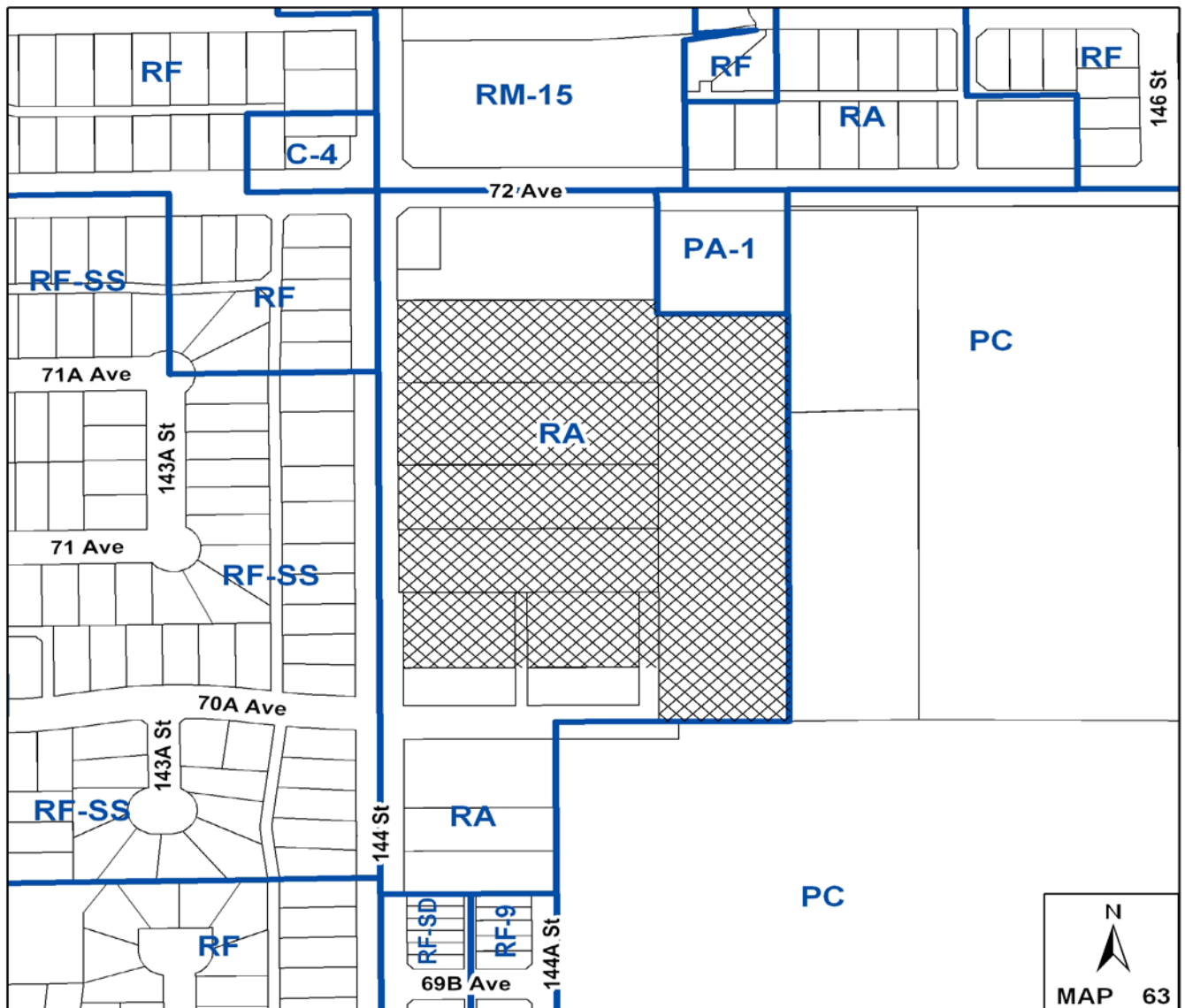


Proposal: NCP Amendment from Townhouses to Med-High Density Townhouses and Single Family Small Lots. Rezoning from RA to RM-30, RF-SD, RF-9C & RF-12 and a DP in order to allow development into 63 single family small lots, 17 semi-detached lots and 62 townhouse units. DVP to vary setbacks of the townhouses and to reduce the amount of indoor amenity space required.

Recommendation: Approval to Proceed.

