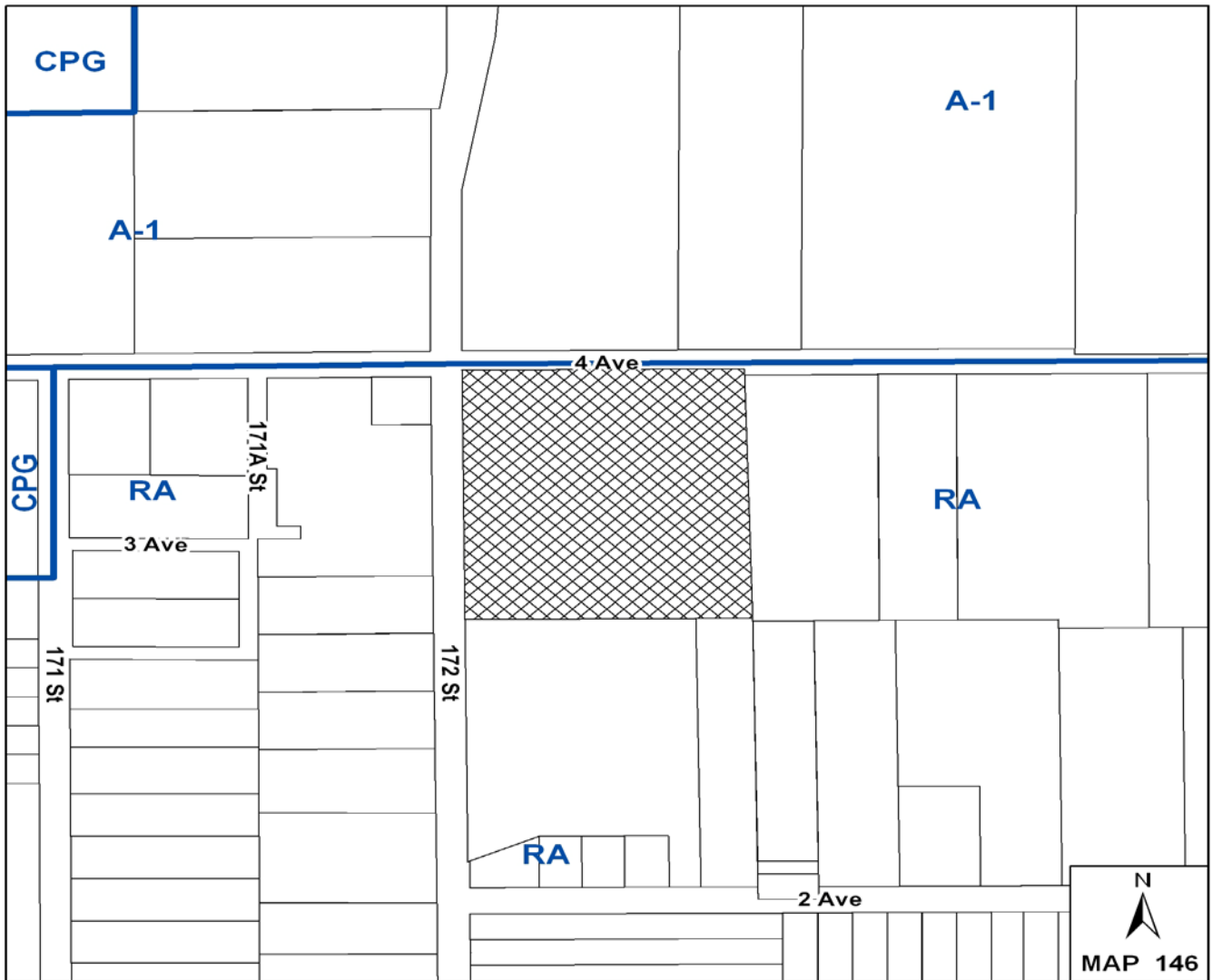


**Proposal:** Partial OCP Amendment from Suburban to Urban. Partial NCP Amendment from Suburban Half-Acre to Urban Single Family. Rezone from RA to CD, RF-12 and RF-9 to allow subdivision into 5 Half-Acre gross density lots, 13 Urban Transition Lots, and 46 Single Family small lots. DP for a landscape buffer along the ALR. DVP to relax the lot depth for Lots 20 and 21.

