

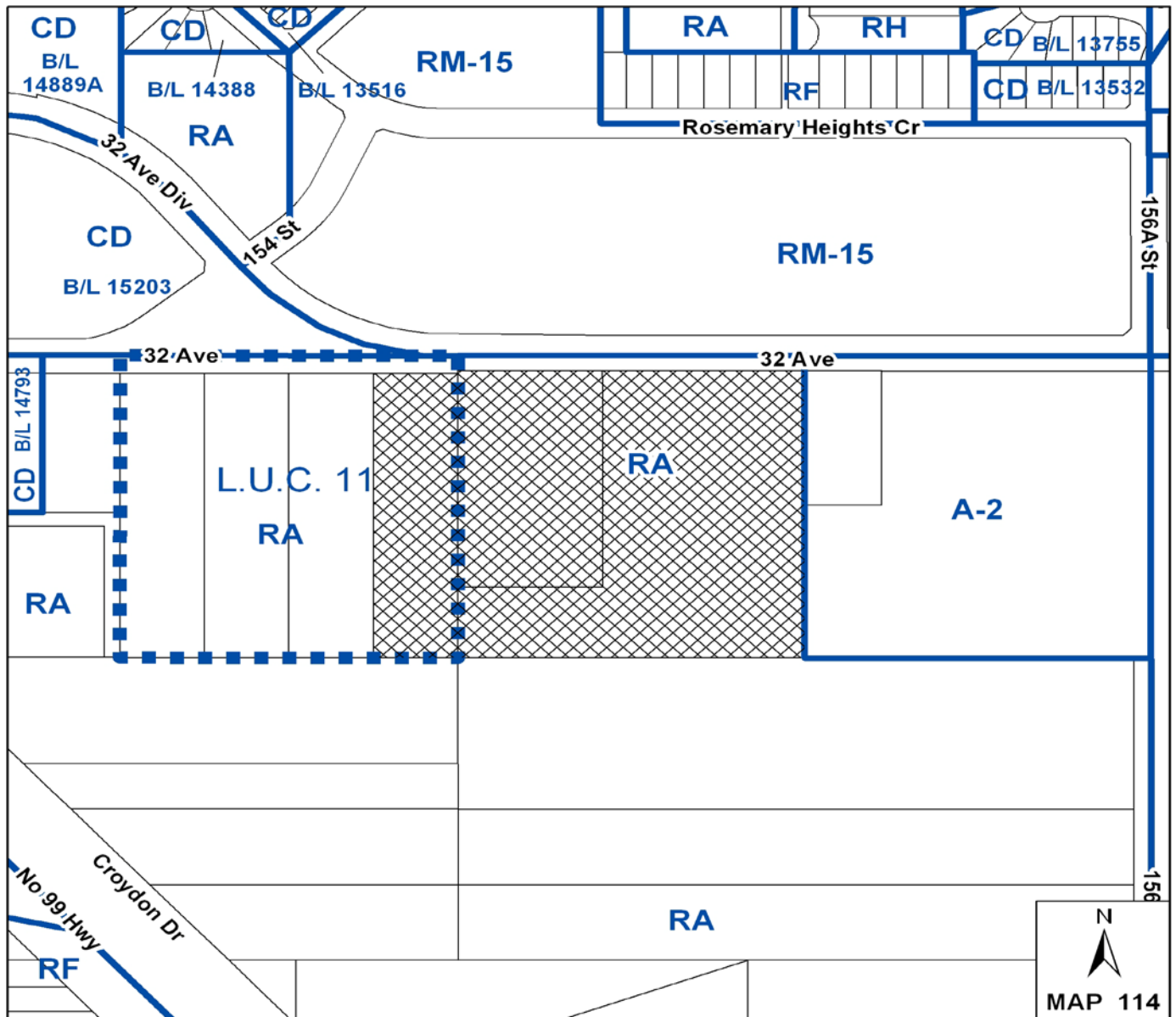
Proposal: Partial discharge of Land Use Contract No. 11, rezone from RA to CD, and Development Permit to permit a phased live/work development consisting of 43 townhouses and the future development of 45 townhouses or three, 4-storey apartment buildings.

