

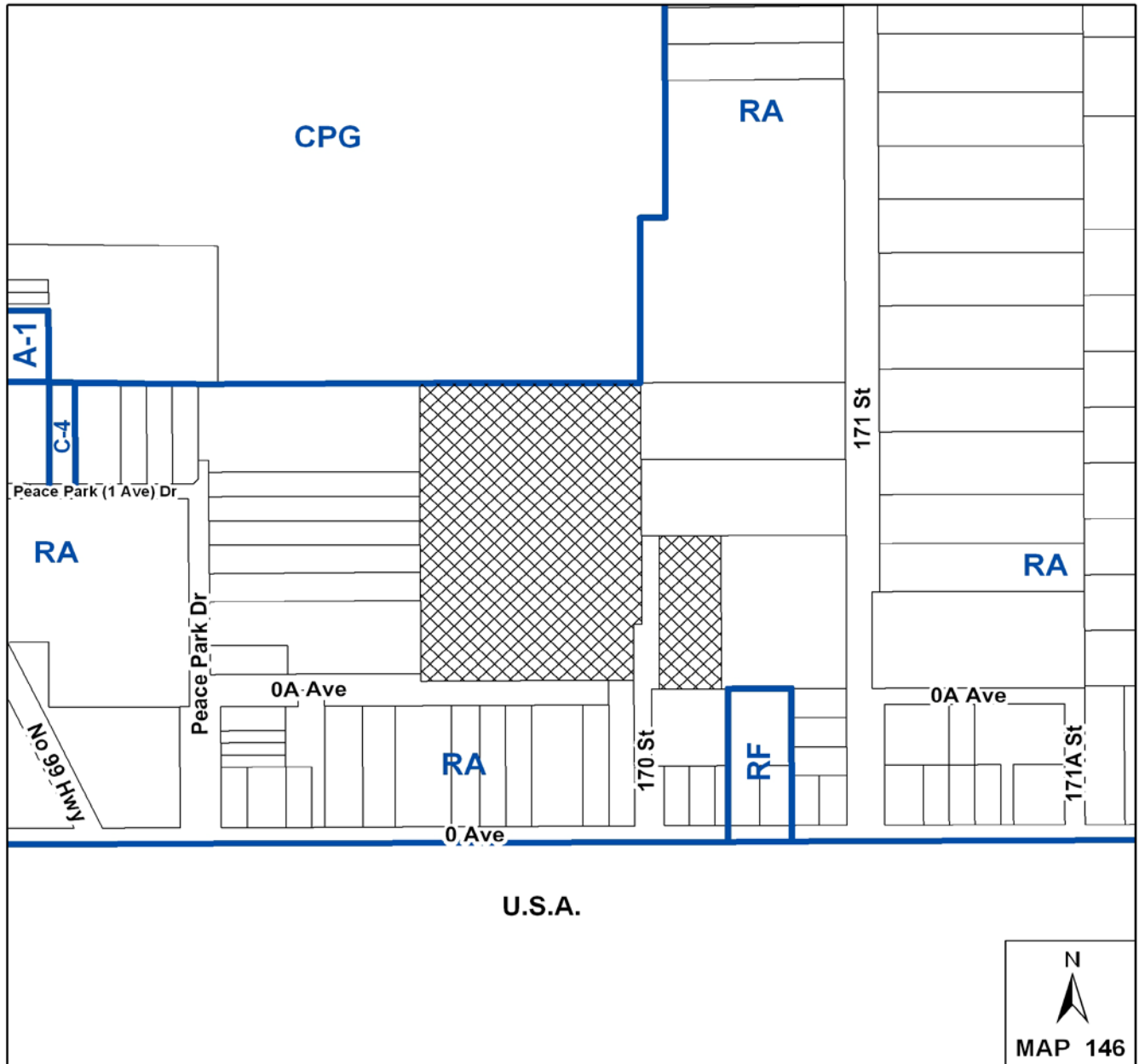
Proposal: Partial NCP amendment from Urban Single Family and Detention Pond to Single Family Flex. Rezone from RA to RF-12, RF-12C, and RF-9 in order to allow subdivision into 48 single family small lots.

