

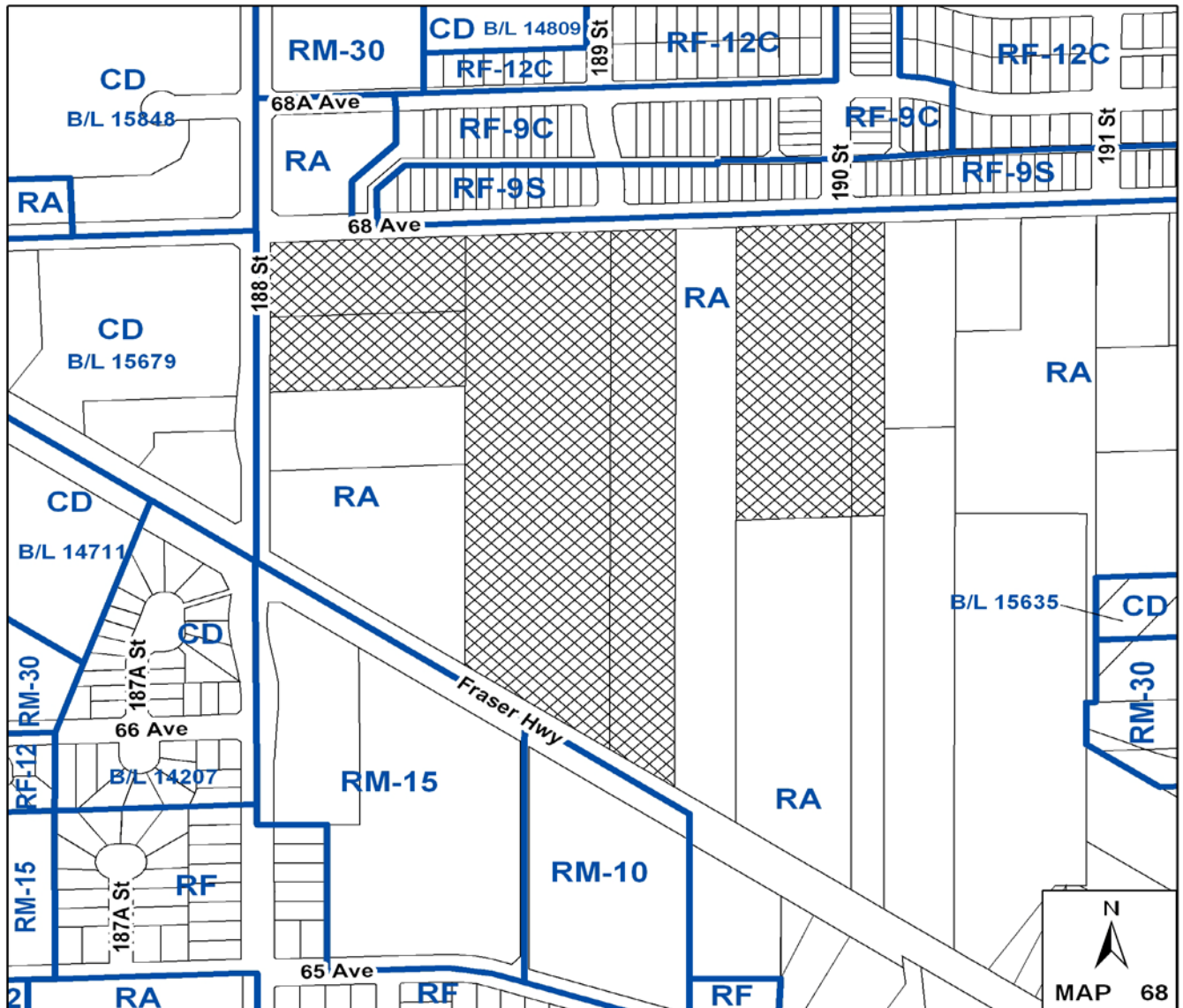
**Proposal:** Amend NCP for portions from Business Park and Open Space/Park to Special Residential. Rezone portions from RA to RF-9S in order to allow subdivision into approximately 76 small lots and 5 remainder RA lots.

