

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0001-00
 7906-0001-01

Planning Report Date: November 30, 2009

PROPOSAL:

- **Partial OCP amendment** from "Suburban" to "Urban"
- **NCP amendment** from "Suburban ½ Acre", "Urban Single Family (6 u.p.a.)", "Small Lot Single Family (10 upa), and "Townhouse (15 upa)" to "Urban Single Family (6 u.p.a)", "Single Family Flex (6-14.5 u.p.a)", "Townhouse (30 u.p.a) and "Open Space".
- **Rezoning** from RA to CD (based on RH-G and RF), CD (based on RM-30) and RF-12.
- **Development Permits**

in order to allow subdivision into 2 half-acre gross-density type lots, 6 urban transition lots, 26 small single family lots and 49 townhouse units, and establishment of a landscape buffer along the ALR.

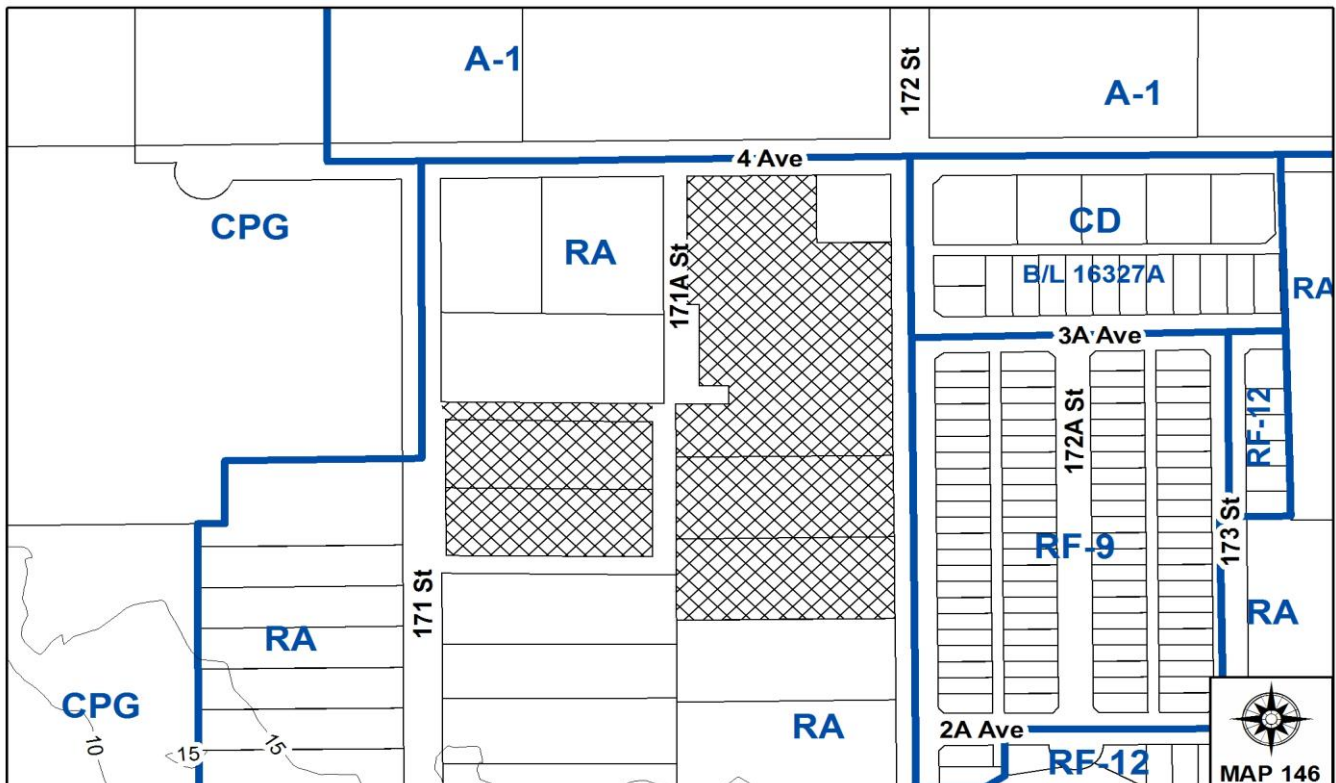
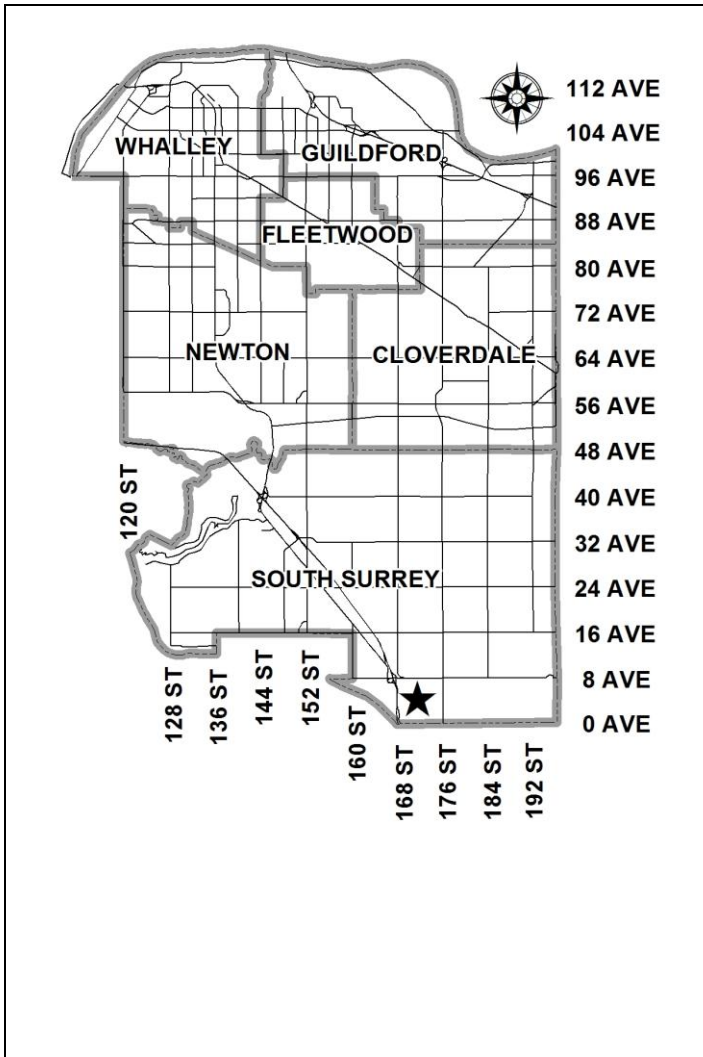
LOCATION: 300, 310 – 171 Street, 287, 311 – 172 St, 17162 – 4 Ave and portion of 3 Ave.