Recommendation: Approval to Proceed

Location: 61 and 64- 170 Street **Zoning:** RA

OCP Designation: Urban

NCP Designation: Urban SF; Small Lot SF **Owners:** Quadri Properties



PROJECT TIMELINE

Completed Application Submission Date: April 25, 2005
Application Revision & Re-submission Date: June 1, 2007
Planning Report Date: July 23, 2007

PROPOSAL

The applicant is proposing:

- a partial NCP amendment from Urban Single Family (6 upa) and Detention Pond to Single Family Residential Flex; and
- a rezoning from RA to RF-12, RF-12C, and RF-9

in order to permit the development of 48 single family small lots, comprising 18 RF-12 lots, 3 RF-12C lots with coach houses, and 27 RF-9 lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the property shown as "Block A" on Appendix XI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000); to rezone the portion of the property shown as "Block C" on Appendix XI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000); and to rezone the portion of the property shown as "Block B" on Appendix XI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
2. 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) endorsement from senior government environmental agencies;
 - (e) final resolution of Transport Canada (Nav Canada) issues related to the adjacent telecommunications antennae/beacon site at 103- 171 Street, including possible lot and building restrictions;

- (f) completion of the transfer of parkland in excess of 5% to the City in accordance with the Douglas NCP to the satisfaction of the Parks, Recreation & Culture Department;
 - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) submission of a finalized landscaping plan and park edge treatment for the design of proposed residential lots along the future park, and a landscaping cost estimate to the specifications and satisfaction of the City for any required upgrading along the park areas;
 - (i) the applicant to address the shortfall in tree replacement; and
 - (j) registration of a Section 219 Restrictive Covenant to specifically prohibit side-by-side, double-car garages on proposed narrow, front-accessed RF-12 lots.
4. Council pass a resolution to amend the Douglas NCP to redesignate a portion of the lands from "Urban Single Family (6 upa)" and "Detention Pond" to "Single Family Residential Flex" 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: No concern. Parkland dedicated in excess of 5% to be purchased by the City. Specific requirements for lots backing onto the park identified. NCP amenity fees will be collected to be used for park improvements, including future path construction (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 9 students
 Secondary students = 5 students
 Total new students = 14 students

School Catchment Area/Current Enrollment/School Capacity:

Hall's Prairie Elementary School = 104 enrolled/140 capacity
 Earl Mariott 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 = 261 students
 Total new students = 261 students

Approved Capacity Projects and Future Space Considerations

A new Douglas 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 school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term.

(Appendix VI)

- Ministry of Transportation: No concerns (Appendix VII).
- Department of Fisheries (DFO): No concerns. The northwest corner of the site, which is affected by a protected watercourse and its associated riparian areas, is proposed to be dedicated to the City for watercourse protection in accordance with the NCP.
- Transport Canada/NavCanada: Discussions are on-going with Transport Canada (site owner) and Nav Canada with respect to the Federal requirements associated with development adjacent to the existing telecommunications antennae/beacon operated by Nav Canada at the adjacent site to the east (103- 171 Street). Prior to final approval, the applicant will be required to continue to liaise with these agencies and finalize issues related to minimizing potential interference (Appendix XIII).

SITE CHARACTERISTICS

- **Existing Land Use** Large lot residential acreages.
- **Significant Site Attributes** A watercourse traverses the northwest corner of the property at 61- 170 Street. Both properties are substantially treed.
- **East:** The adjacent site to the east, which is designated Urban in the OCP and "Urban Single Family" and "Small Lot Single Family" is owned by Transport Canada and contains a telecommunication antennae/beacon facility operated by NavCanada. Also to the east are large-lot, residential properties with dwellings of various ages, zoned RA, designated "Townhousing" and "Detention Pond" in the Douglas NCP and Urban in the OCP.
- **South:** Across 0A Avenue road right-of-way, residential properties with various lot sizes and a mix of housing, zoned RA, designated "Urban Single Family" in the Douglas NCP and Urban in the OCP.