**Recommendation:** Approval to Proceed

**Location:** Various Addresses at 68 Avenue & Fraser Hwy.      **Zoning:** RA

**OCP Designation:** Urban      **Owner:** Various Owners

**NCP Designation:** Spec. Res., Bus. Park & Open Space



## PROJECT TIMELINE

Completed Application Submission Date: May 16, 2005 and March 10, 2006  
Application Revision & Re-submission Date: November 1, 2006  
Planning Report Date: December 4, 2006

## PROPOSAL

The applicant is proposing:

- an NCP amendment for portions from Business Park and Open Space/Park on Private Property to 10-15 upa Special Residential; and
- a rezoning of portions from RA to RF-9S

in order to allow subdivision into approximately 76 special single family small lots which allow certain low impact retail and service commercial uses and 5 remainder lots, in East Clayton.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. For 7905-0137-00: a By-law be introduced to rezone Block A as shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Special Single Family Residential (9) Zone (RF-9S)" (By-law No. 12000) and a date be set for Public Hearing.
2. For 7906-0099-00: a By-law be introduced to rezone Block A as shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Special Single Family Residential (9) Zone (RF-9S)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption of both by-laws:
  - (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 separate subdivision plans to the satisfaction of the Approving Officer;
  - (c) registration of a Section 219 Restrictive Covenant to secure a "no build" on the proposed Lots 53-56 under File No. 7905-0137-00 to protect for future development based on corresponding Neighbourhood Commercial and Business Park designations;
  - (d) registration of a Section 219 Restrictive Covenant to secure a "no build" on portions of proposed Lots 1 and 35 under File No. 7905-0137-00 to ensure future consolidation with adjacent parcels;

- (e) registration of a Section 219 Restrictive Covenant to secure a "no build" on the acreage portion of proposed Lot 24 under File No. 7905-0099-00 to protect for future development based on Business Park designations;
  - (f) registration of a Section 219 Restrictive Covenant to secure a "no build" on portions of proposed Lots 1, 16, 17 and 24 under File No. 7906-0099-00 to ensure future consolidation with adjacent parcels;
  - (g) registration of a statutory right-of-way on proposed Lot 24 (File No. 7906-0099-00) for the future alignment of 190 Street;
  - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 54, 55 and 24 to protect the required buffer area;
  - (i) registration of a Section 219 Restrictive Covenant notifying the future owners of the more stringent Building Code requirements that have to be complied with in constructing or upgrading an existing house to operate a business as permitted under the RF-9S Zone; and
  - (j) demolition of existing structures to the satisfaction of the Building Division.
4. Council pass separate resolutions to amend the East Clayton NCP to redesignate portions of the lands from Business Park and Open Space/Park on Private Property to 10-15 upa Special Residential (Appendix III) when the corresponding projects are considered for final adoption.

### REFERRALS

Engineering: The Engineering Department has no objection to the projects subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

School District:

#### **School Impacts:**

#### **Projected number of students from the combined development:**

Elementary students = 23  
Secondary students = 12  
Total new students = 35

#### **School Catchment Area/Current Enrollment/School Capacity:**

Combined Clayton &  
East Clayton Elementary School = 299 enrolled/240 capacity  
Clayton Heights Secondary School = 1,192 enrolled/1,000 capacity

**Projected number of students from development approvals in the last 12 months (not including subject projects) in the subject school catchment areas:**

Elementary students = 162  
Secondary students = 196  
Total new students = 357

**Approved Capacity Projects and Future Space Considerations**

*Two new school sites have been purchased to address growth with a new school planned for possible opening by 2007-2008 school year. A new secondary school site has been approved for purchase, with construction proposed for approval in 2008.*

(Appendix V)