Recommendation: Approval to Proceed

Location: 15390 & 15416/60 - 32 Ave **Zoning:** RA and LUC No. 11

OCP Designation: Industrial

NCP Designation: Live/ Work or Bus. Park Areas **Owner:** 719523 BC Ltd.,



PROJECT TIMELINE

Completed Application Submission Date: March 2, 2006
Application Revision & Re-submission Date: June 9, 2006
Planning Report Date: April 2, 2007

PROPOSAL

The applicant is proposing:

- a partial Land Use Contract discharge;
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of a 43-unit live/work townhouse development in Phase 1, and either a 45-unit live/work townhouse development or three, 4-storey live/work apartment buildings in Phase 2.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to partially discharge Land Use Contract No. 11 from the property at 15390 - 32 Avenue and a date for Public Hearing be set.
2. a By-law be introduced to rezone the properties 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.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 135 square metres (1,453 sq.ft.) to 126.6 square metres (1,363 sq.ft.) for the townhouse use in Block C.
4. Council authorize staff to draft Development Permit No. 7906-0087-00 in accordance with the attached drawings (Appendix IV).
5. Council authorize staff to draft Generalized Development Permit No. 7906-0087-01 for Block C (future phase) generally in accordance with the attached drawings (Appendix V).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation;
- (d) approval from Senior Government Environmental Agencies;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (g) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
- (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 15390, 15416 and 15460 - 32 Avenue (Block C) until a detailed Development Permit is applied for and approved by Council in the future;
- (i) the applicant adequately address the impact of reduced indoor amenity space;
- (j) registration of a reciprocal access easement agreements on portions of 15390, 15416 and 15460 - 32 Avenue (Blocks A and B) to benefit Block C, 15542 and 15572 - 32 Avenue and 3077 - 156 Street;
- (k) registration of a Restrictive Covenant to ensure that the floor area for the "work" use will not be occupied as a secondary suite;
- (l) registration of a Section 219 Restrictive Covenant providing notice to future owners of the live/work uses on the site;
- (m) the applicant undertake a Building Code review to ensure minimum building standards for live/work units are met and units are constructed to these standards from the outset;
- (n) final alignment of the east-west strata road extending from 31 Avenue to be detailed and reconciled between the subject site and the southern adjacent neighbour at 3077 - 156 Street; and
- (o) registration of a Restrictive Covenant and Statutory Right-of-Way regarding maintenance of the private detention pond.

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 VI).

Parks: Parks has no objection to the project subject to review of the park dedication area, subject to resolution of site acquisition, planting and maintenance issues and approval for the bridge crossing as per City policies and requirements (Appendix VII).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 4 students
 Secondary students = 3 students
 Total new students = 7 students

School Catchment Area/Current Enrollment/School Capacity:

Sunnyside Elementary School = 270 enrolled/290 capacity
 Semiahmoo Secondary School = 1,626 enrolled/1,300 capacity

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

Elementary students = 0 students
 Secondary students = 26 students
 Total new students = 26 students

Approved Capacity Projects and Future Space Considerations

A new elementary school is approved for acquisition in the northwest Grandview Area to serve development east of Highway No. 99. Majority of new growth in the current Sunnyside catchment is east of Highway No. 99 in NW Grandview area. Boundary moves from Semiahmoo Secondary to Earl Marriott Secondary and to Elgin Park Secondary are being phased in. The proposed development will not have an impact on these projections.

(Appendix VIII)

Department of Fisheries and Oceans:

Support

Ministry of Transportation:

Pending receipt of preliminary comments.

Fire Department:

Support (Appendix IX).

SITE CHARACTERISTICS

- **Existing Land Use** Single family homes on large acreage property.
- **Significant Site Attributes** Heavily treed area surrounding Titman Creek which bisects the property.
- **East:** Existing single family homes on large acreage properties, zoned A-2, designated Live/Work or Business Park in the Rosemary Heights Business Park Area NCP and Industrial in the OCP.
- **South:** Large undeveloped vacant lot, zoned RA, designated Live/Work or Business Park in the NCP and Industrial in the OCP.
- **West:** Existing single family home and mechanic shop under application to extend the Temporary Use Permit No. 7903-0037-00, designated Business Park in the NCP and Industrial in the OCP.
- **North:** Across 32 Avenue, townhouse development zoned RM-15, designated Townhouse in the Rosemary Heights Central NCP and Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Industrial. Complies.

NCP Designation: Live/Work or Business Park. Complies.