- **West:** Large-lot residential properties, zoned RA, traversed by a watercourse, and designated Urban in the OCP, and "Urban Single Family", "Open Space" and "Townhouse (5 upa) in the Douglas NCP.
- **North:** Peace Portal Golf Course, zoned CPG, which is located outside of the Douglas NCP, and is designated Agricultural in the OCP and is within the Agricultural Land Reserve.

PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

Douglas NCP Designation: Partially Complies. A portion of the site is designated "Small Lot Single Family". The proposal requires an amendment for the balance of the site from "Urban Single Family" and "Detention Pond" to "Single Family residential Flex".

JUSTIFICATION FOR PLAN AMENDMENT

- The application is proposing to amend the Douglas NCP as follows:
 - Eliminate the Detention Pond and complete minor adjustments to the configuration and size of the open space/park shown on the northerly portion of the site in the approved NCP; and
 - Redesignate the portions of the site designated for "Urban Single Family" to "Single Family Residential Flex" to allow the development of a variety of small lots, in accordance with the recently approved criteria for small lot development within the Douglas NCP.
- The proposed amendments were anticipated as part of the February 12, 2007 Corporate Report (L001), which approved a Major Amendment to the Douglas NCP, including the elimination of the detention pond and the opportunity for small-lot development on the subject site (Appendix X).
- The revised Engineering Servicing Plan for Douglas approved by Council eliminated both detention ponds in Douglas, to be replaced by more sustainable drainage features and best management practices. As a result, the land previously designated for detention pond, which were previously surrounded by park space, have been adjusted and incorporated as part of the open space system. The overall adjustment has been developed in coordination with the Parks, Recreation & Culture Department.
- As part of the recently-approved Major Amendment to the Douglas NCP (Corporate Report L001- Appendix X), Council approved the inclusion of the "Single Family Residential Flex" (6 to 14 upa) designation, and approved a set of evaluation criteria to ensure that interface areas and density gradients were assessed as part of each NCP Amendment application when they were brought forward concurrently with the rezoning application. The criteria for the evaluation of

applications proposing the "flex designation" include the following (Appendix C- Corporate Report L001):

- the interface of proposed zones with retained lands outside of the flex zone; and
 - the density gradient
- In this particular application, the interface and density gradient is considered appropriate for the following reasons:
 - The site interfaces with the golf course to the north, and will be separated from property to the north and west by the proposed park/open space area;
 - The lots proposed to interface to the south are oversize RF-12 lots that provide a reasonable transition to future Urban RF lots to the south; in addition, these RF-12 lots are separated from the designated lands to the south by 0A Avenue, and with the exception of one lot have been designed to face east-west, away from 0A Avenue properties to the south; and
 - The use of rear-accessed, RF-9 lots fronting 170 Street is deemed a reasonable interface along these properties, and in accordance with the Interface Guidelines for NCP amendments in Douglas, is encouraged to achieve a more pedestrian-friendly street network and also significantly improving access/egress for this area in the long-term.
- Overall, the Douglas NCP Major Amendment was intended to update the plan and allow consideration of higher densities to address issues of sustainability and affordability, while also updating the necessary servicing and infrastructure in the area. The application addresses the required density transition and gradient in an appropriate way, provides an improved road access arrangement, and will allow a suitable interface with properties not being developed at this time.