Parks, Recreation and Culture: The proposed open space dedication under File No. 7905-0137-00 is acceptable. The applicant should provide park amenity contributions on a per unit basis in keeping with East Clayton NCP.  
(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** The subject sites are being used for acreage residential purposes. All of the existing buildings and structures will be demolished.
- **Significant Site Attributes** The sites are relatively flat with existing vegetation that has to be removed to accommodate the proposed development.
- **East of Site under File No. 7905-0137-00) and West of Site under File No. 7906-0099-00** An acreage parcel zoned RA, split-designated Special Residential and Business Park in the East Clayton NCP, with a similar in-stream application (File No. 7906-0255-00) for NCP amendment (from Business Park to Special Residential) and rezoning (from RA to RF-9S) on the northerly portion, currently under preliminary review.
- **West of Site Under File No. 7905-0137-00:** Remainder portions of parent parcels under File No. 7905-0137-00, zoned RA and designated Neighbourhood Commercial. Across 188 Street is a newly-developed shopping centre, zoned CD (By-law No. 15679) and designated Commercial in the OCP.
- **East of Site Under File No. 7906-0099-00:** Acreage parcel, zoned RA, split-designated Special Residential and Business Park in the East Clayton NCP, with a similar in-stream NCP amendment and rezoning application (File No. 7905-0384-00), currently under review.
- **North:** Across 68 Avenue are newly-built homes on small lots zoned RF-9S and designated Special Residential in the East Clayton NCP.

- **South** Remainder portions of parent parcels, zoned RA designated Business Park, with an in-stream rezoning application from RA to IB (File No. 7906-0429-00), currently under preliminary review.

Appendix VII shows in-stream applications on the adjacent lands.

### PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies
- NCP Designation: Needs amendment.

### JUSTIFICATION FOR NCP AMENDMENT

- The subject sites are located at the southeast corner of 68 Avenue and 188 Street and form part of a large block of lands that are designated Special Residential, Business Park and Open Space/Park on Private Property in the East Clayton NCP (Appendix VIII). The following table shows the amount of land under different designations within the block and under the 2 subject applications.

<b>Existing NCP Designation</b>	<b>Total Amount of Lands Under Each Designation Within the Block</b>	<b>Lands Under File No. 7905-0137-00 (Western Site)</b>	<b>Lands Under File No. 7906-0099-00 (Eastern Site)</b>
10-15 upa Special Residential	7.5 ha. (18.5 acres)	1.73 ha. (4.3 acres)	0.83 ha. (2 acres)
Business Park	16.7 ha. (41.2 acres)	4.47 ha. (11 acres)	1.4 ha. (3.5 acres)
Open Space/Park	0.78 ha (1.9 acres)	0.0 ha.	0.0807 ha. (0.2 acre)

- The Business Park designation allows uses that may include high tech industries and light (clean) manufacturing that will create local employment. The designation supports the City's vision of creating complete communities.
- The Special Residential designation accommodates residential developments with densities ranging from 10-15 units per acre in either single detached dwellings, townhouses or row houses that allow, as an optional use, certain low impact retail and service commercial uses. This designation is specifically identified for the lands south of 68 Avenue to provide a transition to the Business Park designation to the south.
- The lands designated Open Space/Park on Private Property are envisioned to provide a landscaped area within the designated Business Park lands. The intent is to accommodate a pedestrian link between the residential developments to the north and the proposed transit facility at the vicinity of the re-aligned 192 Street and Fraser Highway.

- The subject applications involve the northerly portions of the subject lands fronting 68 Avenue and also include portions of lands approximately 34 metres (111 ft.) south of the proposed 67A Avenue. The portions of the subject lands south of 67A Avenue are designated Business Park and Open Space/Park, with a total area of 0.66 hectare (1.63 acres). The applicants are requesting an NCP amendment on these portions of the subject sites from Business Park and Open Space/Park to Special Residential to permit a row of small single family lots with an optional "work" component, on the south side of 67A Avenue.
- The table below indicates that a total of 0.58 hectare (1.43 acres) of Business Park designated lands will be lost as a result of the proposed amendment. Consequently, lands designated Business Park on the combined sites will be reduced to 5.2 hectares (12.8 acres), with the combined loss representing 7.3% of the total lands designated Business Park in East Clayton.