**Recommendation:** Approval to Proceed

**Location:** 17262 – 4 Avenue      **Zoning:** RA  
**OCP Designation:** Suburban / Urban  
**NCP Designation:** Sub ½ Acre and SF Res. Flex      **Owner:** Portal Village Management Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: March 10, 2006  
Application Revision & Re-submission Date: January 4, 2007  
Planning Report Date: February 26, 2007

## PROPOSAL

The applicant is proposing:

- a partial OCP amendment from Suburban to Urban;
- a partial NCP amendment from Suburban to Urban Single Family 6 upa;
- a rezoning from RA to CD, RF-12 and RF-9;
- a Development Permit for a landscape buffer along the ALR; and
- a Development Variance Permit to relax the following by-law regulations:
  - reduce the lot depth requirement for the RF-12 Zone from 22 m (72 ft.) to 21 m (69 ft.) for proposed Lots 20 and 21

in order to allow subdivision into 5 half-acre gross density-type lots, 13 urban single family transition lots, and 46 single family small lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the portion of the property shown in Appendix XIII, from Suburban to Urban and a date for Public Hearing be set.
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 the portions of the property shown as Blocks "A" and "B" on Appendix XIV, from One Acre Residential Zone (RA) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone the portions of the property shown as Block "D" on Appendix XIV, from One Acre Residential Zone (RA) (By-law 12000) to Single Family Residential (12) Zone (By-law No. 12000) and to rezone a portion of the property, shown as Block "C" on

- Appendix XIV to Single Family Residential (9) Zone (By-law No. 12000) RF-9, and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7906-0098-00 for a landscape buffer along the ALR in accordance with the attached drawings (Appendix III).
  6. Council approve Development Variance Permit No. 7906-0098-00, (Appendix X) varying the following, to proceed to Public Notification:
    - (a) to relax Section K.2., Part 17A of the Zoning By-law to reduce the minimum lot depth of the RF-12 Zone from 22 metres (72 ft.) to 21 metres (71 ft.) for proposed lots 20 and 21.
  7. 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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
    - (e) The applicant address the 15% cash-in-lieu of parkland requirement for the half-acre gross density type lots proposed;
    - (f) Registration of Section 219 Restrictive Covenant to prohibit direct vehicular access for lots 1 to 5 from 4 Avenue, and limit access to these lots from the rear lanes;
    - (g) registration of a Section 219 Restrictive Covenant to ensure installation and maintenance of the landscape buffer along 4 Avenue, and providing notice to future owners of agricultural practices and potential nuisance from the ALR;
    - (h) the applicant address the shortfall in tree replacement;
    - (i) registration of a Section 219 Restrictive Covenant for tree preservation on the proposed lots, in accordance with the approved tree preservation plan; and
    - (j) the applicant address the impact on parks and recreation facilities.
  8. Council pass a resolution to amend Douglas NCP to redesignate the portions of the land shown as Block B Appendix XIV from Suburban to Urban Single Family 6 upa 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 IV).

Parks: Support. Parks has concerns about the pressure an OCP Amendment will place on Parks and Recreation and recommend an adjustment on the NCP parks contribution. (Appendix V).

School District: **School Impacts:**

**Projected number of students from this development:**

Elementary students = 22 students  
 Secondary students = 10 students  
 Total new students = 32 students

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

Hall's Prairie Elementary School = 14K + 90 enrolled/40K + 100 capacity  
 Earl Marriott Secondary School = 1629 enrolled/1500 capacity

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

Elementary students = 0 students  
 Secondary students = 271 students  
 Total new students = 271 students

**Approved Capacity Projects and Future Space Considerations**

*A new Douglas Area elementary school site has been approved for acquisition. A new elementary school will be needed after 2010. The Capital Plan also proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term.*

(Appendix VI)

Ministry of Transportation: The Ministry is reviewing the Transportation Study. (Appendix VII).