DEVELOPMENT CONSIDERATIONS

Background

- Development application No. 7905-0120-00 is located within the Douglas NCP. The Douglas NCP area is comprised of approximately 60 Hectares (150 Acres) of land and is generally bounded by Highway 99 to the west, the Canada/USA border (Blaine, Washington) to the south, 4 Avenue to the north, and 175 Street to the east.
- The subject lands comprise two (2) properties, which are designated Urban in the Official Community Plan, are zoned "One Acre Residential Zone (RA)", and comprise a total land area of 2.8 Ha (6.9 Acres). The sites are designated a combination of "Open Space", "Detention Pond", Urban Single Family (6 upa)" and "Small Lot Single Family (10 upa)" in the Douglas Neighbourhood Concept Plan (NCP).
- The applicant proposes to rezone the site to develop 48 single-family small lots, including 18 RF-12 lots, 3 RF-12C lots with coach houses, and 27 RF-9 lots. The proposal also includes the elimination of the detention pond, and an adjustment to the open space/park system along the northerly portion of the site adjacent to the golf course. The application requires a corresponding

amendment to the NCP designation, as discussed above. Localized adjustments are also proposed to the local road network.

Proposed Subdivision and Lot Types

- The applicant proposes to rezone portions of the site as per the proposed zoning block plan (Appendix XI), as follows:

	RF-12 (Block A)	RF-9 (Block B)	RF-12C (Block C)	Park/Open Space	TOTAL
Area (Approx.)	1.014 Ha (2.5 acres)	1.074 Ha (2.65 acres)	0.15 Ha (0.36 acres)	0.56 Ha (1.3 acres)	2.8 (6.9 acres)
No. of lots	18	27	3	N/A	48 small lots
Density	7.2 upa	10.1 upa	8.3	N/A	6.9 upa

Proposed RF-12 Area

- A total of 18, RF-12 lots are proposed within along the west and north portion of a new cul-de-sac road system (169 Street) in the central part of the site. Most of the lots are shallow-wide (minimum 13.4 metres wide) and will have front-access, double car garages. The new cul-de-sac road will provide future access to the easterly portion of lands to the west, which is outside of the protected riparian area and is developable.
- The proposed RF-12 lots exceed the minimum lot size for RF-12, and provide an appropriate transition to the future RF lots south of 0A Avenue. Most of the lots on 0A Avenue have been oriented east-west to improve the south interface.
- Two (2) proposed RF-12 lots will be accessed from the front but are proposed to have a narrow lot frontage (12 m wide). These lots will be restricted to a single or tandem-double car garage. Staff can support this proposal, as it provides a greater variety in housing product and streetscape. A Section 219 Restrictive Covenant will be required to be registered on these lots to provide notice to future builders and owners of the garage restrictions.

Proposed RF-9 Area

- A total of 27, RF-9 lots are proposed fronting on the west side of the new 169 Street, and on both sides of 170 Street. The RF-9 lots will be integrated with RF-12 and RF-12 C lots within the 169 Street cul-de-sac, in order to provide a variety of housing product and varied streetscape.
- All RF-9 lots are accessed new rear lanes, and will ensure a pedestrian-oriented streetscape to be developed along these interfaces by eliminating front garages. The RF-9 lots will range in size from 229 sq.m to 379 sq. m. The location of RF-9 lots will also improve vehicular access and egress on 170 Street and 0A Avenue, which are the main roads in and out of the Douglas area, by eliminating front access driveways.

Proposed RF-12C Area

- Three (3) RF-12C lots with coach houses are proposed along the new 169 Street, intermingled with the RF-9 lots. The RF-12C lots will also be accessed by a rear lane, and will provide a further variety in the proposed development and housing choice in this enclave. RF-12C lots will be approximately 345 sq. m in size. The coach house units, which will be located along the rear lane in conjunction with the rear garage, will also provide a public presence along the rear lane.