File No.	Total Amount of Lands Designated Business Park Per Subject Site	Amount of Lands Being Re-designated from Business Park to Special Residential	Remainder Business Park Designated Lands	% Loss to Business Park Designation in East Clayton NCP
7905-0137-00 (Western Site)	4.5 ha. (11 acres)	0.38 ha. (0.94 acre)	4.0 ha. (9.9 acres)	2.3
7906-0099-00 (Eastern Site)	1.4 ha. (3.5 acres)	0.20 ha. (0.49 acre)	1.2 ha. (3.0 acres)	1.2
Total	5.9 ha. (14.5 acres)	0.58 ha. (1.43 acres)	5.2 ha. (12.8 acres)	7.3

- As can be gleaned from the table, while there is a net loss of 0.58 hectare (1.43 acres) from the Business Park designated lands, such loss is not considered overly significant even when the remaining lands between 188 and 192 Streets are considered. An analysis of pros and cons on the proposed NCP amendment is presented below.

#### *Positive Aspects of the Proposed NCP Amendment*

- According to the applicant, the additional row of small single family lots on the south side of the proposed 67A Avenue, coupled with a 6-metre (20-ft.) wide lane directly south of the proposed lots provides a better interface with the lands designated Business Park.
- The proposed 6-metre (20-ft.) wide landscape buffer south of the proposed lane will serve as a better separation between the proposed uses (residential and industrial). A Restrictive Covenant securing the location and width of the buffer area will be required in conjunction with the subject applications. However, the required landscaping will be secured at the same time the Business Park applications are dealt with.
- Future homes do not have to directly front onto the future industrial or business uses.
- The proposal will facilitate the dedication and construction of 189 Street connecting 68 Avenue and Fraser Highway, as well as a portion of 66 Avenue (Appendix IX), which will assist in providing the impetus to develop the adjacent Business Park designated lands.
- 190 Street is expected to be extended to the south (with the southerly alignment to be protected by a statutory right-of-way), ultimately connecting to 66 Avenue. This will provide a more

efficient connection between the residential developments to the north and the planned transit facility at 192 Street and Fraser Highway. With the road in place in the future, the Open Space/Park in Private Property designation on the subject site and the adjacent lands may no longer be required, affording more lands for business park development.

- With single family lots fronting both sides of 67A Avenue (where on-street parking will be permitted), it can be expected that there will be a significant reduction in truck traffic along 67A Avenue, thus significantly reducing conflicts between residential and commercial traffic.
- The overall road layout serving the Business Park designated lands will generally remain the same as reflected in the East Clayton NCP.
- The additional residential lots will generate a higher population base in East Clayton, which will further support the two (2) newly-opened neighbourhood shopping centres north and south of Fraser Highway, west of 188 Street.
- There will be a significant increase in the amount of NCP amenity contributions and development cost charge (DCC) payments resulting from the NCP re-designation. Based on the approximate area of lands being redesignated to Special Residential (5,800 sq. m. or 1.43 acres), approximately 23 RF-9S lots can be created at an average lot size of 250 sq. m. (2,6912 sq. ft.). The table below shows the comparisons in the potential NCP amenity contributions and DCC payments that will be generated between the proposed single family lots and business park uses.

<b>Land Use Based on Site Area (1.43 acres) Being Re-designated</b>	<b>Potential NCP Amenity Contributions, Based on 2006 Rates<sup>1</sup></b>	<b>DCC Payments, Based on 2005 Rates<sup>2</sup></b>
23 Single Family Lots	\$27,998	\$345,437
Warehouse/Retail Use	\$1,767	\$60,569

<sup>1</sup> Based on \$1,217/RF-9S lot and \$1,233/acre of Non-Residential use

<sup>2</sup> Based on \$15,019/RF-9S lot and \$42,356/acre of Industrial use

- The RF-9S Zone allows live-work where certain low impact commercial uses (retail, professional offices, eating establishments, craft making, etc.) can be pursued by the homeowner and as such, both employment and livelihood potentials are not totally lost.
- The proposed amendment has no negative impact on the ability of the property owners to pursue business park related uses on the remainder lands. In fact, the same applicant has submitted a separate application (File No. 7906-0429-00) requesting a rezoning of the three proposed remainder RA lots (being created as part of the application) to IB. The proposed rezoning to IB is consistent with the Business Park designation in the NCP.

#### *Negative Aspects of the Proposed NCP Amendment*

- The subject proposals have triggered similar NCP amendment applications for abutting lands as indicated under the 2 adjacent applications (File Nos. 7905-0384-00 and 7906-0255-00). If approved, the proposed NCP amendments involving these two applications, including one non-participating parcel could result in an additional loss of approximately 0.64 ha. (1.6 acres) of

Business Park designated lands. The grand total loss of lands designated Business Park would amount to 1.22 hectares (3 acres).

