimated to have capacity for 80k and 350 elementary students and is currently within the five year plan for construction funding.
- The park site adjacent to the school site (east side) is proposed at 1.552 ha (3.83 acres). This park site has been sized to have a soccer field and play area but is subject to detailed park planning by the City's Parks Planning Division.
- There is further Open Space provided around the stream course. The stream course will be protected by a 15 metre (50 ft.) riparian area and an additional 4 metres (13 ft.) of linear parkway has been located adjacent to the stream course area in order to accommodate a trail as per the Douglas NCP.
- The Park and Open Space currently provided by the developer exceeds the 5% requirement and the City will be working with the developer on the purchase of lands in excess of the 5% requirement.

PRE-NOTIFICATION

Pre-notification letters were sent on December 17, 2004 and February 24, 2005. Planning has received fifteen letters and e-mails, and numerous telephone calls with respect to the pre-notification. The following is a summary of the concerns and a response to the issues:

- The NCP proposes to maintain the semi-rural character of Douglas and this cannot be achieved with higher densities being proposed.

(The lands under application by Cressey are designated as Urban in the OCP, with a small strip of Suburban that is being preserved along 4th Ave. Cressey is attempting to preserve existing features by retaining additional trees where possible, creating walkways, and respecting setbacks around the watercourse located near 2nd Ave. and 172nd St.. The RF-9 and RF-12 zones of single family lot were not in place when the original NCP was drafted but have since become one of the most widely constructed form of single family housing in Surrey. As construction and house prices increase, these smaller lots have become more sustainable, use services more efficiently, and relieve the pressure on non-urban and agricultural lands to develop for housing.)

- There are many concerns about the increase in traffic in this area and the accessibility to and from Douglas. There is a concern that the upgrade on 8th Avenue and 172nd Street will not be able to handle the additional traffic from the density. One resident feels that there should be no additional traffic on 0 Avenue as it does not have the capacity to handle additional traffic.

(Cressey commissioned Ward Consulting Group to complete a traffic study for the development in 2005 and subsequently contributed to a revised traffic study for the whole Douglas NCP in 2006. The findings of these studies showed that improvements to Highway 15 and 8th Ave, including signalization of 8th Ave. at 172nd St., and 2nd Ave. and 4th Ave. at 176th will ensure that an acceptable level of traffic will be maintained once full build out of the NCP is achieved. Additional measures such as traffic circles on 172nd St. and a chicane at 4th Ave. and 175A will reduce higher speed traffic within the neighbourhood and prevent people from cutting through the neighbourhood to reach the Pacific Highway Crossing.

Ward Consulting Group conducted two traffic studies that included this specific intersection. The results of these studies confirmed that recent widening of 8th Ave., construction of a left turn lane, and signalization at 172nd St. will maintain an acceptable level of service for the residents of the Douglas NCP.

0 Avenue will be widened as part of the development. The traffic study has addressed the volume of anticipated traffic and found the proposed widening of 0 Ave. to be suitable.)

- There is a concern that drainage onto the Golf Course will be increased with this proposal and that drainage into the river system will cause an increase in flooding.

(Cressey worked closely with the City of Surrey Engineering Department to complete a comprehensive study of drainage in the Douglas NCP, with special attention to the Peace Portal Golf Course. The result of the study has recommended new routing of drainage away from the golf course into a new outfall near 0 Ave. and into Semiahmoo Bay. The report also recommends improvements to the culverts in the Little Campbell River that flow under Highway 99. The revised drainage scheme should reduce flood levels in the golf course significantly and

remove the requirement for upgrading of pipes within the golf course. HUB engineering, who represent the golf course, have reviewed the proposed drainage network and have provisionally accepted the recommendations.

The catchment for the Little Campbell River extends east to Aldergrove, meaning that the Douglas NCP is at the outfall of the river system and contributes only 1% of the flows. The drainage study conducted for the Douglas NCP showed that flooding is caused when major flows in the Little Campbell reach the golf course. The original NCP design included detention ponds, which the study shows combine with large flows from upstream and increase the flooding in the area. The study also revealed that the culverts under highway 99 in the Little Campbell R. are in need of repairs, which will be done by developers in the Douglas NCP. The combination of deletion of detention ponds and improvements to the Highway 99 culverts should reduce post development flooding levels.)

- If the application is approved all the major works should be constructed prior to building permits.

(Major works required for the Cressey application will be outlined in a servicing agreement and Cressey will be required to construct these works prior to building permit. Cressey will also put up security to ensure these works are built prior to receiving building permits.)