Location: 70 Avenue & 144 Street **Zoning:** RA
OCP Designation: Urban
NCP Designation: Townhouses (max. 15 upa) **Owner:** Various



PROJECT TIMELINE

Completed Application Submission Date: July 14, 2005
Application Revision & Re-submission Date: September 1, 2006
Planning Report Date: December 4, 2006

PROPOSAL

The applicant is proposing:

- an NCP amendment from Townhouses (max. 15 upa) to Medium-High Density Townhouses and Single Family Small Lots;
- a rezoning from RA to RM-30, RF-SD, RF-9C & RF-12;
- a Development Permit; and
- a Development Variance Permit for the proposed RM-30 portion of the site to relax the following by-law regulations:
 - to reduce the minimum requirement for indoor amenity space from 3.0 square metres (32 sq.ft.) per unit to 1.6 square metres (17.4 sq.ft.) per unit;
 - to reduce the minimum northerly side yard setback for buildings and structures from 7.5 metres (25.0 ft.) to 4.5 metre (15.0 ft.);
 - to reduce the minimum southerly side yard setback for buildings and structures from 7.5 metres (25.0 ft.) to a minimum of 6.1 metres (20.0 ft.);
 - to reduce the minimum rear (easterly) setback for buildings and structures from 7.5 metres (25.0 ft.) to a minimum of 4.9 metres (16.1 ft.); and
 - to reduce the minimum front (westerly) setback for buildings from 7.5 metres (25.0 ft.) to 6.1 metres (20.0 ft.), and from 7.5 metres (25 ft.) to 4.5 metres (15.0 ft.) for decks/porches

in order to permit the development of 63 single family small lots, 17 semi-detached lots and 62 townhouse units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000); to rezone Block B on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000); to rezone Block C on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000); and to rezone Block D on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0224-00 in accordance with the attached drawings (Appendix IV).
3. Council approve Development Variance Permit No. 7905-0224-00, (Appendix XII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum requirement for indoor amenity space from 3.0 square metres (32 sq.ft.) per unit to 1.6 square metres (17.4 sq.ft.) per unit;
 - (b) to reduce the minimum northerly side yard setback for buildings and structures from 7.5 metres (25.0 ft.) to 4.5 metre (15.0 ft.);
 - (c) to reduce the minimum southerly side yard setback for buildings and structures from 7.5 metres (25.0 ft.) to a minimum of 6.1 metres (20.0 ft.);
 - (d) to reduce the minimum rear (easterly) setback for buildings and structures from 7.5 metres (25.0 ft.) to a minimum of 4.9 metres (16.1 ft.); and
 - (d) to reduce the minimum front (westerly) setback for buildings from 7.5 metres (25.0 ft.) to 6.1 metres (20.0 ft.) and from 7.5 metres (25 ft.) to 4.5 metres (15.0 ft.) for decks/porches.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a final landscaping cost estimate and securities to the specifications and satisfaction of the City Landscape Architect;

- (e) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
 - (f) the applicant to adequately address the shortfall in the provision of indoor amenity space for the RM-30 portion of the site;
 - (g) the applicant to adequately address the shortfall in tree replacement resulting from tree cutting; and
 - (h) completion of a by-law to allow for the closure of unopened 144A Street road allowance and unopened lane located within the subject site prior to final rezoning approval.
5. Council pass a resolution to amend East Newton South NCP to redesignate the land from "Townhouses (max. 15 upa)" to "Medium-High Density Townhouses" and "Single Family Small Lots" 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 V).

Parks: No Concerns (Appendix VI).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 40 students

Secondary students = 20 students

Total new students = 60 students

School Catchment Area/Current Enrollment/School Capacity:

T.E. Scott Elementary School = 294 enrolled/215 capacity

Frank Hurt Secondary School = 1,151 enrolled/1,250 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 = 118 students

Secondary students = 69 students

Total new students = 187 students

Approved Capacity Projects and Future Space Considerations

It is noted that when Chimney Hill Elementary School opened in 2001 there was a major enrollment move, leaving surplus capacity available at T.E. Scott for future growth. Enrollment has slowly increased with new housing over the last few years, and this trend is expected to continue until the ultimate residential build out for the NCP is achieved. A proposed 2007 boundary change from T.E. Scott to George Vanier is being considered. An addition to T.E. Scott is identified in the 2007-2011 Five Year Capital Plan for funding approval in 2010/2011.