OWNER: Peace Initiatives Ltd., etc.

ZONING: RA

OCP DESIGNATION: Suburban / Urban

NCP DESIGNATION: Suburban ½ Acre, Urban Single Family, Small Lot Single Family and Townhouse.



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning
- Approval to draft Development Permit No's 7906-0001-00 and 7906-0001-01.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application requires amendments to both the Official Community Plan (OCP) and Neighbourhood Concept Plan (NCP) to achieve adjustments to the land uses and densities approved by Council in the area.
- The application covers several land use designations over a large area of land, and adjustments to the proposed land uses, riparian areas, and road patterns require overall adjustments to the NCP.

RATIONALE OF RECOMMENDATION

- Partially complies with OCP Designation.
- Partially complies with NCP Designation.
- The Suburban interface along 4 Avenue with the Agricultural Land Reserve (ALR) is maintained in accordance with the NCP through the development of Suburban, ½ acre, gross density type lots, Urban Transition lots, and establishment of an agricultural interface landscape buffer. The Agricultural Advisory Committee (AAC) is supportive of the proposal.
- The proposed plan amendments to create RF-12 and Urban Transition lots are consistent with the locational, interface and density gradient criteria for the "Single Family Flex" designation approved by Council on February 12, 2007 under the Douglas NCP Major Amendment (Corporate Report L001).
- The proposed plan amendments are consistent with approved development applications east of 172nd Street and will further assist in the creation of sustainable and affordable housing.
- The protected watercourse and vegetation corridor within the site have been confirmed through this application, therefore amendments to the NCP are proposed to reflect these uses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the property from "Suburban" to "Urban" and a date be set for Public Hearing (Appendix IX).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone portions of the property shown as Blocks "C" and "D" on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix XII).
4. a By-law be introduced to rezone portions of the property shown as Block "F" on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix XIII).
5. a By-law be introduced to rezone portion of the property shown as Blocks "A", "B" and "E" on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7906-0001-00 in accordance with the attached drawings (Appendix X).
7. Council authorize staff to draft Development Permit No. 7906-0001-01 in accordance with the attached drawings (Appendix XI).
8. 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) completion of environmental requirements from Senior Government Environmental Agencies, including dedication of riparian areas and environmental enhancement works;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) resolution of outstanding design issues and submission of finalized architectural drawings to the satisfaction of the Acting City Architect;

- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) completion of the road closure of 3 Avenue and consolidation with the site;
 - (i) registration of a Section 219 Restrictive Covenant for tree preservation and establishment of building envelopes;
 - (j) registration of a Section 219 Restrictive Covenant to prohibit vehicle driveway access to lots 14 and 15 from 4th Avenue, and ensure vehicle access is from the rear lane only;
 - (k) completion of a landscape buffer on proposed lots 14 and 15 fronting 4th Avenue along the ALR, and registration of a Section 219 Restrictive Covenant and financial securities to ensure future maintenance of the buffer and to provide notice to future owners of potential nuisance from agricultural activities on parcels across 4th Avenue within the ALR;
 - (l) the applicant addresses the deficit in tree replacement;
 - (m) the applicant addresses the 15% cash-in-lieu of parkland for the half-acre gross density type lots fronting 4th Avenue;
 - (n) the applicant enters into a license agreement with the City to ensure completion and maintenance of riparian enhancement works on dedicated lands; and
 - (o) the applicant addresses the impact of the proposal on proposed park and recreational facilities planned in this area.
9. Council pass a resolution to amend the Douglas NCP to redesignate portions of the land from "Suburban 1/2 Acre", "Urban Single Family", "Small Lot Single Family" and "Townhouse (15 upa) to "Urban Single Family", "Single Family Flex", "Townhouse (30 upa)" and "Open Space" when the project is considered for final adoption. (Appendix VIII)

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development: 13**

Halls Prairie Elementary: 4K + 86 Enrolment/ 40K + 100 Capacity
Earl Marriot Secondary: 1828 Enrolment/1500 Capacity

Parks, Recreation & Culture:

The Applicant is required to provide NCP Park Amenity Contributions, 5% cash-in-lieu of parkland for Urban Transition/RF-12 type lots, and 15% cash-in-lieu of parkland for Suburban, Half Acre gross density type lots. A Habitat License Agreement may be required to secure the future works in the riparian corridor open space, required by the Department of Fisheries (DFO), and being dedicated to the City. The Park, Recreation & Culture Department is supportive of the future closure of 171A Street for walkway purposes.

The applicant is also required to address the impact of the proposed OCP Amendment on proposed parks and recreational facilities planned in the area.

Department of Fisheries and Oceans (DFO):

The application was reviewed by DFO, and preliminary approval for the proposed riparian protection plan has been granted at the Environment Review Committee (ERC). Final approval of riparian plans, including completion of enhancement works and securities for maintenance, is required.

Agricultural Advisory Committee (AAC):

The AAC reviewed the proposed ALR interface, including the installation of a landscape buffer, and creation of half-acre, gross density lots fronting 4th Avenue and Urban Transition Lots further to the south, and has granted approval.

SITE CHARACTERISTICS

Existing Land Use: Single Family homes on acreage properties.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 4 th Avenue):	Single family home	Agricultural	A-1
East (Across 172 Street):	Recently created single family small lots	Urban / Single Family Residential Flex	RF-9 / CD
South (Across 3 rd Avenue):	Single family homes	Urban / Townhouse & Small Lot Single Family	RA
West (Across 171 Street):	Peace Portal Golf Course / single family homes	Urban / Townhouse	CPG / RA