- Objection to RF-9 lots.

(The RF-9 zoning was not created at the time of the original Douglas NCP, however it has become a popular form of housing in Surrey today. Housing costs have increased significantly since the Douglas NCP was adopted and the RF-9 is the most affordable single family zoning available for development. The RF-9 lots proposed are only 32% of the Cressey proposal, and are still less dense than townhome or multifamily housing proposed elsewhere in the Douglas NCP. Cressey also anticipates that younger families who would use the proposed elementary school will be attracted to the RF-9 homes.)

- There is a concern that the development will severely impact the existing trees and animal habitat in Douglas and that replacement trees cannot be planted on small lots.

(A comprehensive tree study has been undertaken by Diamondhead Consulting and Kavolinas Landscape Architects. A number of trees in the area were recommended for removal due to poor health, as they posed a hazard to the public. There are also a significant number of trees to be removed for road widening and servicing that Cressey is working with the City to preserve by modifying engineering requirements. Cressey has worked with staff to preserve as many trees as possible and is continuing to review the tree plan for opportunities to save or plant more trees. Cressey also conducted a comparison to review how many more trees would have been retained under the densities proposed with the RF Zone in the original NCP. Their results show that only 17 additional trees would have been retained should the original land use concept have been realized. While there are generally more tree retention opportunities with larger lots, the mature trees in Douglas would not generally be suited for retention on RF lots either.

An arborist report, raptor study, and impact assessment report were all completed for the Cressey application and found the proposed development impact to be acceptable for the area. No significant wildlife was observed, and environmental setbacks are being upheld around the yellow coded watercourse at 2nd Ave. and 172nd St.. Despite an increase in units, single family

residential housing is still the least dense form of housing proposed in the Douglas NCP. An increase in residential density removes pressure to develop suburban and agricultural lands and provides better affordability for developers and homeowners.)

- Concern that there are no facilities in this area (bus service, community centres, shopping).

(Due to the relatively isolated location of Douglas, increase bus services is unlikely. However, Translink will assess bus service on an ongoing basis as the population of the area increases. The planned school/park will provide outdoor and possibly some indoor recreation facilities, including playgrounds and playing fields. A neighbourhood commercial node is planned for the intersection of 2nd Avenue and 172 Street.)

- What will happen with the parking on streets with all the small lot houses and lanes.

(On street parking will adhere to all city of Surrey traffic requirements. Parking pockets and rear garages will lessen on street parking in small lot areas. All single family dwellings are required to have two parking spaces per dwelling on the lot and dwelling units with Coach Houses (RF-9C) are required to have one additional parking space. Laneways are proposed as a feature of RF-9 lots only and will reduce the number of on street cars.)

- Concern on the effect of density at the Border Crossings.

(The recent improvements to the traffic network at the edge of the Douglas area, and further improvements required for the subdivision should not cause significant impact to the border crossings.)

- Concerns about lot grades and how they will affect retained houses.

Lot grades will be limited due to soil conditions to a maximum of 0.60m (2 ft.) of fill and will be graded to match existing properties.

- Questions about the NCP Amendment process.

(The NCP Amendment process is different than creation of a new NCP. The City of Surrey requires significant public consultation for an NCP amendment through public information meetings where residents can review the proposed development and submit their comments. Cressey held two public information meetings at the Aston Pacific Hotel on March 2, 2005 and May 11, 2005 and a third, joint meeting with other developers on November 22, 2006. It is estimated that 800-900 people were invited to each meeting and comments were received, reviewed, and in many cases incorporated into the final development plan. Out of 900 people who were invited to the most recent meeting, there were 68 attendees and only 10 residents against the development.)

Public Consultation - Proposed NCP Amendment

- The applicant has undergone extensive public consultation with respect to the proposed NCP Amendment to increase densities and introduce smaller lots into the Douglas NCP.