DEVELOPMENT CONSIDERATIONS

Site Context and Proposal

- The subject site is approximately 4.6 hectares (11 ac) in area, and is designated as "Live & Work or Business Park Area" in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP)(Appendix XIII). The applicant is proposing a comprehensively designed live-work type of development consistent with the NCP. The applicant is proposing office uses and general service types of businesses such as accountants and lawyer offices to be allowed along with residential uses.
- The subject site is split into Blocks A, B, and C (Appendix III). In Block A, the applicant is proposing to construct 43 live-work townhouse units. To permit the proposed live-work development, the applicant is proposing a Development Permit, and a rezoning to Comprehensive Development Zone (CD).
- Block B is proposed to be dedicated as riparian open space, and Block C is proposed to be developed as a future phase. The applicant has applied for a general Development Permit and a rezoning. However, as a condition for allowing the rezoning and general Development Permit, the applicant will be required to register a "no-build" restrictive covenant on title until a detailed Development Permit is approved for this site.

- The westernmost property at 15390-32 Avenue is subject to Land Use Contract 11 with One-Acre Residential Zone as the underlying zone. The applicant is proposing to discharge the Land Use Contract from this site to allow the property to be rezoned to CD.

Environmental Issues

- The site is bisected by Titman Creek, which is a red-coded creek. Since the property is bisected, the southern portion (Block C) has always been accessed by an existing bridge crossing. The applicant is proposing to maintain and upgrade this creek crossing as it is the only way to access Block C at this time. In the future, when lots to the south and west develop, a full municipal road from Croydon Drive will be required as shown in the NCP to provide better access for lots south of Titman Creek.
- Due to the environmental sensitivity of this creek, the application was reviewed by the Environmental Review Committee (ERC) and the Department of Fisheries (DFO) to ensure the preservation of the creek and riparian area. The applicant proposes to dedicate 1.56 hectares (3.84 ac.) (Block B) of riparian habitat to the City, which is based on a setback line that ranges from 10 metres (33 ft) to 33 metres (108 ft.) to the top of bank of the creek. The proposed dedication area and the creek crossing were reviewed by the committee and are generally supported. The Parks and Recreation Department will continue to review the detailed landscape plans and maintenance issues for the dedication area as a condition for final approval.
- A private detention pond is also proposed on Lot C adjacent to the creek, as per the NCP. The applicant will be required to register a Restrictive Covenant (RC) and a right-of-way to ensure the future strata is aware of this restriction and to enable the City to maintain this area if necessary, at the strata's cost.
- The creek crossing will require a reciprocal access easement to allow access to Block C through Blocks A and B. The applicant proposes to register a restrictive covenant on title for the reciprocal access easement.

Extension of 32 Avenue (Appendix XIV)

- The subject site is proposed to be accessed from 32 Avenue through a right-in, right out, and left-in along 32 Avenue. Westbound movement is not provided at this entrance due to safety concerns if left-out is provided onto 32 Avenue. In light of this concern, the Engineering Department is requesting that a westbound egress (exit only) be provided at the northwest corner of the site to connect to the "original" 32 Avenue.
- The adjacent property owner to the west of the subject site has expressed serious concerns about this section of the "original" 32 Avenue providing access to the proposed live-work development. His concerns pertain to the amount of traffic and noise that will be generated in front of his property and that of other properties to the west, which are also owned by his other family members. He adamantly objects to any proposal to extend the original 32 Avenue given the limited amount of space between his property and the "new" 32 Avenue that will bring a new road too close to his property, thus affecting his quiet enjoyment of his property.

- The Engineering Department has expressed strongly the need to allow westbound movement for the future residents of the live-work development. The extension of the "original" 32 Avenue is proposed on municipal property, and does not require any further dedication from the adjacent western neighbour even given the limited space constraints. This road forms part of the future road system shown in the NCP. If westbound movement at the northwest corner of the subject site is not allowed, it is anticipated that future residents may need to travel east onto 32 Avenue and into the Rosemary Heights Central neighbourhood in order to turn around and eventually travel westbound on 32 Avenue, thus resulting in off-site impacts to the surrounding street network and neighbourhood.
- In the future, the southern portion of the subject site will have ultimate access to Croydon Drive through a future 31 Avenue when lots to the south and west are developed in accordance with the NCP. In the interim and in accordance with the NCP, westbound movement to the original 32 Avenue is proposed to give the future residents of the live-work project reasonable and safe access for westbound movement onto 32 Avenue.
- In light of potential impacts to the adjacent western neighbour, the applicant has provided an additional arborist assessment of the trees on the neighbour's property. The report reveals that existing utilities have already impacted the neighbour's trees and that the proposed road construction will not be closer to the trees than the existing utilities. Furthermore, the applicant proposes to provide additional fencing and landscape screening such as coniferous trees on the neighbour's property to further mitigate any possible impacts.