There are no capital projects identified for Frank Hurt Secondary.

(Appendix VII)

Fire Department

Fire Department has reviewed the proposed development and has no concerns with the subdivision layout.

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwellings to be removed.
- **Significant Site Attributes** There are several mature trees throughout the subject site.
- **East:** Valley View Memorial Gardens Cemetery, zoned PC, designated Cemetery in the East Newton South NCP and Urban in the OCP.
- **South:** Valley View Cemetery and single family dwellings, zoned RA, designated Townhouses (max. 15 upa) in the East Newton South NCP and Urban in the OCP.
- **West:** Across 144 Street single family dwellings, and single family dwellings with secondary suites permitted, zoned RF & RF-SS, designated Urban Residential in the Newton LAP and Urban in the OCP.
- **North:** One single family dwelling and a vacant lot, zoned RA, designated Townhouses (max. 15 upa) in the East Newton South NCP and Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Requires NCP amendment from Townhouses (max. 15 upa) to Medium-High Density Townhouses and Single Family Small Lots.

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant proposes to re-designate the subject properties, at 7094, 7112, 7130 and 7160 – 144 Street, and 7075, 7078 and 7080 – 144A Street, located within the East Newton South Neighborhood Concept Plan (NCP), from "Townhouses (maximum 15 units per acre)" to "Medium to High Density Townhouses" and "Single Family Small Lots," and to rezone these properties from One-Acre Residential Zone (RA) to Single Family Residential (12) Zone (RF-12), Single Family Residential (9) Coach House Zone (RF-9C), Semi-Detached Residential Zone (RF-SD) and Multiple Residential (RM-30) in order to permit the development of 63 single family residential small lots, 17 semi-detached lots and 62 ground-oriented townhouse units and related amenity space (Appendix III and IV).
- The applicant's proposal is to amend the NCP to permit medium-to-high density townhouses, in order to achieve a variety of single family, semi-detached and coach housing units and create a comprehensive development that is compatible to the area.
- The proposed "Medium-High Density Townhouses" (23 upa / 57 upha)(Appendix IX) can be justified at this location for several reasons:
 - the site is located on an arterial road (144 St) just south of a major intersection at 72 Avenue and 144 St, and it is generally encouraged to locate medium to high density along major arterial roads;
 - the site is located near public transit access to the Newton Town Centre;
 - the unit designs are ground-oriented as intended by the "Townhouses" designation in the NCP, and is consistent with existing townhouses (max. 15 upa) located to the north across 72 Avenue;
 - the proposed density, for the townhouse portion, is 23 upa / 57 upha; however, when the density is averaged across this comprehensively planned site, the density is 13 upa / 32 upha, which is similar to the 15 upa permitted in the NCP;
 - this development will maintain some townhousing in the area, thus increase housing choice and, potentially, affordability; and
 - the properties to the north and south are also designated for townhouses and will be able to develop into additional multi-family units independently.
- The proposed Single Family Small Lots and semi-detached lots can also be justified:
 - they comply with the City location policy for small lots;
 - Council recently approved other single family small lots and semi-detached lots to the south of 70A Avenue. Thus, the proposed subdivision will integrate well with the established development pattern for this area, particularly along 144 Street;
 - these lots will create family-oriented housing near school and park facilities, public transit and local retail and services;
 - they will also further compliment the range of housing intended in the NCP;
 - the proposed lots meet or exceed the zoning requirements for lot depth, width and area; and
 - all lots abutting the lanes will have rear driveway access. This design will result in an uninterrupted sidewalk, for example, along 144 Street, and will improve the pedestrian environment and streetscape along this arterial road.

Public Information Meeting

- As part of the NCP Amendment process, a Public Information Meeting was held October 12, 2006, between 6 pm and 8 pm at the Newton Fellowship Church. A total of 224 invitations were mailed and only one family of four attended the meeting to review the proposal. They were specifically interested in the townhouse portion of the development. Although they had no objections to the proposed use or density, they expressed their concerns about a shared access shown between the proposed townhouses and future townhouses to the north. The residents expressed frustrations with this type of arrangement within their own development and recommended that it not be used.
- Staff worked with the applicant and the Transportation Division to review options for vehicular access to and from the site, as well as future access for any development to the north. It was determined that a single access off 144 Street is sufficient for the proposed townhouses, and that the properties to the north would have an independent access, with limited movement, to 72 Avenue. Thus, the site plan limits traffic to internal use. The Transportation Division supports the proposed circulation concept.