- While not overly significant, the proposed amendments, if approved, will further reduce the amount of Industrial designated lands in the City.
- The continuing loss of industrial lands to residential uses erodes the City's ability to promote itself as a place for sustainable employment and livelihood.
- The loss of industrial lands will reinforce the City's heavy reliance on residential taxes as a primary source of income.

### Project Evaluation

- While there are a number of negative aspects to the proposed NCP amendment, the benefits that can be derived from the proposed amendment are sufficient to overcome the negative aspects.
- The combined loss represents 7.3% of the total area that is designated Business Park in East Clayton NCP.
- Therefore, on the balance, the proposed NCP amendment from Business Park and Open Space/Park on Private Property to Special Residential is not expected to have a significant impact on the existing Business Park designated lands in East Clayton and thus, staff support the proposed NCP amendment

### DEVELOPMENT CONSIDERATIONS

- The two separate proposals (7905-0137-00 and 7906-0099-00) indicate the same scope as follows:
  - NCP amendment from Business Park and Open Space/Park on Private Property to Special Residential; and
  - Rezoning from RA to RF-9S.
- A profile of the two applications is shown below:

	<b>7905-0137-00 (Western Site)</b>	<b>7906-0099-00 (Eastern Site)</b>
Total Gross Site Area		
Net Site Area Being Rezoned from RA to RF-9S	2.5 ha. (6.2 acres)	1.25 ha. (3 acres)
Proposed Number of RF-9S Lots	52	24
Proposed Number of Remnant Lots (for future Business Park)	3	1



- The proposed subdivision layouts (Appendix IX) show that the proposed lots conform to the subdivision dimensions of the RF-9S lots as described below:

<b>7905-0137-00 (Western Site)</b>	<b>Interior Lot Requirements</b>	<b>Proposed Lots 1-2; 5-31; 34-38; 41-52</b>	<b>Corner Lot Requirements</b>	<b>Proposed Lots 3-4; 32-33; 39-40</b>
<b>Lot Size</b>	250 m <sup>2</sup> (2,690 ft <sup>2</sup> )	Minimum of 255 m <sup>2</sup> (2,745 ft <sup>2</sup> )	275 m <sup>2</sup> (2,960 ft <sup>2</sup> )	Min. of 320 m <sup>2</sup> (3,445 ft <sup>2</sup> )
<b>Lot Width</b>	9 metres (30 ft.)	9 metres (30 ft.)	10.5 metres (35 ft.)	Min. of 11 metres (36 ft.)
<b>Lot Depth</b>	28 metres (90 ft.)	28 metres (90 ft.)	28 metres (90 ft.)	30 metres (98 ft.)

<b>7906-0099-00 (Eastern Site)</b>	<b>Interior Lot Requirements</b>	<b>Proposed Lots 1; 4-13; 16-21; 24</b>	<b>Corner Lot Requirements</b>	<b>Proposed Lots 2-3; 14-15; 22-23</b>
<b>Lot Size</b>	250 m <sup>2</sup> (3,445 ft <sup>2</sup> )	Minimum of 271 m <sup>2</sup> (2,917 ft <sup>2</sup> )	275 m <sup>2</sup> (4,037 ft <sup>2</sup> )	Min. of 306 m <sup>2</sup> (3,294 ft <sup>2</sup> )
<b>Lot Width</b>	9 metres (40 ft.)	9 metres (40 ft.)	10.5 metres (46 ft.)	Min. of 10.6 metres (34 ft.)
<b>Lot Depth</b>	28 metres (85 ft.)	30 metres (98 ft.)	28 metres (85 ft.)	30 metres (98 ft.)