Surrounding Lands – Future Development Concept

- Surrounding lands to the east and south are designated for Live-Work/Business Park in the NCP. However, the future development of these adjacent lands will have access limitations due to being surrounded by two watercourses, and being located on 32 Avenue, which is an arterial road.
- One large lot to the east of the subject site (15572-32 Avenue) has the southern half of the property isolated due to Titman Creek (Appendix XIII). The lot is not part of this proposed development application, however, the applicant needs to ensure that the southern portion of their neighbour's property is still accessible in the future when development is proposed. To ensure that another creek crossing is not needed and in accordance with the NCP, the applicant is proposing to provide a strata road with a restrictive covenant on title for reciprocal access easement to grant access for the eastern neighbour. The access easement is required to be ultimately 11.8 m. (39 ft.) wide, however, the applicant will only be required to provide a half-road standard of 8.25 m. (27 ft.) at this time until the southern adjacent lot on which the other half of the strata road is located is developed.

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- Another lot to the east of the subject site at 15542-32 Avenue will also have restricted physical access to the road network since it fronts directly onto 32 Avenue. Since this property has no other means for physical access when it develops in the future, the applicant will also be required to grant a reciprocal access easement over Block A.
 - The adjacent lot to the south of the subject site (3077-156 Street) has applied to develop two live-work apartment buildings (File No. 7906-0263-00), however, a portion of the property is also land locked due to another creek system. Therefore, if this development application receives final adoption prior to File No. 7906-0263-00, the subject site will be required to provide a restrictive covenant for reciprocal access easement to benefit the southern lot also.
 - A number of reciprocal access easements are proposed to be provided as part of this development application, however, ultimately, the NCP does provide for a future road to be constructed from Croydon Drive to grant physical access for the lands between the two creeks. When the lands to the west are developed, the road to Croydon Drive can be realized.
 - The Ministry of Transportation was sent a referral for the proposed development application, however, comments from the Ministry are pending. It is important to note that the proposed application is in an approved NCP area, and the proposed use is less intensive compared to a business park development, which is allowed under the NCP designation. Given the site's proximity to the 32 Avenue interchange onto Highway No. 99, the applicant will be required to address comments from the Ministry of Transportation as a condition for final adoption.
 - The NCP requires a 6 m. (20 ft.) wide north-south pedestrian laneway along the western edge of the subject site. In accordance with the NCP, the applicant proposes to dedicate a 3 m. (10 ft.) wide portion, and the remaining 3 m. (10 ft.) will be required of the adjacent property to the west of the subject site when that property applies for development.
 - Parks and Recreation has reviewed the development proposal, and their comments primarily pertain to encumbrances on the park dedication area in relation to the drainage pond, and bridge crossing. Parks & Recreation Department will review the proposal with the Engineering Department. As part of the review, habitat areas must have maintenance and infrastructure agreements in place, including bonding and/or financial security, and the necessary license agreements with the City prior to final adoption by Council.

Live-Work Concept

- The live-work concept is intended to create opportunities for residents to operate small home-based businesses from their homes and reduce their commuting time. From an environmental standpoint, this land use is an innovative and sustainable concept that is desirable in the South Surrey area. It also complements the variety of housing stock, and is an affordable option since it allows mixed uses for residents wanting to start a small business from their homes.
- The applicant is proposing to create a unique community of work uses allowed in a residential housing form. The proposed townhouse form will each contain one room for work uses on the ground floor, which will have its own business entrance separate from the residential entrance for the dwelling unit. Each townhouse unit is proposed to have approximately 28 – 32 sq.m. (310-350 sq.ft.) of work space on the main floor. The work component is only permitted to be operated by the owner/occupant.
- This development will be identified as a live-work community through the use of comprehensively designed signage and an amenity building that will support the work uses. The amenity building will be designed with additional office spaces for secretaries and other support staff, meeting rooms, photocopier, and computer networking services in place to support the work uses. The cost of the services in the amenity building will be shared by all the property owner through the required strata maintenance fees.
- The types of "work" uses proposed are intended to be primarily office-type uses such as realtors, insurance, financial services, chiropractor, and beauty salon to be operated by the owner.
- A number of measures have been taken and discussed to ensure that the proposed project operates as a "work" site, and that the project does not become strictly a residential use.
- Since this live-work development is proposed to permit business uses and is located in the Rosemary Heights Business Park NCP, the applicant is required to register a restrictive covenant on title to advise the property owners that commercial uses are allowed on the site. This will ensure that owners unlikely to use the work component are less likely to reside in the project.
- To make the live-work type of development immediately ready, the owner is required to construct the buildings, from the start, to conform to the BC Building Code requirements regarding the commercial uses permitted in the zone. This will also encourage the work component as increased costs for those upgrades will be incurred. In order to maintain the full flexibility of uses permitted in the zone, buildings must be constructed to comply with the Building Code regulations applicable to the most stringent use permitted from the outset. Accordingly, an analysis by a building code consultant should be submitted with the building permit application in order to confirm that the method of construction proposed will safely, and feasibly, accommodate any of the permitted non-residential uses allowed in the zone.
- The applicant is also required to register restrictive covenants on title to ensure that no whole or part of a residential unit, including the floor area for the work component is used as a self-contained secondary suite.