Proposed Land Use

- The subject site (11.08 acres) includes seven (7) properties and is located just southeast of the intersection of 72 Avenue and 144 Street, both arterial roads, within the East Newton South Neighborhood Concept Plan (NCP) area. The site is designated Townhouses, maximum 15 units per acre (upa) in the NCP as shown in Appendix IX.
- The applicant proposes to rezone the subject properties (11.06 acres) from One-Acre Residential Zone (RA) to Single Family Residential (12) Zone (RF-12) (Lots 1 – 31), Block A (Appendix VIII), Single Family Residential (9) Coach House Zone (RF-9C) (Lots 32 - 63), Block B, Semi-Detached Residential Zone (RF-SD) (Lots 64 – 80), Block C, and Multiple Residential 30 Zone (RM-30), Block D, to permit subdivision into sixty-three (63) single family small lots, 17 semi-detached lots and 62 townhouse units and related amenity space. The existing single family dwellings will be removed prior to subdivision approval.
- The site is bordered by existing single family lots (maximum 6 upa) to the west and south, and townhouses (maximum 15 upa) to the north across 72 Avenue. To the northeast, Council recently approved an NCP amendment, under Development Application No. 7901-0337-00, to permit the development of a church at 14474 – 72 Avenue. The Valley View Memorial Gardens Cemetery is located immediately east of the subject site.
- The development will achieve an overall density of 13 upa (32 upha), and the lot width, depth and area of the proposed lots meet or exceed the minimum requirements of the proposed zones:

Building Design for Single Family Lots and Semi-detached Lots

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix X). A Building Scheme shall be registered on the title of each lot in order to ensure that the homes are compatible with the emerging character of the surrounding neighborhood.

- The new homes will be consistent in design with the emerging residential character of the neighborhood. Design styles proposed include Rural Heritage, Neo- Heritage, Craftsman-Heritage, or a complimentary variation of the Neo-Traditional style, and will incorporate the following key elements:
 - balanced massing, particularly on the front facades;
 - generous trim and detailing elements;
 - Heritage colors with neutral and natural colors possibly used if not dominant;
 - combination of materials such as stucco, cedar, vinyl, hardiplank, brick and stone;
 - minimum roof pitch of 8:12; other roof slope combinations may be permitted; and
 - roof materials consisting of either cedar, concrete or asphalt roof tiles in shake profile.
- Secondary Suites or Coach houses are permitted on Lots 32 – 63 and will include design criteria to ensure a high quality design.
- Basement-Entry style homes are prohibited in this development.
- Access to lots abutting the proposed lane will be from the rear.
- It is noted that proposed Lot 64 will have a no-build restrictive covenant registered on title. This lot will be developed in conjunction with the property to the south as a semi-detached unit.

Lot Grading

- A preliminary Lot Grading Plan submitted by the applicant's consultant has been reviewed by staff and is considered satisfactory. The Plan indicates minimal fill (less than 0.5 m / 1 ft 8 in) for the majority of the site, with some fill along the east and west edges of the site exceeding 0.5 m / 1 ft 8 in. This fill is required to meet the existing road grades in 144 Street, and grades within the adjacent cemetery, to achieve proper drainage. However, no retaining walls will be required.
- In-ground basements are feasible and proposed on all of the lots.

Tree Retention for Single Family Lots and Semi-detached Lots.

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Replacement Plans for this development. This information has been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report identifies 75 mature sized trees on the subject property, including 10 Cottonwood trees and 10 Alder trees, which are considered to have no retentive value in this development. Additional trees within the site are predominantly Douglas Firs with some Cedar and Robinia trees. The location of these by-law size trees, within the proposed roads, lane and building envelopes, combined with their extensive root systems (5-7 meter radius) makes it impossible to retain any trees on these small lots. Therefore, all trees within the proposed single family small lots are to be removed (Appendix XI).

- The Arborist recommends 112 replacement trees to be planted throughout the single family lots. Based on the preliminary arborist information provided there is a deficiency in the number of replacement trees within the proposed single family lots of 38 trees. The applicant has agreed to address this deficiency with a cash contribution of up to \$11,400 to the City Green Fund as a condition of final approval. A separate arboricultural assessment was conducted by the Landscape Architect for the townhouse site, and is discussed below.