- Cressey held two Public Information Meetings (PIM) in 2005.
- The first meeting was held on March 2, 2005 and was intended to assess community and individual concerns about the proposed project and NCP Amendments. There were 111 attendees registered at this Public Information Meeting and 40 surveys returned for assessment. The PIM is summarized in Appendix XI.
- Cressey held a second Public Information Meeting on May 11, 2005 to address the concerns noted at the March Public Information Meeting and scope additional issues to be addressed. Approximately 49 persons attended this session and 26 persons returned comment sheets. The PIM is summarized in Appendix XI.
- The applicant has had a number of follow-up consultations with individuals in the Douglas area to address direct impacts. This list and the type of consultation is summarized in Appendix XI.
- This applicant was also part of the November 22, 2006 joint Public Information Meeting to present all the proposed projects, servicing schemes and traffic analysis.
- The ten (10) applicants held an Open House on November 22 of 2006 at the Aston Pacific Inn in South Surrey. Invitations were mailed to all the landowners in the Douglas NCP area, and extended to a minimum of one additional lot beyond the boundaries of the Douglas NCP area. Each developer had representatives on hand to discuss the proposals, and staff from Planning and Engineering attended as resources.
- The development applicants currently represent over 50% of the land area in the NCP and support the NCP amendments proposed.
- Approximately 68 people attended the Open House in addition to the developer representatives and staff. One survey was used as the opportunity to comment for all applications. The survey responses were analyzed to identify common responses. The following is a synopsis of the results of the analysis:
 - The City received 17 completed comment sheets, 1 e-mail submission and 2 written submissions.
 - Of the 17 respondents, 5 noted that they were in favour of the proposals, 10 noted that they opposed the proposals and 2 did not indicate support/non-support. Some of the negative responses are from small landowners who questioned the original Douglas NCP when it was being done.
 - The e-mail and written submission expressed concern over density, traffic and environmental impacts.
 - Over 50% of the Douglas NCP area is under application (57 of the 149 residential properties). Many of the landowners party to the applications did not attend the meetings or did not feel they had to respond to the questionnaire
 - The most frequently noted comments for opposition were similar to those received during pre-notification.

Tree Retention

- Introducing redevelopment into an existing area of acreage lots has an impact on tree retention.
- The applicant reviewed how many more trees would be lost due to the proposed increase in density versus the subdivision layout for an RF zone. The result is the loss of approximately 17 more trees overall for the higher densities. Thus, the increase in density is not the overwhelming factor for lack of tree retention in redevelopment of this area.
- The development area has 561 mature trees and additional patches of mixed young deciduous stand.
- Of the 561 trees, there are 135 proposed to be retained and 426 proposed to be removed. The trees to be removed are made up of 332 conifers and 94 alder/cottonwood.
- There are 80 trees considered to be hazardous, 177 trees are within proposed roadways and 169 trees within building envelopes or in conflict with proposed servicing.
- The applicant is proposing a replacement count of 513 trees. Under the new Tree Protection By-law, this is substantially short of tree replacement requirements and approximately \$73,800.00 cash-in-lieu would be required for the City's Green Fund.
- The applicant is currently exploring the opportunity to upsize trees and replant trees in the park areas and green spaces that would reduce the overall count. In addition, the applicant is working with Engineering to retain trees in the road right-of-way that are currently shown as being removed.
- The applicant also has a second area to the north of this development area that virtually no trees on the site and the applicant will be planting over 100 trees on those lots, over and above any replacement that is required.
- There is a 150 cm Douglas fir at the southeast corner of 172nd Street and 2nd Avenue. This will be the main corner of the Douglas neighbourhood. A Restrictive Covenant will be placed on this lot to protect this tree from being removed. When the mixed-use redevelopment of this area is being planned, this tree will have to be retained within the development and this lot will have to be consolidated with the neighbouring lots. The ideal use at this corner would be an open space plaza with the tree retained. The public space could be community oriented and as a location for public art and local gathering.

Building Scheme

- The Neighbourhood Character Study and Building Scheme were completed by Michael Tynan of Tynan and Associates.
- The applicant has submitted a building scheme that has the following elements:
 - Classical heritage, neo-heritage and neo-traditional style dwellings;
 - Mid-scale and simplicity of massing;

- Common hip, common gable, Dutch hip and Boston hip/gable roof lines;
 - Generous overhangs and roof materials of cedar, 40 year shake profile asphalt or concrete roof tiles;
 - Feature areas of brick or stone;
 - Generous trim and detailing;
 - No secondary suites with the exception of the Coach House Zone; and
 - In-ground basements.
- The Building Scheme will still need revisions to reflect some of the key community characteristics of Douglas. As the applicant and the City are concerned about affordability, these key characteristics have not been fully defined in the current Building Scheme but may include:
 - Steeper roof pitch: the roof pitch is a relatively simple way to define the community. A steeper roof pitch could give the single detached housing in Douglas more of village atmosphere within the neo-heritage scheme;
 - Roof top and cladding elements: such as weather vanes and board and batten style cladding. These are described in the Douglas NCP Design Guidelines; and
 - A Fir timber or wood detailing feature: the community of Douglas and the Open Space is very much defined by the fir trees and west coast village atmosphere.