Comprehensive Development By-law

- The proposed CD Zone will be based on the RM-15, RM-45, and IB Zones.
- Based on the IB Zone, permitted uses such as general service uses, personal service uses, office uses, community services, and child care centres are common to Blocks A and C.
- The applicant proposes to provide two parking stalls for each dwelling unit, and 9 visitor stalls in accordance with the Zoning By-law. Furthermore, the applicant is proposing to provide an additional 0.7 stalls per 100 sq.m. (1,075 sq.ft.) of work space, or an additional 10 stalls. Presently, there are no parking requirements for a live-work development in the Zoning By-law, therefore, it is reasonable to assume a lower parking standard compared to what the Zoning By-law requires for an office use, which is 2 or 3 stalls per 100 sq.m. (1,075 sq.ft.). The proposed use is not intended to be a full scale office/retail building, which would have generated higher parking needs.
- Outdoor storage of goods and supplies is also prohibited as per the IB Zone.
- All other aspects of the CD By-law are based on the RM-15 and RM-45 Zones.
- The CD By-law is proposed to state that Block B be used for open space only and will be conveyed to the City as open space.

Block A:

- All aspects of the zone are consistent with the RM-15 Zone with the exception of the floor area ratio, outdoor amenity space, and setbacks.
- The floor area ratio is proposed to be 0.67 instead of the 0.60 under the RM-15 Zone. Since the applicant is proposing to dedicate a significant amount of land for riparian habitat, the proposed net area left over for Block A causes the floor area ratio to be slightly higher. Therefore, the proposed increase in density is considered reasonable and minor. The proposed unit density is 29.6 units per hectare (12 u.p.a.), which is below the allowable density in the RM-15 Zone.
- The applicant is proposing to develop approximately up to 33 sq.m. (355 sq.ft.) per dwelling unit for the business use, which will be used as the maximum floor area allowed for the work portion of the building.
- Regarding setbacks, the applicant is proposing to vary the northern setback from 7.5 m. (25 ft.) to 6 m. (20 ft.) for only 11 out of 24 units along 32 Avenue. The rest of the units are generously setback from the front property line thereby providing more opportunity for increased landscaping and architectural expression. The 6 m. (20 ft.) setback still provides for a reasonably sized yard.
- The applicant is proposing to vary the eastern setback from 7.5 m. (25 ft.) to 4.5 m. (15 ft.) for two (2) units. The reduced setback is a side yard condition for only 2 units, therefore the reduction is considered acceptable.

- The applicant is proposing to vary the western setback from 7.5 m. (25 ft.) to 3 m. (10 ft.) for the side yard of only two units. One unit is located along the pedestrian pathway, and the second one is impacted by a cul-de-sac that is required in accordance with the NCP. The reduced setbacks are considered reasonable and minor for the two units given the side yard condition.
- The fencing along the front lot line (32 Avenue) is proposed to be increased from 1.2 m. (4 ft.) to 1.8 m. (6 ft.). Since the proposed development is located on 32 Avenue, the applicant would like to increase the height of the fence due to the amount of traffic and noise along 32 Avenue. The increased height is also only applicable for the western and eastern portion of 32 Avenue, while the centre section is proposed to remain open. In light of the above reasons, the increased height for the fence is considered appropriate. The applicant will also be jogging the fence line and incorporating a variety of landscaping to soften the fence from the public edge (32 Avenue).
- The applicant is proposing to develop a 141 sq.m. (1,525 sq.ft.) amenity building consistent with the Zoning By-law for Block A.
- All other aspects of the CD bylaw for Block A are consistent with the RM-15 and IB Zones.