JUSTIFICATION FOR PLAN AMENDMENT

OCP Amendment

- The Official Community Plan (OCP) land use designation for the subject site is "Suburban" along the northern portion of the site abutting 4th Avenue, and "Urban" for the remaining portion. The applicant proposes a partial amendment to the OCP to re-designate a portion of the "Suburban" lands to "Urban".
- The Agricultural Land Reserve (ALR) is located north of 4th Avenue. The proposed "Suburban" lands along 4th Avenue will accommodate two (2) half-acres gross density type lots, which is generally consistent with the spirit of the plan.
- The proposal satisfies the ALR Buffer and Transition requirements outlined under City Policy O-23 (Agricultural Transition Policy), including creation of appropriate Suburban land uses and density of 2 units per acre, separation of buildings from the ALR, and establishment of a minimum 15 m (50 foot) landscape buffer along the ALR edge secured by a Section 219 Restrictive Covenant and financial securities for installation and maintenance.

NCP Amendment

- The Douglas Neighbourhood Concept Plan (NCP) identifies the portion along 4th Avenue as "Suburban ½ Acre", and the remaining areas as "Urban Single Family (6 u.p.a)", "Small Lot Single Family (10 u.p.a) and "Townhouse (15 u.p.a). The applicant proposes to amend the NCP to adjust the "Suburban ½ Acre" designated strip of land, establish "Urban Transition Lots" immediately to the south, and create single-family small lots and townhousing.
- The amendment allows for Urban transition lots (450 sq. m) to achieve appropriate interface with both the Half-Acre, gross density type lots to the north and the urban single family lots/small lots to the south.
- An appropriate density gradient and interface is created through the amendment.
- This densification was supported to assist in the creation of sustainable and affordable housing in the area, as outlined in Corporate Report Loo1 in February, 2007. The proposal satisfies the criteria in the report for increased density, as per the "Single Family Flex" designation.
- The amendments are consistent with those approved to the east (across 172nd Street) which created transition lots under the "Single Family Flex" designation.
- The NCP identified a significant vegetation corridor and watercourse within the subject site. The riparian area has been confirmed by survey, and is being dedicated to the City for Park use and for riparian preservation, and adjustments are proposed to the NCP to designate this area as "Open Space".
- The proposed amendment to "Townhouse (30 u.p.a) reflects the original intent of the NCP to establish ground-oriented housing units as part of the housing mix in this neighbourhood. The proposed increase in density to approximately 23 units per acre can be considered to ensure both adequate riparian area preservation and developable lands.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is Designated "Suburban" and "Urban" in the Official Community Plan (NCP) and is located within the Douglas Neighbourhood Concept Plan (NCP) area.
- The development application includes five (5) parcels and encompasses an area of approximately 33,197 sq. m (8.4 acres) of land.
- The applicant proposes a total of 34 single family residential lots of various densities, and 49 townhouse units. The single family lots transition in density from north to south with two (2) half-acre gross density type lots, six (6) RF type Urban Transition lots, twenty-six (26) RF-12 single family small lots, and forty-nine 49 townhouse units.
- There is an existing watercourse running north-south on the site, adjacent to the townhouse portion of the site. The riparian area is being dedicated to the City.

Proposal

- The proposed rezoning is from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", based on "Half-Acre Residential Gross Density (RH-G)" and "Single Family Residential Zone (RF)", "Comprehensive Development Zone (CD)", based on "Multiple Residential 30 Zone (RM-30)" and "Single Family Residential (RF-12) Zone". The proposed plan of subdivision is attached as Appendix II.
- The applicant proposes to subdivide adjacent to the Agricultural Land Reserve boundary along 4th Avenue, therefore a Development Permit (No. 7906-0001-00) is required. The Development Permit will ensure appropriate interface treatment is achieved along the ALR, including establishment of a landscape buffer adjacent to 4th Avenue. The 15m wide buffer will be protected by fencing and secured by a Section 219 Restrictive Covenant to prevent disturbance and/or removal. Notice of adjacent agricultural activities will also be provided on the property title to notify future owners of possible nuisance potential. These issues are discussed later in this report.
- A separate Development Permit (No. 7906-0001-01) is also required to regulate the design of the proposed townhouse portion of the subject proposal. The townhouse proposal, which is proposed to be rezoned to CD based on RM-30, comprises 49 townhouse units and related amenity areas. The details of the project will be discussed later in this report. The location and site plan is attached as part of Appendix II.