MULTIPLE RESIDENTIAL DESIGN PROPOSAL AND REVIEW

Building Design for Townhouses

- The proposed development includes eleven (11) ground-oriented multiple residential buildings (numbered 1 through 11), and consists of sixty-two (62), three-storey, townhouse units, including five (5) two-bedroom units and fifty-seven (57) three-bedroom units, approximately 143 square metres (1,536 sq.ft.) and 137 square metres (1,477 sq.ft.) in area respectively (Appendix IV).
- All of the units face an internal drive aisle except for the units in Buildings 1 and 2, which will face 144 Street and have their garages in the rear on the internal roadside.
- There will be only one point of entry/exit permitted in the development from 144 Street, an arterial road, and access will be limited to a right-in/right-out movement. An emergency only access to the abutting lane will be provided with bollards.
- The building massing achieves an overall balance with variations in rooflines, well-defined balconies and front entrances, and other window and trim detailing.
- Exterior building colors include solid earth tones such as rustic red, Chesapeake green and almond brown with white trim detailing. Building materials include vinyl siding in horizontal and vertical board and batten style, and cedar shingle sidings.
- Each unit will contain two tandem parking spaces and additional visitor parking stalls will be provided throughout the site.
- Decorative pavers and stamped or aggregate concrete will be used to differentiate visitor parking stalls, driveways, walkways and patios from the internal roads, which will be asphalt.
- No significant changes in grade are proposed, and the preliminary Lot Grading Plan has been reviewed and accepted by staff.

Tree Retention & Landscaping

- DMG Landscape Architects prepared the Arboricultural Report and Tree Preservation/Replacement Plans for the townhouse portion of the site. The study identifies 17 trees/hedgerows and recommends retention of a cluster of three (3) Leyland Cypress trees in the northwest corner of the site, and mature hedging along the north and east property lines (Appendix IV). This information has been reviewed by the City's Landscape Architect and deemed acceptable. The remained of by-law size trees identified are located within the proposed roadways and building envelopes and cannot be retained.

- Four of these trees/hedgerows are proposed to be retained. A detailed calculation of required tree replacement compensation will be conducted as part of the completion of the final landscape and tree replacement plan.

ADVISORY DESIGN PANEL

The proposed development was not referred to the ADP but was reviewed by staff and found acceptable.

PRE-NOTIFICATION

- Pre-notification letters were initially sent on July 17, 2006, prior to the inclusion of properties 7078 – 144 Street and 7075 – 144A Street. Staff received correspondence from the owners of these properties, and their neighbors at 7070 – 144 Street and 14455 – 70A Avenue, expressing concerns about their future development in the context of the proposed subdivision pattern.
- Subsequent to these comments being provided, the applicant acquired two of these four properties, as noted above, and the subdivision layout was amended. The applicant has demonstrated that the remaining two lots that abut 70A Avenue can achieve a multi-family type development, as intended in the NCP, based on the proposed road layout.
- No further concerns have been expressed by the owner(s) of these properties.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the required setback on the west side (front-144 Street) of the townhouse site from 7.5 m (25 ft) to 6.1 m (20 ft) for the buildings, and to reduce the required setback from 7.5 m (25 ft) to 4.5 m (15 ft) for decks as shown in Schedule A in the attached DVP (Appendix XII).

Staff Comments:

- The proposed setback along 144 Street for the townhouses is similar to the setback for RF-SD units (attached single-family units) immediately to the south, which have a minimum setback of 3.5 m (11 ft.) to the buildings, and 2m (6 ft.) to the porch. The proposed setback is also in keeping with the required front yard setback of lots further to the south zoned Multiple Residential (23) Zone, which also enables a 3.5 m (11 ft.) setback to the buildings and 2 m (6 ft.) setback to porches.
- The proposed reduction enables a stronger street presence, improves the relationship of the front units to the street, and enhances the pedestrian environment along the road. Units have been designed with street-orientation in mind, and will have individual walkways from the sidewalk to pairs of units. The architectural treatment and landscaping have been designed in keeping with this concept.

(b) Requested Variance:

- To reduce the required setback on the east side (rear) of the townhouse site from 7.5 m (25 ft) to 4.9 m (16.1 ft) for one of the buildings as shown in Schedule A in the attached DVP (Appendix XII).