Block C:

- The CD By-law for Block C is based on the RM-15 and RM-45 Zone to allow either low density ground-oriented or medium-density multiple unit residential buildings.
- The floor area for the work component is proposed to be limited to 32 sq.m. (355 sq.ft.) for each townhouse unit, and 539 sq.m. (5,800 sq.ft.) for each apartment building.
- The applicant is proposing to increase the density for both the townhouse and apartment use options. For the townhouse use option, the floor area ratio is proposed to be 0.62 instead of the 0.60 under the RM-15 Zone. Regarding the apartment use, the applicant proposes a unit density of 121.5 units per hectare (49 u.p.a.), which is higher than the 45 u.p.a. allowed under the RM-45 Zone. Since the applicant is proposing to dedicate a significant amount of land for riparian habitat, the proposed increases in density is considered reasonable and minor. Furthermore, the proposed unit density for the townhouse use option is 27.6 units per hectare (11 u.p.a.), which is below the allowable density in the RM-15 Zone. In addition, the floor area ratio for the apartment use option is proposed to be 1.0 instead of the allowable 1.3 in the RM-45 Zone.
- The applicant is proposing to vary some of the setbacks for the townhouse use option. The eastern side yard setback is proposed to be reduced from 7.5 m. (25 ft.) to 6 m. (20 ft.) for only two units, and the northern rear yard setback is proposed to be reduced to 6.0 m. (20 ft.). The proposed setback for the eastern yard is considered a minor decrease considering the side yard condition. Regarding the northern setback to the creek, the reduced setback was reviewed and accepted by ERC and DFO as part of the habitat compensation proposal, and is consistent with the setbacks on the north side of the creek.
- All setbacks for the apartment use option is in accordance with the RM-45 Zone.

- The indoor amenity space for the townhouse use option is proposed to be 126.6 sq.m. (1,453 sq.ft.). The proposed indoor amenity shortfall is slightly below the required 3 sq.m. (32 sq.ft.) per dwelling unit required by the Zoning By-law. The applicant is required to provide cash-in-lieu of indoor amenity space to address the shortfall in the indoor amenity space. Should the applicant opt to combine the indoor amenity space over the various phases, Restrictive Covenants may be required to ensure that the indoor amenity space is not for the whole site. The amenity space for the apartment use option is proposed to be 1,594 sq.m. (17,160 sq.ft.), which more than satisfies the Zoning By-law requirements.
- All other aspects of the CD By-law for Block C are consistent with the RM-15, RM-45, and IB Zones.

PRE-NOTIFICATION

Pre-notification letters were sent on May 19, 2006, and staff received the following comments:

- Traffic and noise from increased home businesses. Also access to 32 Avenue considering truck traffic and safety issues is a concern.

(The applicant proposes uses that allow for the quiet enjoyment of the residents since the work use is secondary to the primary residential use. The proposed list of uses is further restricted from what is allowed in the IB Zone, and is limited in floor area. It is important to note that the applicant has provided a land use that is consistent with the Live-Work designation in the Rosemary Business Park NCP. If the applicant proposed a Business Park uses, which is also allowed under the NPC designation, the level of noise and traffic would be higher.)

The location and turning movements at the proposed 32nd Avenue access are based upon a traffic study prepared by Ward Consulting and accepted by the Engineering Department. Internal access to the subject is proposed in accordance with the NCP from "Old 32nd Avenue" until access along 31st Avenue from Croydon Drive is achieved through future development.)

- Retain as many trees as possible.

(The applicant is proposing to dedicate almost 1/3 of the area as parkland where the majority of trees are located. New riparian planting will also be added around Titman Creek in accordance with ERC and DFO. The applicant has also hired a certified arborist to provide a comprehensive assessment of the existing trees on the site. The arborist's has concluded that many of the existing trees are not of good quality or species (e.g. cottonwood and alder). As compensation, the applicant is providing up to 200 replacement trees in excess of the 126 trees that is required by the tree by-law. In addition, fully detailed landscape plans have been prepared and will continue to be reviewed to the satisfaction of the City's Landscape Architect to ensure a high level of design consistent with the Rosemary Heights neighbourhood.)

- No retail uses.

(The applicant is proposing only to permit office uses with a range of appropriate service uses. Retail uses are not proposed since this development is not intended to be a retail commercial centre. The applicant's proposed business uses are consistent with the Live & Work NCP designation.)