Proposed Half-Acre Gross Density and Urban Transition Lots (CD Zone)

- A CD Zone is proposed along the northern portion of the site adjacent to 4th Avenue in order to achieve the proposed half acre gross density type lots and the adjacent urban transition lots, based on a combination of the RH-G and RF Zones. These areas are shown as Block "C" and "D" on the block survey plan attached in Appendix I.
- A CD Zone (based on RH-G) is required to establish the half-acre gross density type lots on Block "C" instead of using the RH-G Zone, as dedication of parkland is not required at this location, as is the requirement under RH-G. The applicant is required to submit 15% cash-in-lieu of parkland for the two lots in Block C to address the open space requirements of this zoning. This portion of

the site meets the 2 u.p.a requirement of the Douglas NCP.

- The CD Zone is also customized to achieve the Urban Transition Lots, based on the regulations of the Single Family Residential Zone (RF) for Block D. This portion of the site is proposed to be designated "Urban Single Family". This area will require a minimum lot area of 450 sq. m (4843.9 sq. ft.), minimum 16 m (52 ft.) width and a minimum lot depth of 28 m (91 ft), and will match lots created under previous rezoning applications east of 172 Street. The CD Zone allows for the reduced dimensions of these RF type lots, as an appropriate transition between the "Suburban" area to the north and the proposed small lots to the south.
- The table below describes the differences in the proposed CD Zone and the RH-G and RF Zones:

	RH-G Zone	CD Zone Block A (Based pm RH-G)	RF Zone	CD Zone Block B (Based on RF)
Permitted Uses and Open Space	Single Family Dwelling 15% Open Space Use	Single Family Dwelling. 15% cash in lieu of open space	Single Family dwelling.	Same as RF
Density	Maximum 2 dwelling units per acre	Same as RH-G	Maximum 6 dwelling units per acre	Same as RF
Lot Sizes/Dimensions	1,120 to 1,300 m2	1,500 m2	15m x 28m and 560 m2	16m x 28m and 450 m2

ALR Interface/Landscape Buffer

- The OCP and Council Policy O-23 (Residential Buffering adjacent to the ALR/Agricultural Boundary) both require that proposed lots on the ALR edge are a maximum of 2 u.p.a and that a continuous 15m (50ft) deep buffer edge be provided for the length of the development.
- The ALR edge is located on the north side of 4th Avenue, across the road for the subject site.
- The applicant proposed buffer plans that were forwarded to the Agricultural Advisory Committee (AAC) on April 3, 2008. The AAC recommended approval of the plans, provided they were consistent with what had been previously approved to the east. Staff will ensure this requirement is met.
- The lots created along 4th Avenue must establish vehicular access from the lane and not from 4th Avenue. A section 219 Restrictive Covenant will be registered to ensure this access arrangement is achieved. The RC will also ensure notice of agricultural activities, including possible agricultural nuisances, is provided on the title of properties to future property owners.
- The currently proposed buffer plans are in accordance with the buffers to the east, and west (Appendix X), and staff will ensure that the buffer is constructed, and appropriate financial securities are in place to ensure its installation.

Proposed RF-12 Zone

- The land area proposed to be rezoned to RF-12 is approximately 9,577 sq. meters (2.36 acres) and the density is 11 u.p.a. The total number of RF-12 lots is 26. The proposed RF-12 lots will be front access lots.
- The proposed lots satisfy the density outlined in the "Single Family Flex" designation in the NCP.

Proposed Townhouse Site

- The townhouse development is based on the RM-30 Zone, however a CD Zone is required because of reduced setbacks and increased density related to floor area ratio (FAR).
- The proposal is a 49-unit, ground oriented townhouse development. The unit density is 37 uph (23 u.pa), the coverage is 33% and the FAR is 1.046. The maximum FAR permitted in the RM-30 Zone is 0.90.
- The maximum Floor Area Ratio (FAR) permitted in the RM-30 Zone is 0.90. The increased FAR is supportable because of the large amount of riparian area being dedicated to the City, which is removed from the site and is excluded from the FAR calculation. The gross FAR, with the undevelopable area included in the density calculation, would be 0.67 FAR, and well within the RM-30 density range.
- 98 resident parking stalls and 10 visitor parking stalls are provided, which satisfies the parking requirements outlined in the Zoning By-law.
- An indoor amenity building of 171 sq. m (1,850 sq. ft) is being provided, which exceeds the 147 sq. m (1,585 sq. ft) requirement of the Zoning By-law.
- Outdoor amenity area of 159 sq. m (1,711 sq. ft) is being provided which also exceeds the required area of 147 sq. m (1,585 sq. ft).
- A comparison of the proposed CD Zone and the RM-30 Zone is provided below:

Zone	Unit Density	Lot Coverage	Floor Area Ratio (FAR)	Setbacks
RM-30	30 units per acre	45%	0.90	7.5 m (25ft) from all lot lines
CD	23 units per acre	33%	1.06	North – 6 m(20 ft) South – 5 m(16 ft) East – 1.5 m(5 ft) West – 5 m (16 ft)

- Proposed setbacks have been reduced, in part to address the constraint of the large riparian area being dedicated to the City. Setbacks along the riparian corridor have been reduced along the sides of units, where there is no impact to outdoor space. A reduction in the front yard setback from 7.5 m to 6 m is also proposed in order to achieve a more active streetscape.

3 Avenue Closure

- The applicant proposes to close and purchase a portion of the 3 Avenue road allowance in order to consolidate this property into the proposed RF-12 subdivision, as shown in Appendix XIV.
- This existing road allowance is considered surplus to the City's needs. The road closure application has been submitted to Realty Services and the application will be processed concurrent with the rezoning and subdivision applications.

Riparian Protection Area and Open Space

- There are three (3) Class B watercourses on the site. The first flows southward, the second originates within the property and flows west and a third tributary extends south and discharges into a Class C roadside ditch.
- An environmental report was prepared by Envirowest Consulting and was presented to the City Environmental Review Committee (ERC) on May 21, 2008.
- The report to ERC proposed a setback reduction along the east side of the watercourse to an overall corridor width of 15m. The overall corridor setback was approved; however, the minimum setback at any point was determined to be no less than 12.5 m.
- The riparian area being eliminated as a result of the setback reduction is 1,968 sq. m (21,183 sq. ft). The elimination of this area is being compensated for by the additional 904 sq. m (9,741 sq. ft) of privately owned land being dedicated to the City and the enhancements being done to the watercourse channel on the existing City land (road allowance). The Department of Fisheries and Oceans (DFO) approved the compensation plan on a preliminary basis. Final approval to the details of the works, enhancements and riparian area preservation is required prior to final approval of the rezoning application.
- A total of 5,675.8 sq. m (61,093 sq. ft) of riparian area being dedicated to the City as part of this development application.
- The Parks, Recreation and Culture Department will require the applicant to enter into a maintenance agreement to secure the works within future City owned land, in order to ensure that DFO requirements are met.
- The project was also forwarded to Engineering ERC on May 20, 2009, to review drainage concerns and details associated with the lowering, and interim flooding of the watercourse. A geo-technical report, prepared by Geomedia Engineering, was submitted to the City regarding drainage details, which has been deemed acceptable.
- The watercourse channel is being reconstructed and lowered until the properties to the south redevelop, at which point the watercourse to continue flows south.
- Details of the enhancement plan, including works and planting materials will be detailed during the servicing agreement phase of the project.

Wildlife

- The City of Surrey Mapping Service (COSMOS) identifies three (3) bald eagle nests in proximity to the subject site.
- A report prepared by Envirowest, and certified by an R.P. Bio., assessed the raptor nests in relation to the Ministry of Environment's recommended practices and buffers for bald eagles. The report concluded that the development can proceed, and no specific measures are recommended as the buffer zones identified in the best practices would result in no restriction to the proposed development.
- This report has been reviewed by the City and been deemed acceptable.

171A Street

- 171A Street, within the subject application, is identified as both road and a vegetation corridor in the NCP.
- 171A Street is an existing road allowance, containing riparian area and significant trees. The riparian area and trees are being preserved through the subject application. The existing road allowance is surplus to the City's requirements, and will be retained as a road allowance but will be planned as a pedestrian walkway to be located within the existing road allowance, in addition to the open space an riparian preservation.