The Design Consultant is working to incorporate these elements into the overall building scheme and it will be consistent throughout all the Douglas developments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone for proposed lots 115 and 116.

Applicant's Reasons:

- Applicants are retaining their existing dwellings and accessory buildings on these lots.

Staff Comments:

- The existing homes are being retained by Douglas residents. This variance allows them to continue residing in viable dwellings and using existing garages/shops while Restrictive Covenants (Building Scheme) will govern future improvements or redevelopment.

(b) Requested Variance:

- To reduce the minimum side yard setback of the RF Zone for proposed lots 310, 318 and 323.

Applicant's Reasons:

- Applicants are retaining their existing dwellings and outbuildings on these lots.

Staff Comments:

- The existing homes are being retained by Douglas residents. This variance allows them to continue residing in viable dwellings while Restrictive Covenants (Building Scheme) will govern future improvements or redevelopment.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V	Parks Comments
Appendix VI	School District Comments
Appendix VII	Ministry of Transportation Interim Comments
Appendix VIII	Building Design Guidelines Summary
Appendix IX	Summary of Tree Survey and Tree Preservation
Appendix X	Development Variance Permit No. 7904-0411-00
Appendix XI	Public Consultation Summaries and Lists
Appendix XII.	Douglas NCP Land Use Plan
Appendix XIII.	Corporate Report No. L001
Appendix XIV.	Survey Plan for Rezoning
Appendix XV.	Rezoning Map

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 21, 2007.
- Building Scheme dated February 11, 2005, revised November 29, 2006.
- Neighbourhood Character Study dated February 11, 2005.
- Tree Survey Plan dated January 30, 2007.
- Arborist Report dated March 29, 2005.
- Tree Preservation and Replacement Plan dated January 30, 2007.

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- Lot Grading Plan dated February 2007.
- Traffic Study prepared by Ward Consulting dated January 26, 2007.
- Soil Contamination Review Questionnaire prepared by individual owners dated November 2004.

How Yin Leung
Acting General Manager
Planning and Development

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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: Bob Amardar, Cressey Development Corporation
 Address: 1200 – 1066 West Hastings Street
 Vancouver BC
 V6E 3X1
 Tel: 604-683-1256

2. Properties involved in the Application

(a) Civic Addresses: 17383 - Avenue; 78, 104, 120, 130, 140, 186 - 172 Street; 17212, 17366 - 2 Avenue; 17377, 17361, 17341 - 0 Avenue; 222 - 172 Street; 17329 - 0 Avenue; 17285 - 2 Avenue; 17319, 17287, 17277, 17265, 17243, 17241, 17235 - 0 Avenue; 17335 - 2 Avenue; 17429 - 0 Avenue; 17375 - 2 Avenue; 148, 158, 172 - 172 Street; 17318, 17324, 17334, 17344, 17354, 17374, 17384, 17396, 17414 - 2 Avenue; 17301, 17453 - 0 Avenue, 17307 - 2 Avenue

(b) Civic Address: 17383 - 0 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
 Director Information:
 Norman Edward Cressey
 Scott Edward Cressey

Officer Information: (as at August 6, 2006)
Scott Edward Cressey (President)
Norman Edward Cressey (CEO)

PID: 011-181-087
Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan 6323

(c) Civic Address: 78 - 172 Street
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
 Director Information:
 Norman Edward Cressey
 Scott Edward Cressey

Officer Information: (as at August 6, 2006)
Scott Edward Cressey (President)
Norman Edward Cressey (CEO)

PID: 004-840-089
Lot 16 and 17 Section 32 Block 1 North Range 1 East New Westminster District Plan 6323

- (d) Civic Address: 104 - 172 Street
Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
Norman Edward Cressey
Scott Edward Cressey
- Officer Information: (as at August 6, 2006)
Scott Edward Cressey (President)
Norman Edward Cressey (CEO)
- PID: 002-343-193
Lot 18 Section 32 Block 1 North Range 1 East New Westminster District Plan
6323
- (e) Civic Address: 120 - 172 Street
Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
Norman Edward Cressey
Scott Edward Cressey
- Officer Information: (as at August 6, 2006)
Scott Edward Cressey (President)
Norman Edward Cressey (CEO)
- PID: 002-343-215
Lot 19 Section 32 Block 1 North Range 1 East New Westminster District Plan
6323
- (f) Civic Address: 130 - 172 Street
Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
Norman Edward Cressey
Scott Edward Cressey
- Officer Information: (as at August 6, 2006)
Scott Edward Cressey (President)
Norman Edward Cressey (CEO)
- PID: 011-181-460
Lot 20 Section 32 Block 1 North Range 1 East New Westminster District Plan
6323