Staff Comments:

- The setback for all rear-facing units with livable rear yards along the east property line is 8.5 m (28 ft), and exceeds the minimum 7.5 m (25 ft) setback requirement under the RM-30 Zone.
- A rear yard reduction is requested for a pinch point for one unit (unit No. 44), to the southeast corner of this unit only, to deal with an existing oblique property line. The remaining portion of this dwelling exceeds the minimum requirement of 7.5 m (25 ft.). In addition, this relaxation is along the side yard, which is not a usable rear yard for this unit, and will not impact a livable space.

(c) Requested Variance:

- To reduce the required setback on the South side of the townhouse site from 7.5 m (25 ft) to 6.1 m (20 ft) for two of the buildings as shown in Schedule A in the attached DVP (Appendix XII).

Staff Comments:

- The setback for all rear-facing units with livable rear yards along the south property line is 8.5 m (28 ft), and exceeds the minimum 7.5 m (25 ft) setback requirement under the RM-30 Zone.
- A side yard reduction is requested for a pinch point along two units (unit Nos. 53 and 54), only to a corner of these units, again to deal with an angled property line. This property line has been developed on the basis of the required layout of the single-family lots and road pattern to the south, which forms part of this application. This relaxation is along the side yard of these units, and does not impact the usable rear yard for these units. Furthermore, the setback increases from 6.1 m (20 ft) to 7.13 m (23 ft).

(d) Requested Variance:

- To reduce the required setback on the North side of the townhouse site from 7.5 m (25 ft) to 4.5 m (15 ft) for one of the buildings as shown in Schedule A in the attached DVP (Appendix XII).

Staff Comments:

- Similar to the units along the east and south property lines, the setback for all rear-facing units with livable rear yards along the north property line is 8.5 m (28 ft), and exceeds the minimum 7.5 m (25 ft) setback requirement under the RM-30 Zone.

- A side yard reduction is requested for one unit (unit No. 1), along the side yard, which is not a usable rear yard for this unit, and will not impact a livable space. It is expected that the site to the north will be developed for townhousing in accordance with the NCP, and that street-oriented units will be extended to the north in the future. The proposed separation will be adequate between the non-usable side yards of these units, and can accommodate adequate landscaping for buffering and interfacing.

(e) Requested Variance:

- To reduce the minimum requirement for indoor amenity space provision of the townhouse site from 3.0 sq.m. (32 sq.ft.) per unit to 1.61 sq.m. (17.4 sq.ft) per unit as noted in Schedule A in the DVP (Appendix XII).

Staff Comments:

- The amount of outdoor amenity space to be provided exceeds the minimum requirement, thus, together the amount of indoor and outdoor amenity space to be provide is adequate for this size of a multi-family development.
- In addition, the applicant proposes to pay cash in lieu to address the deficit of indoor amenity space. This contribution will be a condition of final rezoning.

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.	Site Plan, Typical Floor Plans, Elevations and Landscape Plans (RM-30 Lot)
Appendix V.	Engineering Summary
Appendix VI.	Parks Comments
Appendix VII.	School District Comments
Appendix VIII.	Zoning Block Survey Plan
Appendix IX.	NCP Map
Appendix X.	Building Design Guidelines Summary
Appendix XI.	Summary of Tree Survey and Tree Preservation
Appendix XII.	Development Variance Permit No. 7904-0224-00

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated November 30, 2006.
- Building Scheme dated November 30, 2006.
- Neighbourhood Character Study dated November 24, 2006.

- Tree Survey Plan dated November 23, 2006.
- Arborist Report dated November 23, 2006.
- Tree Preservation and Replacement Plan dated November 23, 2006.
- Landscaping Plan dated November 27, 2006.
- Lot Grading Plan dated November 23, 2006.
- Soil Contamination Review Questionnaire prepared by Mohinder Samra dated July 14, 2005.