- The RF-9S Zone allows either a coach house or a secondary suite, but not both. The RF-9S Zone also permits home-based businesses. Examples of home-based business include selling of goods and services, operating an eating establishment or a bakery, craft making and the likes. However, in order to pursue any of these "work" activities in combination with the single family dwelling use, the owners will be required to build the house (or upgrade an existing house on an RF-9S zoned lot) in compliance with the requirements of the Building Code.
- To ensure that future owners are made aware of the "live work" opportunities as permitted under the RF-9S Zone and the corresponding Building Code requirements for "live work" options, the applicants will be required to register a Section 219 Restrictive Covenant, giving such notice to future owners. The registration of the Covenant is a subject condition of rezoning.

#### Proposed Roads, Lane and Open Space Requirements

- The proposals will facilitate the following:
  - the dedication and construction of rear lanes, providing rear driveway access for each lot in compliance with the RF-9S Zone;
  - the dedication and construction of 189 Street, connecting 68 Avenue and Fraser Highway, which will primarily serve industrial and commercial traffic;
  - dedication and construction of 67A Avenue, providing street frontage to the proposed single family lots and on-street parking options;
  - dedication and construction of 190 Street up to the southern edge of proposed Lots 22 and 23 under File No. 7906-0099-00, providing a visual relief to an otherwise uninterrupted lane separating the proposed buffer area and the Business Park designated lands to the south;

- registration of a statutory right-of-way on proposed Lot 24 (7906-0099-00), protecting the future (190 Street) road requirements; and
- dedication of the designated north-south open space separating the proposed single family lots and the Neighbourhood Commercial designated lands to the west and providing continuity with the designated open space north of 68 Avenue.

#### "No Build" Restrictive Covenants on Remainder RA Lots

- The proposed subdivision under both files will create 5 remainder large lots (each with a lot area of more than an acre), under the RA Zone. These consist of proposed Lots 53-56 (7905-0137-00) and Lot 24 (7906-0099-00). Lot 24 will have no road frontage and to address this issue, the lot is proposed to be hooked with the proposed RF-9S lot north of the lane. A "No Build" Section 219 Restrictive Covenant will be registered proposed Lots 54-56 and proposed Lot 24 to ensure that the lands will be developed based on the Business Park designation in the East Clayton NCP.
- Proposed Lot 53 under File No. 7905-0137-00 will also be created as a separate RA lot. It is designated Neighbourhood Commercial in the NCP. The applicant is required to register a separate "No Build" Section 219 Restrictive Covenant on proposed Lot 53 to ensure that the lands will be developed based on the Neighbourhood Commercial designation in the NCP.

#### "No Build" Restrictive Covenants to Protect Future Subdivision Potential

- The proposed subdivision layouts for both applications indicate strips of lands in excess of the RF-9S subdivision requirements but at the same time, are needed to complete the future subdivision of adjacent parcels. To illustrate:

##### Under File No. 7905-0137-00 (Western Site)

- The easterly portions of proposed Lots 1 and 35 can be consolidated with the lands to the east, currently under an in-stream NCP amendment and rezoning application (File No. 7906-0255-00).

##### Under File No. 7906-0099-00 (Eastern Site)

- The westerly portion of proposed Lot 17 can be consolidated with the lands to the west, currently under an in-stream NCP amendment and rezoning application (File No. 7906-0255-00); and
  - The easterly portions of proposed Lots 1, 16 and 24 can be consolidated with the lands to the east, currently under an in-stream NCP amendment and rezoning application (File No. 7905-0384-00).
- In order to ensure that these strips of excess lands are protected for future consolidation with the adjacent parcels, a "No Build" Section 219 Restrictive Covenant has to be registered on the relevant lots. As well, the proposed Covenant has to indicate the minimum side yard setbacks between the proposed homes on the parent lots and the ultimate property lines to ensure

conformity with the setback requirements of the RF-9S Zone. The registration of the Covenant is a subject condition of rezoning.