Proposed Park/Open Space

- The Douglas NCP designates the northerly portion of the site for open space/park and detention pond. This open space was intended to provide passive recreational opportunities, as well as the original drainage detention function. A linear walkway system is proposed within this park space to provide a connection to the overall system. The Engineering Department has confirmed the elimination of the detention pond as part of the Major Amendment to the NCP recently adopted.
- To address the NCP requirement, the applicant proposes to dedicate park/open space along the northerly portion of the lot adjacent to the Peace Portal Golf Course, generally in accordance with the NCP. The total amount of parkland proposed generally reflects the area and configuration in the NCP. The total park area of approximately 5,346 sq. m is proposed, comprising approximately 19% of the lot. The applicant is required to dedicate a total of 5% of land for parkland as a condition of the proposed subdivision; the remaining 13% of parkland will be transferred to the City at fair market value, excluding mandatory riparian areas. This is acceptable to Parks, Recreation and Culture staff.
- Discussions with the Parks, Recreation and Culture Department are on-going to finalize specific details regarding the interface of residential lots adjacent to the park, including fencing and landscaping, tree management of the future park areas prior to dedication, walkway development, access, and pre-construction site stipulations. The final purchase of parkland in excess of the required 5% will be completed prior to final adoption and subdivision approval based on a detailed valuation process, excluding mandatory habitat areas.

Transport Canada/Nav Canada

- The adjacent property at 103- 171 Street is owned by Transport Canada, and contains a telecommunications structure and antennae/beacon (White Rock Non-Directional Beacon or NDB) operated by Nav Canada. The beacon is a functional part of Nav Canada's aeronautic telecommunications network, and is regulated Federally under the Transport Act. City staff has no record of specific issues related to the beacon during the original preparation of the Douglas NCP in 1999. The site is designated a combination for future single family and small lots in the NCP.
- As part of the pre-notification and referral process, City staff and the applicant have discussed the proposed development with Nav Canada staff. Nav Canada representatives acknowledge that housing developments of this nature should not pose a risk of interference with the radiated signal from the NDB). However, they have requested that any development in proximity to the beacon (i.e. within 200m) be designed to minimize interference, thus careful attention to building

heights and materials is required. A single-storey limit has been identified within the 200 metre area. This issue will affect primarily the row of RF-9 lots proposed for the east side of 170 Street. However, it is noted that conventional single-family dwellings have been constructed on other surrounding properties without restrictions, and there are no Restrictive Covenants registered on surrounding lots on behalf of Transport Canada or Nav Canada advising of any building height or lot restrictions, or any other conditions that may impact or limit development on surrounding lots.

- Discussions with Nav Canada and Transport Canada are on-going to address adjacency and interference issues as part of the subject development, as well as to establish possible conditions and requirements to evaluate future proposals affected by this issue. These issues have not yet been fully resolved. Prior to final approval, the applicant will be required to continue to liaise with these agencies and finalize issues related to minimizing potential interference, which may include site development controls, such as building height and material restrictions, and register these through Restrictive Covenants and on the corresponding Building Scheme, as appropriate.

PUBLIC CONSULTATION

Pre-Notification

- Pre-notification letters were sent on January 9, 2006 and staff received three letters, one of which was from the Peace Portal Golf Course. The letters raised concern about the impact of development on trees and wildlife in the area, and on drainage. The golf course representatives raised concern about the depth of the park/open space are proposed between the golf course and the back of the proposed residential lots, and have requested that a minimum of 30 m (100 feet) be provided in this regard.

Concerns related to drainage and tree retention are discussed below. In relation to the golf course separation issue, it is noted that while the applicant proposes a minimum park depth of 25 m (82 feet) at a single point, the park depth is on average far exceeds 30m. The applicant has provided a park area that is generally in keeping with the NCP, and trees within this area will be retained wherever possible to ensure this natural buffer is maintained.

Public Information Meeting

- The subject application was also part of a November 22, 2006 joint Public Information Meeting (10 applicants) that was held to present all the proposed projects in the Douglas area, and obtain input from the community on the proposed land use changes proposed in the NCP Major Amendment, revised servicing schemes including traffic analysis, and phasing and financial implications.
- The Public Information meeting was held 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 in excess of 50% of the land area in the NCP and support the NCP amendments proposed.
- Approximately 68 people attended the November 22, 2006 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 traffic, density and environmental impact.