- (g) Civic Address: 140 - 172 Street
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey
- Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)
- PID: 004-248-929
 Lot 21 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (h) Civic Address: 186 - 172 Street
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey
- Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)
- PID: 011-181-516
 Lot 25 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (i) Civic Address: 17212- 2 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey
- Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)
- PID: 011-181-524
 Lot 26 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (j) Civic Address: 17366 - 2 Avenue
 Owners: Bernard James Westdorp and Joyce Florence Westdorp
 PID: 011-181-630
 Lot 32 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323

- (k) Civic Address: 17377 - 0 Avenue
 Owner: Philip Arthur Hain and Wendy Dawne Hain
 PID: 011-181-117
 Lot 2 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (l) Civic Address: 17361 0 Avenue
 Owner: Adrian Paul Dyer and Michelle Miriam Dyer
 PID: 004-874-943
 Lot 2 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (m) Civic Address: 17341 - 0 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey
- Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)
- PID: 002-492-806
 Lot 5 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (n) Civic Address: 222 - 172 Street
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey
- Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)
- PID: 000-640-794
 Lot 5 Section 32 Block 1 North Range 1 East New Westminster District Plan
 16071

- (o) Civic Address: 17329 0 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey

Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)

 PID: 011-181-133
 Lot 6 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (p) Civic Address: 17285 - 2 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey

Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)

 PID: 010-144-145
 Lot 6 Section 32 Block 1 North Range 1 East New Westminster District Plan
 16071
- (q) Civic Address: 17319 - 0 Avenue
 Owner: Henry Hildebrand
 PID: 011-181-168
 Lot 7 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (r) Civic Address: 17287 - 0 Avenue
 Owner: Kenneth Ian Drummond
 PID: 011-181-184
 Lot 10 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (s) Civic Address: 17277 - 0 Avenue
 Owner: Michael Allen Simpson and Lynda Corinne Simpson
 PID: 011-181-214
 Lot 11 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (t) Civic Address: 17265 - 0 Avenue
 Owner: Faye Maureen Magee
 PID: 011-181-231
 Lot 12 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323

- (u) Civic Address: 17253 - 0 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey
- Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)
- PID: 011-181-257
 Lot 13 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (v) Civic Address: 17241 - 0 Avenue
 Owner: Toke Adams
 PID: 011-181-273
 Lot 14 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (w) Civic Address: 17235 - 0 Avenue
 Owner: Vasa Sramek and Loretta Marie Sramek
 PID: 002-364-123
 Lot 15 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (x) Civic Address: 17335 - 2 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey
- Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)
- PID: 006-186-611
 Lot 17 Section 32 Block 1 North Range 1 East New Westminster District Plan
 47935

- (y) Civic Address: 17429 - 0 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey
- Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)
- PID: 006-721-991
 Lot 18 Section 32 Block 1 North Range 1 East New Westminster District Plan
 43285
- (z) Civic Address: 17375 - 2 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey
- Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)
- PID: 002-836-831
 Lot 21 Section 32 Block 1 North Range 1 East New Westminster District Plan
 61722
- (aa) Civic Address: 148 - 172 Street
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey
- Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)
- PID: 011-181-486
 Lot 22 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (bb) Civic Address: 158 - 172 Street
 Owner: Keith Robert Larson and Katherine Allison Larson
 PID: 011-181-494
 Lot 23 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323

- (cc) Civic Address: 172 - 172 Street
 Owner: Fred Robert Kilby and Jean Carriere
 PID: 011-181-508
 Lot 24 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (dd) Civic Address: 17318 - 2 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey

Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)

 PID: 011-181-541
 Lot 27 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (ee) Civic Address: 17324 - 2 Avenue
 Owner: Alfred Jamie Hunter and Donna Lynne Rose Schoenborn
 PID: 011-181-567
 Lot 28 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (ff) Civic Address: 17334 2 - Avenue
 Owner: Bruce James Strachan and Regina Strachan
 PID: 011-181-575
 Lot 29 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (gg) Civic Address: 17344 - 2 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey

Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)

 PID: 011-181-591
 Lot 30 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (hh) Civic Address: 17354 - 2 Avenue
 Owner: Raymond Brett Lamb
 PID: 011-181-613
 Lot 31 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323

- (ii) Civic Address: 17374 - 2 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey

Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)

 PID: 011-181-656
 Lot 33 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (jj) Civic Address: 17384 - 2 Avenue
 Owner: Gordon Richard Lee
 PID: 011-181-672
 Lot 34 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (kk) Civic Address: 17396 - 2 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey

Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)

 PID: 011-181-681
 Lot 35 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323
- (ll) Civic Address: 17414 - 2 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey

Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)

 PID: 001-238-043
 Lot 36 Section 32 Block 1 North Range 1 East New Westminster District Plan
 6323

(mm) Civic Address: 17301 - 0 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey

Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)

PID: 011-181-699
 Lot Lot 37 Section 32 Block 1 North Range 1 East New Westminster District
 Plan 6323

(nn) Civic Address: 17453 - 0 Avenue
 Owner: Kurt Wilhelm Spreitzer and Hendrika Spreitzer
 PID: 011-006-030
 Parcel K H C I Section 32 Block 1 North Range 1 East New Westminster
 District Plan 3103

(oo) Civic Address: 17307 - 2 Avenue
 Owner: 0701492 B.C. Ltd., Inc. No. 701492
Director Information:
 Norman Edward Cressey
 Scott Edward Cressey

Officer Information: (as at August 6, 2006)
 Scott Edward Cressey (President)
 Norman Edward Cressey (CEO)

PID: 013-180-509
 West 128 Feet of Parcel N North Half Section 32 Block 1 North Range 1 East
 Except: South 33 Feet New Westminster District

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Application is under the jurisdiction of MOT.

MOT File No. 1-6-22089
- (c) Proceed with Public Notification for Development Variance Permit No. 7904-0411-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF, RF-12, RF-9, RF-9C

Requires Project Data	Proposed			
GROSS SITE AREA				
Acres	57.7 acres			
Hectares	23.349 ha			
NUMBER OF LOTS				
Existing	41			
Proposed	322			
SIZE OF LOTS				
	RF	RF-12	RF-9	RF-9C
Range of lot widths (metres)	15-51	13.4-24	7.9-12.3	7.9-16.1
Range of lot areas (square metres)	560-2300	320-667	252-398	291-569
DENSITY				
Lots/Hectare & Lots/Acre (Gross)	9.3/3.7	17.7/7.2	24.3/9.8	20.6/8.3
Lots/Hectare & Lots/Acre (Net)				
SITE COVERAGE (in % of gross site area)				
Maximum Coverage of Principal & Accessory Building	45%			
Estimated Road, Lane & Driveway Coverage	22%			
Total Site Coverage	67%			
PARKLAND				
Area (square metres)	19609.9 m ²			
% of Gross Site	8%			
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	YES			
Others	NO			

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RF, RF-12, RF-9, RF-9C

Required Development Data	Minimum Required / Maximum Allowed				Proposed
LOT AREA* (in square metres)					
Gross Total	233,489.99m ²				
Road Widening area	255 m ²				
Undevelopable area	1399.99 m ²				
Net Total	231,835				
LOT COVERAGE (in % of net lot area)	RF	RF-12	RF-9	RF-9C	
Buildings & Structures	40%	50%	52-60%	52-60%	
Paved & Hard Surfaced Areas					
Total Site Coverage					
SETBACKS (in metres)	RF	RF-12	RF-9	RF-9C	
Front	7.5	6.0	3.5	3.5	
Rear	7.5	7.5	6.5	6.5	
Side #1 (N,S,E, or W)	1.8	1.2	1.2	1.2	
Side #2 Flanking	3.6	2.4	2.7	2.7	
Side #3 (N, S, E or W)					
BUILDING HEIGHT (in metres/storeys)	RF	RF-12	RF-9	RF-9C	
Principal	9m	9.5m	9.5m	9.5m	
Accessory	4m	3.0m	3.0m	3.0-7.0m	
NUMBER OF RESIDENTIAL UNITS	52	157	83	30	
Retained Homes	(23)				
Total	52	157	83	30	
FLOOR AREA: Residential Maximum	330m ²	260m ²	Max 173m ²	Max 173m ²	
TOTAL BUILDING FLOOR AREA Potential	897,870 m ²				

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

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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