### Proposed Design Guidelines, Lot Grading and Tree Replacement

- The proposed building design guidelines for the proposed lots (prepared by Tynan Design Consulting) comply with the General Urban Design Guidelines established for the East Clayton NCP. The design guidelines stipulate that new homes follow the Neo-Heritage style, the same style that is evident in the newly-built homes in this neighbourhood.
- The design guidelines prohibit the construction of basement-entry homes.
- In-ground basements are proposed based on the preliminary lot grading information provided by the applicant. These will be achieved with minimal cut or fill. Fill of less than one metre (3 ft.) is indicated on the majority of the lots. The proposed amount of fill conforms to the maximum fill requirement of 1.2 metres (4 ft.) stipulated in the NCP. The information has been reviewed by staff and found to be generally acceptable.
- The Arborist Reports submitted by the applicants indicate the following:

	7905-0137-00 (Western Site)	7906-0099-00 (Eastern Site)
<b>No. of Trees Found On Site</b>	5	69
<b>No. of Trees to be Removed</b>	5	69
<b>No. of Trees to be Retained</b>	0	0
<b>No. of Replacement Trees (1:1)</b>	5	69
<b>No. of Proposed Single Family Lots</b>	52	24
<b>No. of Actual Tree Replacement</b>	52	24
<b>Deficiencies/Shortfall</b>	0	45

- The development applications were submitted prior to final adoption of Tree Protection By-law No. 16100 and are covered by the one-year grace period.
- Under the new Tree Protection By-law, a tree replacement ratio of 2:1 applies, i.e., two replacement trees for every protected tree that is cut. Small lots (e.g., RF-12C, RF-9C and RF-9S) can only accommodate 1 tree per lot. Based on the 2:1 ratio, the following tree deficiency would result:

	7905-0137-00 (Western Site)	7906-0099-00 (Eastern Site)	Combined Sites
<b>No. of Trees Found On Site</b>	5	69	74
<b>No. of Trees to be Removed</b>	5	69	74
<b>No. of Trees to be Retained</b>	0	0	0
<b>No. of Replacement Trees (2:1)</b>	10	138	148
<b>No. of Proposed Single Family Lots</b>	52	24	76
<b>No. of Actual Tree Replacement</b>	52	24	76
<b>Deficiencies/Shortfall</b>	0	114	72

- As noted in the above table, there is no expected shortfall of replacement trees on the subject site under File No. 7905-0137-00 (the western site).

- However, as there are 69 trees that will be removed and only 24 single family lots are being proposed under File No. 7906-0099-00 (the eastern site), a shortfall of 114 trees is noted under this particular application.
- As the same applicant will develop the subject sites at the same time, staff deemed it appropriate to consider the combined applications in determining tree replacement shortfalls. The table above indicates that under the combined applications, there will be a total shortfall of 72 trees ( $148-76 = 72$ ). The shortfall will be secured through a voluntary contribution to the City's Green Fund amounting to \$21,600 based on \$300/tree. The applicant has agreed to provide the voluntary contribution prior to Final Adoption of the associated rezoning by-laws.
- Trees that have been found outside of the NCP amendment and rezoning areas are not covered by the Tree Survey and will be assessed when these lands are ready for development in the future.

### PRE-NOTIFICATION

- Separate pre-notification letters were sent on June 22, 2006 and November 3, 2006. Staff received 2 separate letters from the neighbouring residents who were concerned about the potential loss of trees and the lack of on-street parking. According to the letter writer, there is a lack of off-street parking in the neighbourhood.

*(Trees that will be removed in conjunction with the proposed small single family lots are found to be within the proposed road alignments and are in conflict with the proposed building envelopes.*

*Where the homeowner decides to build a secondary suite or a coach house in conjunction with the principal dwelling unit, an additional parking space will be provided on the lot to ensure that adequate parking will be available in the neighbourhood. On-street parking on 67A and 68 Avenues is allowed, providing future and existing residents parking options. There is no parking requirement for any proposed business component as it is anticipated that during the day, on-street parking will be available.)*

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets, and Survey Plans
Appendix II.	Contour Map
Appendix III.	Proposed NCP Amendment Map
Appendix IV.	Engineering Comments Summary
Appendix V.	School District Comments
Appendix VI.	Parks, Recreation and Culture Comments
Appendix VII.	In-stream Applications in the Vicinity of the Subject Sites
Appendix VIII.	Excerpts of East Clayton NCP
Appendix IX.	Proposed Subdivision Layouts

Appendix X. Proposed Building Design Guidelines Summaries  
Appendix XI. Summaries of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated November 30, 2006.
- Tree Surveys and Tree Planting Plans prepared by Norm Hol and dated November 22, 2006.
- Residential Character Study and Proposed Building Scheme prepared by Mike Tynan and re-dated November 2, 2006.
- Soil Contamination Review Questionnaires prepared by Tim Bontkes dated May 13, 2005 and Alison Davies dated February 22, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