Issues

The following provides a brief overview of each of the more frequently recorded issues and a discussion of the issue:

- **Traffic:** Comments throughout the process have expressed concerns related to the ability of the area to accommodate the additional traffic generated by proposed densities. The concerns have focused on the ability of traffic to enter and leave the area rather than internal road networks being able to accommodate the increased traffic.

These concerns have been brought up in part due to the traffic congestion created by commercial truck traffic blocking access at 2nd Avenue and 176th Street (Highway 15, Pacific Highway), and are not relevant to this application.

The City's Engineering Department cost-shared on a Traffic Impact Study, prepared by Ward & Associates. While it was determined that traffic volumes will increase beyond those anticipated in the original NCP, the road network was designed for more than adequate capacity to handle the additional loads. Furthermore, recent road enhancements will improve access to and from the area. This study has shown, that the main road networks proposed for the Douglas NCP will fully accommodate the build-out population of Douglas.

As part of the densities proposed, the applicants are proposing to modify local road layouts, which is necessary when implementing smaller lot sizes. As per the subject application, all

of the proposals are being coordinated so that modifications to roadways will be shown comprehensively when each application moves forward to Council.

- Facilities, Infrastructure and Drainage: Concerns have been expressed about the servicing and drainage as they related to increasing densities in this area.

The revised Engineering studies that support increased densities and housing with in-ground basements have been completed and accepted for this area. The February 12, 2007 Corporate Report No. L001 addressed servicing and drainage and endorsed the proposed changes to the infrastructure plans.

- Trees/Habitat Retention: Some of the comments and concerns relate to the preservation of trees and wildlife habitat in the NCP area.

The Douglas NCP included an objective to maintain and preserve natural features, including existing trees wherever possible. With the decreased lot sizes and increased densities in the single family areas, some level of tree removal is inevitable. In addition, the Douglas NCP area has a soils regime that is troublesome for tree retention. As is the case for the subject site, many trees that have grown in stands on a shallow rooting layer with high water tables, therefore any portion of stand removal will jeopardize further tree retention and create hazardous situations. It should be noted that it is usually more difficult to save trees in small lot residential subdivisions.

Tree Preservation and Replacement

- The applicant retained Randy Greenizan (C. Kavolinas & Associates) to conduct a tree survey and prepare an Arborist report and Tree Preservation/Replacement Plans (Appendix IX). The submitted tree survey, Arborist report and Tree Preservation/Replacement Plans have been coordinated with the preliminary Lot Grading Plan, which is discussed in the following section.
- The Arborist Report has provided a broad assessment of the site and indicates that there are 521 mature (protected) trees on the subject site. However, nearly all of these trees (516) are in dense alder stands, which are not considered suitable for retention and must be removed. There are 5 cedars on the site. Of these, 176 trees are deemed hazardous, as they are in various stages of decline, many of which are falling down, due to swampy and wet soils.
- Due to the type of trees on the sites and the wet site conditions, as well as the limited opportunities for tree retention in small lot developments, the applicant is proposing to remove 378 trees within the development area. The preservation of several trees along the park edge and within the lots will be explored in further detail at the subdivision stage, but is likely to be limited. It is noted that 104 of these trees are located within the proposed roads and lanes.
- The applicant proposes retention of 143 mature trees within the proposed open space area.
- The applicant proposes a total of 116 replacement trees on the site both of coniferous and deciduous varieties, resulting in an average of approximately 2.4 trees per lot. Additionally, the applicant will be planting approximately 48 new boulevard trees fronting all Municipal roads. . A Tree Preservation Summary is provided in Appendix IX. The City landscape architect has conducted a preliminary review of the Tree Survey, Arborist Report, and Tree

Preservation/Replacement Plans, and additional review will be conducted to assess possible opportunities for further tree retention prior to final adoption.