Townhouse Design

- The applicant proposes to rezone the southeasterly portion of the site to a Comprehensive Development Zone, based on RM-30. The townhouses are setback no less than 12.5m from the watercourse. As mentioned above, the riparian area is being dedicated to the City for Park purposes.
- Access to the site is via a new cul-de-sac road proposed by the applicant, from 172nd Street.
- Units fronting 172nd Street are oriented toward the street with pedestrian access to each of the units.
- The indoor amenity building and outdoor amenity area are provided near the entrance at the end of the cul-de-sac. The areas provided for both the building and outdoor areas exceed the 3 sq.m (32 sq. ft) requirement of the by-law.
- The project design was reviewed internally, as the proposed density and general site issues do not warrant review by the Advisory Design Panel (ADP) based on the existing procedural guidelines.
- The site plan includes a connection from the site into future Park area to utilize the open space and park connections to the north and south.

- The architectural expression, in terms of shape and form, is essentially Colonial with some Arts and Crafts detailing.
- The colonial elements include the medium pitch roof, the overhanging second or third, floor, box windows and the horizontal siding. There are circular windows on the elevations towards 172nd Street, which also adds a distinctive element.
- The Arts and Crafts elements include the knee braces and open porches.
- The applicant needs to finalize details of both the architectural and landscaping plans to the satisfaction of the Acting City Architect and Landscape Architect. Staff is also continuing to work with the applicant to refine the design of the amenity areas, and several outstanding design issues will be addressed prior to final rezoning approval.

Residential Single Family Building Scheme

- Mike Tynan prepared a Building Design Guidelines, and summary, that outlines the architectural style and character of the proposed homes.
- The design guidelines are consistent with those of new home guidelines in the Douglas NCP neighbourhood.

Tree Preservation

- An Arborist Assessment Report was submitted by Diamond Head Consulting Ltd, prepared on October 29, 2009 (Appendix VII).
- The Arborist Assessment states that there are a total of 403 protected trees on the property. 57 trees are proposed for retention and 346 trees are proposed for removal. Many of the trees proposed for removal are in good condition; however, the majority are in conflict with proposed building envelopes or road allowances.
- Additionally, substantial challenges to tree retention exist in Douglas, due to the shallow water table and clay soils, which result in very shallow root systems that are susceptible to failure once surrounding areas are disturbed. For this reason, greater efforts have been made to protect trees in the riparian areas and designated tree corridor within the site.
- The by-law sized tree species within the developed consist primarily of Douglas-fir, Western red cedar, western hemlock, Paper birch, Red alder, Black cottonwood, Sitka spruce, Grand Fir, Shorepine and apple and cherry.
- A total of 57 trees are being retained, primarily within the riparian area. These tree species proposed for retention include Hemlock, Cedar, Spruce, Birch, Douglas-fir and Alder.
- Based on the replacement ratios prescribed in the Tree Preservation By-law, a total of 674 replacement trees are required; 122 replacement trees are proposed. The number of trees in deficit is 552.

- The cash-in-lieu for the deficit of replacement trees is \$156,000.00, based on a maximum limit of \$15,000 per acre prescribed in the By-law.
- Additional setbacks, based on a required building envelope analysis, are being secured on lots 14 and 15 fronting 4th Avenue, under a Section 219 Restrictive Covenant in order to preserve trees on these large lots.
- Trees have also been proposed for retention along the rear of some of the RF-12 lots abutting the future park area.

PRE-NOTIFICATION

- A Pre-Notification notice was mailed out in March, 2006. One property owner contacted the City to discuss the proposed drainage and road works plans.
- A Public Information meeting was held on October 6, 2009. Four (4) neighbourhood residents attended the meeting, and 2 comment sheets were submitted. One of the property owner expressed concerns over the drainage and traffic impacts resulting from the development. This property owner discussed the drainage and traffic plans with the Engineering consulting agent and was satisfied with the plans presented.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Block Plan
Appendix II.	Proposed Subdivision Layout, Site Plan
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Agricultural Advisory Committee Minutes
Appendix VI	Building Design Guidelines Summary
Appendix VII	Summary of Tree Survey and Tree Preservation
Appendix VIII	NCP Amendment Map
Appendix IX	OCP Amendment Map
Appendix X	Development Permit Drawings 7906-0001-00 (ALR buffer)
Appendix XI	Development Permit Drawings 7906-0001-01 (Townhouse site)
Appendix XII	Proposed CD By-law (Single Family)
Appendix XIII	Proposed CD By-law (Townhouse)
Appendix XIV	Road Closure Map

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek and Kavolinas & Associates, respectively, dated October 30, 2009.