JDM/kms

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Information for City Clerk

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

1. (a) Agent: Name: Alison Davies, BFW Developments Ltd.  
Address: Suite 100, 20120 - 64 Avenue  
Langley, B.C.  
V2Y 1M8  
Tel: 604-532-6060 (Extension 38)
2. Properties involved in the Application
  - (a) Civic Address: 18875 and 18921 Fraser Highway, 6738 and 6774 - 188 Street, 18990 and 19010 - 68 Avenue
  - (b) Civic Address: 18875 Fraser Highway  
Owners: Benchmark Management Ltd., Inc. No. 282784  
Progressive Construction Ltd., Inc. No. 74269  
PID: 012-120-189  
Lot 5 Except: Part on Yale Road Plan 4500; Section 16 Township 8 New Westminster District Plan 1372
  - (c) Civic Address: 18921 Fraser Highway  
Owners: Benchmark Management Ltd., Inc. No. 282784  
Progressive Construction Ltd., Inc. No. 74269  
PID: 011-082-976  
Lot 1 Except: Part Shown on Statutory Right-of-Way Plan 4500; Section 16 Township 8 New Westminster District Plan 4195
  - (d) Civic Address: 6738 - 188 Street  
Owners: Benchmark Management Ltd., Inc. No. 282784  
Progressive Construction Ltd., Inc. No. 74269  
PID: 011-209-119  
Lot 2 Section 16 Township 8 New Westminster District Plan 6813
  - (e) Civic Address: 6774 - 188 Street  
Owners: Robert Kenneth Abernethy and Frances Martha Abernethy  
PID: 011-209-143  
Lot 3 Section 16 Township 8 New Westminster District Plan 6813
  - (f) Civic Address: 18990 - 68 Avenue  
Owners: Sandeep Birring and Swaran Kaur Birring  
PID: 001-101-811  
Parcel "A" (Explanatory Plan 33101) of Lot 7 Section 16 Township 8 New Westminster District Plan 1372

- (g) Civic Address: 19010 - 68 Avenue  
Owners: Benchmark Management Ltd., Inc. No. 282784  
Progressive Construction Ltd., Inc. No. 74269  
PID: 003-185-796  
Lot 25 Section 16 Township 8 New Westminster District Plan 33747

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone Block A under File No. 7905-0137-00.
- (b) Introduce a By-law to rezone Block A under File No. 7906-0099-00.

## SUBDIVISION DATA SHEET

### Proposed & Existing Zoning: RF-9S & RA

Required Project Data	Required on Both Sites	Proposed RF-9S Lots	Proposed Remainder RA Lots
<b>GROSS SITE AREA</b>			
Acres		9.3 ac	14.9 ac
Hectares		3.75 ha	6.04 ha
<b>NUMBER OF LOTS</b>		76	5
Range of Lot Widths		9.0-11 m	minimum of 50 m.
Range of Lot Areas		255-275 sq. m.	8,519 – 11,513 sq. m.
<b>DENSITY</b>			
Units Per Acre (Gross)	10-15 upa*	8 upa	N/A
Units Per Acre (Net)			
<b>SITE COVERAGE (in %)</b>			
Maximum Coverage of Principal and Accessory Building		29%	with a No Build RC
Est. Roads, Lane, Driveways		32%	
Total Site Coverage		52%	with a No Build RC
<b>PARKLAND (Estimates)</b>			
5 % Dedication (in sq. m.)	1,882 <sup>+</sup>	1,375	N/A
Actual Dedication (in sq.m.)			
Shortfall (in sq.m.)		507	
<b>PARKLAND</b>			
5% money in lieu	Yes	Yes	N/A
<b>MODEL DESIGN GUIDELINES</b>		Yes	N/A
<b>TREE SURVEY/ASSESSMENT</b>		Yes	N/A, to be dealt with later
<b>DVP REQUIRED</b>		No	No

\* As per NCP

+ Based on Proposed RF-9S site area



CONTOUR MAP FOR SUBJECT SITE