- The proposal will result in a shortfall of tree replacement in the order of 288 trees, and therefore the proposal does not satisfy the requirements for on-site tree replacement. The applicant has agreed to address the shortfall in tree replacement and submit compensation in-lieu in the amount of \$86,400 to the City Green Fund.

Lot Grading

- The applicant has completed a preliminary lot grading plan. The plan indicates that in-ground basements can be accommodated for all lots. The plan has been reviewed by the Building Division and has been deemed acceptable to proceed.
- In-ground basements are proposed based on the information submitted, and can be achieved with minimal fill, which averages around 0.6m (2 feet) on various portions of the site. No retaining walls are proposed. The applicant will be required to ensure that all grading is kept away from the proposed park area.

Building Scheme

- Sandbox Design Works Inc. completed the Neighbourhood Character Study and Building Scheme proposed for this development.
- The Building Scheme has taken into consideration previously approved Building Schemes in other nearby developments in Douglas (i.e. Cressey), and features the following elements:
 - Neo-Heritage and Neo-Traditional Housing styles with balanced massing;
 - Dwellings with a consistent scale and proportion of elements and clean lines, using design elements to lower the apparent massing at the front;
 - Exterior materials- cedar and cementitious (hardi-board) siding (wood-grain look), brick and cultured brick, and stone/cultured stone with contrasting accent materials as acceptable exterior materials only (vinyl siding is not permitted);
 - Roofing materials- high-profile duroid shingles, cedar shake/shingles, or concrete tiles (shake or slate profile) in natural colours;
 - Allowable roof pitch between 6:12 to 12:12, and specific roof treatments, such as feature roofs and skirt roof pitches;
 - Generous trims and detailing;
 - Secondary suites or Coach Houses permitted on three (3) RF-12C lots; and
 - In-ground basements permitted, but specific design detail to eliminate front basement windows or appearance of in-ground basement from the front.
- Specific design elements will be established for the proposed lots that interface with the future park to address CPTED requirements, such as fencing and landscaping treatment.
- The Building Scheme will be finalized as a condition of the subdivision approval, and will be registered on all of the proposed lots.

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 Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X	Corporate Report L001 (February 12, 2007)- Douglas NCP Major Amendment
Appendix XI	Zoning Block Plan
Appendix XII	NCP Amendment Plan
Appendix XIII	Nav Canada Comments

How Yin Leung
Acting General Manager
Planning and Development

RCA/kms

v:\wp-docs\planning\plncom07\06270920.tw.doc
KMS 6/27/07 10:48 AM

Information for City Clerk

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

1. (a) Agent: Name: McElhanney Consulting Services Ltd.
 Address: 13160 88 Avenue, Surrey BC, V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application
 - (a) Civic Addresses: 61- 170 Street and 64 - 170 Street

 - (b) Civic Address: 61- 170 Street
 Owner: Quadri Properties Ltd.
 PID: 010-901-710
 Parcel "A" (Explanatory Plan 5578) Lot 9 Section 6 Township 7 New
 Westminster District Plan 3240

 - (c) Civic Address: 64- 170 Street
 Owner: Quadri Properties Ltd.
 PID: 003-333-434
 Lot 57 Section 6 Township 7 New Westminster District Plan 42537

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. 1-6-24474

SUBDIVISION DATA SHEET

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

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	6.84
Hectares	2.77
NUMBER OF LOTS	
Existing	2
Proposed	48
SIZE OF LOTS	
Range of lot widths (metres)	9 – 14.4 m
Range of lot areas (square metres)	229 m ² – 511 m ²
DENSITY (net area 2.23 Ha/5.52 Acres)	
Lots/Hectare & Lots/Acre (Gross)	17.7 lots per Ha/7.16 lots per Acre
Lots/Hectare & Lots/Acre (Net)	22 lots per Ha/8.87 lots per Acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	N/A
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND (5% required)**	
Area (square metres)	5,346 m ²
% of Gross Site	19.3 %
**(excess of 5%, excluding riparian areas, to be purchased by City)	
Required	
PARKLAND	
5% dedication	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