Jean Lamontagne
General Manager
Planning and Development

IM/RCA/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: Mr. Luvdeep James Randawa, Peace Initiatives Ltd.
 Address: 8322 – 130 Street
 Surrey, BC V3W 8J9
 Tel: 604-597-4555

2. Properties involved in the Application

(a) Civic Address: 300 & 310 – 171 Street, 287 & 311 – 172 Street, 17162 – 4
 Avenue and portion of 3rd Avenue

(b) Civic Address: 300 – 171 Street
 Owners: Nemat Ali Sidhu, Nazir Ahmed Gundhra, 555 Investments
 Ltd., Inc. No. 707825
 PID: 000-515-418
 Lot 2 Section 6 Township 7 New Westminster District Plan 68026

(c) Civic Address: 310 – 171 Street
 Owner: Peace Initiatives Ltd., Inc. No. 0738733
 PID: 000-515-400
 Lot 1 Section 6 Township 7 New Westminster District Plan 68026

(d) Civic Address: 287 – 172 Street
 Owner: Peace Initiatives Ltd., Inc. No. 0738733
 PID: 003-174-310
 Lot 67 Section 6 Township 7 New Westminster District Plan 62792

(c) Civic Address: 311 – 172 Street
 Owner: Peace Initiatives Ltd., Inc. No. 0738733
 PID: 002-299-127
 Lot 68 Section 6 Township 7 New Westminster District Plan 62792

(d) Civic Address: 17162 – 4 Avenue
 Owner: Peace Initiatives Ltd., Inc. No. 0738733
 PID: 003-174-328
 Lot 69 Section 6 Township 7 New Westminster District Plan 62792

(e) Portion of 3 Avenue Road Allowance dedicated by Plan 343

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: CD (RH-G and RF), RF-12

Requires Project Data	Proposed		
GROSS SITE AREA			
Acres	6.15 ac		
Hectares	2.49 ha		
NUMBER OF LOTS			
Existing	5		
Proposed	34 + Open Space		
SIZE OF LOTS			
	(C) Sub.	(D) RF	(A, B & C) RF-12
Range of lot widths (metres)	33.4 m	16.2-16.3 m	6.4 – 17.6 m
Range of lot areas (square metres)	1,492 – 1,600 m	455 – 687 m	320 – 457 m
Number of Lots by Zone	2	6	26
DENSITY			
Lots/Hectare & Lots/Acre (Gross)	6.4/2.6	13.3/5.4	21.6/8.7
Lots/Hectare & Lots/Acre (Net)	6.5/2.6	18.3/7.4	27.5/11.1
SITE COVERAGE (in % of gross site area) by Block			
Maximum Coverage of Principal & Accessory Building	24.7%	36.5%	34.4%
Estimated Road, Lane & Driveway Coverage	3.9%	33.0%	31.1%
Total Site Coverage	28.6%	69.5%	65.5%
Overall	27.5	28.7	56.3
PARKLAND			
Area (square metres)	5,260.8		
% of Gross Site	21.2		
Required			
PARKLAND			
5% money in lieu	NO		
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		

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		13,451 m ²
Road Widening area		
Undevelopable area		485 m ²
Net Total		8.6 m ²
LOT COVERAGE (in % of net lot area)	43.8%	33%
Buildings & Structures		
Paved & Hard Surfaced Areas		16.0%
Total Site Coverage		51.7%
SETBACKS (in metres)		
East	7.5 m	4.6 m
West	7.5 m	1.5 m
Side #1 (North)	7.5 m	6.1 m
Side #2 (South)	7.5 m	6.1 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	3 storey/11 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		6
Three Bedroom +		43
Total		49
FLOOR AREA: Residential		8,827 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		8,827 m ²

** 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 (gross)		57.04
# of units/ha /# units/acre (net)		23.0
FAR (gross)		182,169 m ²
FAR (net)		171 m ²
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	12	12
3-Bed	86	86
Residential Visitors	9.8	11
	107.8	108
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		42 (85.7%)
Size of Tandem Parking Spaces width/length		3.2 x 12.2

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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