- Concerns about the location of the proposed east-west strata road between the subject site and the southern adjacent lot.

(The owner of the southern lot, who also has a live/work development application that is at pre-Council, is concerned that the location of the strata road will negatively impact the developable area on his site. Both developers have been utilizing the same architect and consultants to coordinate this issue. In light of this concern, both applicants have committed to working together to resolve the exact siting and design of this strata road for their mutual benefit prior to final approval of the Zoning By-law.)

DESIGN PROPOSAL AND REVIEW

Block A

- The applicant is proposing to create 43 live-work three-storey townhouse units mostly in a duplex format. The work component of each unit is proposed to be located on the ground floor in the front of the unit.
- Most of the units will front onto the internal street, however, a cluster of units in the middle of the development are proposed to front onto 32 Avenue to create a better streetscape. This middle section is not proposed to be fenced along 32 Avenue to improve exposure for the business uses and increase opportunities for landscaping.
- The applicant is proposing 3-storey townhouse units along 32 Avenue, and 2 storey units on the internal road system. The homes are designed in a neo-heritage style with a mix of exterior materials such as stone, concrete siding, and shingles. The roofline will also be varied with dormers and gables reflected on each unit.

Block C:

- Since the developer is not proposing to develop at this time, the design proposal for the apartment or townhouse uses are general. The applicant is proposing either 45 three- storey townhouses similar to the ones proposed for Block A, or three 4-storey apartment buildings. The apartment buildings are proposed to consist of 200 units.
- Access for the future development may be from Croydon Drive when a full municipal road is constructed, or from 32 Avenue via the creek crossing.

- A private strata road is proposed along the southern property line of the subject site. This road is proposed to be shared with the adjacent southern property owner to provide access to the eastern lot when it is proposed for development in the future.
- All other aspects of the Development Permit will be fully detailed in the future when the applicant is prepared to construct and applies for another Development Permit.

ADVISORY DESIGN PANEL

ADP Meeting Date: February 22, 2007

Some of the ADP suggestions have been satisfactorily addressed except signage, lighting and landscaping which will be further reviewed and addressed before final approval (Appendix XIII):

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 Plan
Appendix IV.	Proposed Site Plan, Typical Floor Plans and Elevations, Landscape Plan (Block A)
Appendix V.	Proposed Site Plan, Typical Floor Plan and Elevations, and Landscape Plans (Block C)
Appendix VI.	Engineering Summary
Appendix VII.	Parks Comments
Appendix VIII.	School District Comments
Appendix IX.	Fire Department Comments
Appendix X.	Summary of Tree Survey and Tree Preservation
Appendix XI.	ADP Comments and Applicant's Response
Appendix XII.	CD By-law
Appendix XIII.	Rosemary Heights Business Park Land Use Plan NCP
Appendix XIV.	Extension of 32 Avenue

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated March 8, 2007.
- Tree Survey Plan dated March 2007.
- Arborist Report dated January 24, 2006 and March 6, 2007.
- Soil Contamination Review Questionnaire prepared by Hugh Carter dated March 1, 2006.

How Yin Leung
Acting General Manager
Planning and Development

SL/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: Hugh Carter, Qualico Developments (Vancouver)
 Address: #201 - 20331 - 150 Street
 Surrey, B.C. V3R 4B1
 Tel: 604-582-3011

2. Properties involved in the Application

(a) Civic Addresses: 15416, 15460 and 15390 - 32 Avenue

(b) Civic Address: 15416 - 32 Avenue
 Owner: 0719523 B.C. Ltd., Inc. No. 0719523
Director Information:
 Hugh Carter
 Jake Friesen
 Hershey Porte
 David Porte

Officer Information: (as at March 17, 2006)
 Jake Friesen (President)
 David Porte (Secretary)

PID: 002-555-247
Lot "D" Section 23 Township 1 New Westminster District Plan 14016

(c) Civic Address: 15460 - 32 Avenue
 Owner: 0719523 B.C. Ltd., Inc. No. 0719523
Director Information:
 Hugh Carter
 Jake Friesen
 Hershey Porte
 David Porte

Officer Information: (as at March 17, 2006)
 Jake Friesen (President)
 David Porte (Secretary)

PID: 006-813-577
Lot "C" Section 23 Township 1 New Westminster District Plan 14016

(d) Civic Address: 15390 - 32 Avenue
 Owner: 0719523 B.C. Ltd., Inc. No. 0719523
Director Information:
 Hugh Carter
 Jake Friesen

Hershey Porte
David Porte

Officer Information: (as at March 17, 2006)
Jake Friesen (President)
David Porte (Secretary)

PID: 006-029-299
Lot 27 Section 23 Township 1 New Westminster District Plan 46154

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to discharge Land Use Contract No. 11.
- (b) Introduce a By-law to rezone the property.
- (c) Application is under the jurisdiction of MOT.