How Yin Leung
Acting General Manager
Planning and Development

LCR/kms

- (e) Civic Address: 7160 - 144 Street
 Owner: 699400 B.C. Ltd.
Director Information:
 Amritpal Singh Gill
 Mohinder Singh Samra
No Officer Information filed as at July 8, 2005
 PID: 005-316-235
 Lot F, Section 15, Township 2, New Westminster District, Plan 14534
- (f) Civic Address: 7075 - 144A Street
 Owner: James & Louise Sherwood
 PID: 023-371-625
 Lot A (BK 72273), Section 15, Township 2, New Westminster District, Plan 19283
- (g) Civic Address: **7078 - 144 Street**
 Owner: Surjeet & Darshan Bath
 PID: 010-477-276
 Lot 1, Section 15, Township 2, New Westminster District, Plan 19283
- (h) Civic Address: 7080 - 144A Street
 Owner: 430866 B.C. Ltd.
Director Information:
 Mohinder Singh Samra
No Officer Information Filed as at August 19, 2005
 PID: 011-182-539
 Parcel B (U89408E), Lot 2 Except: Part Subdivided by Plan 28794, Section 15, Township 2, New Westminster District, Plan 5888
- (i) Civic Address: Portion of lane dedicated by Plan 19283**
- (j) Civic Address: Portion of 144A Street dedicated by Plan 19283**

SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD, RF-9C, RF-12 & RM-30

Requires Project Data	Proposed			
GROSS SITE AREA				
Acres	11.08 ac			
Hectares	4.5 ha			
NUMBER OF LOTS				
Existing	7			
Proposed	81 (80 small lots and 1 RM-30 Lot)			
SIZE OF LOTS	RF-SD	RF-9C	RF-12	RM-30
Range of lot widths (metres)	7.2m (24 ft.) 7.8 m (25.6 ft.)	9.1m (30ft.)	13.4m (44ft.) -14.75 m (48.4 ft.)	88.06m (289 ft.)
Range of lot areas (square metres)	201.6m ² (2,170ft. ²) - 203.3 m ² (2,188 ft ²)	254.7m ² (2,741.6ft ²) -428.4m ² (4,611.3 ft ²)	325.4m ² (3,502.6 ft. ²) -453.3m ² (4,879.2 ft. ²)	2.69 ac (116,965 ft ²)
DENSITY	SF Lots	Multi-Family	Combined	
Lots/Hectare & Lots/Acre (Net)	10 upa (24 upha)	23 upa (57 upha)	13 upa (32 upha)	
SITE COVERAGE (in % of gross site area)	RF-SD	RF-9C	RF-12	RM-30
Maximum Coverage of Principal & Accessory Building	60%	52%	50%	35%
PARKLAND				
Area (square metres)	n/a			
% of Gross Site				
	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				
Building Setbacks (RM-30 Portion)	YES			
Works and Services	NO			
Building Retention	NO			
Others	NO			

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		10,888m ² (2.69 ac)
Road Widening area		
Undevelopable area		
Net Total		10,888 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	35%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (West)	7.5m (25 ft.)	Variable 4.57m (15 ft.) for porches - 6.1m (20 ft.) to buildings
Rear (East)	7.5m (25 ft.)	Variable 4.92m (16.1 ft.) - 8.53m (28 ft.)
Side (South)	7.5m (25 ft.)	Variable 6.1m (20 ft.) - 8.53 m (28 ft.)
Side (North)	7.5m (25 ft.)	Variable 4.57m (15 ft.) - 8.54m (28 ft.)
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m (43 ft.)	10.02 m (32.87 ft.)
Accessory	4.5 m (15 ft.)	3.5 m (11.48 ft.)
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		5
Three Bedroom +		57
Total		62
FLOOR AREA: Residential		
TOTAL BUILDING FLOOR AREA	9,799 m ² 105,478 sq.ft.	27,697 m ² 90,811 sq.ft.

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (net)	30 upa/75 upha	23 upa/57 upha
FAR (net)	0.90	0.77
AMENITY SPACE (area in square metres)		
Indoor	186m ² (2,002.1 ft. ²)	100m ² (1,076 ft. ²)*
Outdoor	186m ² (2,002.1 ft. ²)	257.6m ² (2,773 ft. ²)
PARKING (number of stalls)		
Residential - 2 bed		10
- 3 bed		114
Residential Visitors		17
Institutional		
Number of disabled stalls		
Number of small cars		1
Tandem Parking Spaces: Number / % of Total Number of Units		95%/59 units
Size of Tandem Parking Spaces width/length		
Total Number of Parking Spaces	136	141

* Cash-in-lieu of indoor amenity space deficiency is required in accordance with Council Policy.

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