DEVELOPMENT DATA SHEET

Block A: Townhomes
Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		15,636 sq.m.
Road Widening area		1,111 sq.m.
Undevelopable area		
Net Total		14,525 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	36%
SETBACKS (in metres)		
Front	7.5 m	6.0 m
Rear	7.5 m	6.0 m
Side #1 (West)	7.5 m	3.0 m
Side #2 (East)	7.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	11 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		45
Total	54	45
FLOOR AREA: Residential		8,201
FLOOR AREA: Commercial		
Retail		
Office		
Total		1,385
FLOOR AREA: Amenity Building		141.71 sq.m.
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA	8,715 sq.m.	9,728 sq.m.

** 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)		
# of units/ha /# units/acre (net)	37 upha/15 upa	29.6 upha/12 upa
FAR (gross)		
FAR (net)	0.60	0.66
AMENITY SPACE (area in square metres)		
Indoor	129 sq.m.	141.7 sq.m.
Outdoor	129 sq.m.	195 sq.m.
PARKING (number of stalls)		
Commercial		10
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	86	86
Residential Visitors	9	9
Institutional		
Total Number of Parking Spaces		105
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DEVELOPMENT DATA SHEET

Block C
Proposed Zoning: CD

Required Development Data	Townhouse Min Required Max. Allowed	Proposed	Townhouse Min Required Max. Allowed	Proposed
LOT AREA* (in square metres)				
Gross Total				
Road Widening area				
Undevelopable area				
Net Total		16,463 sq.m.		16,463 sq.m.
LOT COVERAGE (in % of net lot area)				
Buildings & Structures				
Paved & Hard Surfaced Areas				
Total Site Coverage	45%	33%	45%	30%
SETBACKS (in metres)				
Front	7.5 m	7.5 m	7.5 m	7.5 m
Rear (North)	7.5 m	6.0 m	7.5 m	6.0 m
Rear (East)	7.5 m	6.0 m	7.5 m	7.5 m
Side #2 (West)	7.5 m	7.5 m	7.5 m	7.5 m
Side #3 (South)	7.5 m	7.5 m	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)				
Principal	11 m	11 m	15 m	15 m
Accessory				
NUMBER OF RESIDENTIAL UNITS				
Bachelor				
One Bed				94
Two Bedroom				106
Three Bedroom +		45		
Total	60	45	182	200
FLOOR AREA: Residential		8,584 sq.m.		13,420 sq.m.
FLOOR AREA: Commercial				
Retail				
Office				
Total		1,463 sq.m.		
FLOOR AREA: Amenity Space		127 sq.m.	600 sq.m.	1,594 sq.m.
FLOOR AREA: Institutional				
TOTAL BUILDING FLOOR AREA	9,878 sq.m.	10,174 sq.m.	21,402 sq.m.	15,014 sq.m.

*** 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	Townhouse Min Required Max. Allowed	Proposed	Townhouse Min Required Max. Allowed	Proposed
DENSITY				
# of units/ha /# units/acre (gross)				
# of units/ha /# units/acre (net)	37 upha/ 15 upa	27.6 upha/ 11 upa	111 upha 45 upa	121 upha/ 49 upa
FAR (gross)				
FAR (net)	0.6	0.62	1.3	0.91
AMENITY SPACE (area in square metres)				
Indoor	135 sq.m.	126.6 sq.m.	600 sq.m.	1,594 sq.m.
Outdoor	135 sq.m.	195 sq.m.	600 sq.m.	650 sq.m.
PARKING (number of stalls)				
Commercial				
Industrial				
Residential Bachelor + 1 Bedroom			122	123
2-Bed	86	86	159	159
3-Bed				
Residential Visitors	9	16	40	40
Institutional				
Total Number of Parking Spaces	102	102	321	321
Number of disabled stalls				
Number of small cars				
Tandem Parking Spaces: Number / % of Total Number of Units				
Size of Tandem Parking Spaces width/length				

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