Agricultural Advisory Committee: Objected to original layout and a decrease in the Suburban area. Layout revised per AAC comments but maintained the decrease in Suburban area. (Appendix XVI).

## SITE CHARACTERISTICS

- **Existing Land Use** The site is currently an acreage dwelling, zoned RA.
- **Significant Site Attributes** The site is treed with mixed deciduous timber stand and interspersed with conifers.
- **East:** To the east is a one acre residential lot, zoned RA, designated Suburban/Urban in the OCP and Suburban ½ Acre/Urban Single family in the NCP.
- **South:** The lands to the south are zoned RA and under the Cressey development application proposed for the RF-9 lots and the west portion of school site, designated Urban in the OCP and Urban Single family/Small Lot Single family in the NCP.
- **West:** The lands across 172 Street are acreages zoned RA that are under development application. One lot at the very southwest corner of 4 Avenue and 172 Street is not under application. These lands are designated Suburban/Urban in the OCP and Suburban ½ Acre/Urban Single Family and Small Lot Single Family in the NCP.
- **North:** The lands across 4 Avenue are acreage/hobby farms in the Agricultural Land Reserve, zoned A-1, designated Agriculture in the OCP.

## PLAN AND POLICY COMPLIANCE

- OCP Designation: Split designated Suburban (northerly 3/4 ) and Urban (southerly ¼). Partially Complies. A portion of the Suburban Designated area requires amendment to Urban.
- Douglas NCP Designation: Split designated "Suburban ½ Acre" and Urban Single Family Residential" and "Small Lot Single Family". Partially Complies. A portion of Suburban ½ acre needs amendment to Urban Single Family and the "Small Lot Single Family" and "Urban Single Family Residential" needs amendment to "Single Family Residential Flex (6.0 to 14.5 upa).

## JUSTIFICATION FOR PLAN AMENDMENT

- The Official Community Plan (OCP) land use designation for the subject site is "Suburban" for the northern three quarters of the property and "Urban" along the southern quarter. Similarly, the Douglas NCP land use designation for the northern portion of this lot is "Suburban ½ Acre" and for the southern portion of this lot is "Single Family Residential" and "Single Family Small Lot". The applicant is proposing amendments to both the OCP and NCP. The Amendments were anticipated as part of the February 12, 2007 Corporate Report No. L001 to Council.

- The proposed OCP Amendment is to reduce the area of Suburban designated lands against the Agricultural Land Reserve (ALR) for the subject site and redesignate it to Urban.
- The ALR is located north of 4<sup>th</sup> Avenue. The remaining Suburban designation would accommodate one row of half-acre gross density type lots south of 4<sup>th</sup> Avenue.
- Amending the Suburban does not affect the 2 units per acre density required on the ALR edge. It allows for a more desirable interface towards the small lots within the proposed "Single Family Residential Flex" designation for the NCP Amendment that was discussed in the Corporate Report No. L001.
- The Amendment takes into consideration that Douglas is a relatively small and isolated area adjacent to the ALR and major roadways. The densification in this area is to support sustainability and affordability of housing, while recognizing that due to the environmental constraints of the lands, only marginal increases in redevelopment densities can be considered.
- The Amendment also supports the move to smaller lots within the Urban area and that portion of the Suburban area that is redesignated Urban, can create a more desirable interface between the Suburban lots and the small lots proposed under the NCP Amendment to "Single Family Residential Flex" and allows the density gradient decrease gradually towards the ALR.
- Council recently approved (Corporate Report No. L001) the inclusion of "Single Family Residential Flex" 6 up to 14 upa designation in the Douglas NCP and approved a set of review criteria to ensure that interface areas and density gradients were assessed as part of each NCP Amendment application when they were brought forward.
- The review criteria was intended for the assessment of land use applications proposing the "flex" designation. These criteria address:
  - the interface of proposed zones with retained lands outside of the flex zone; and
  - the density gradient
- This application is bounded on its east, west and south sides by development applications that have been coordinated to propose similar densities and amendments to the "flex" designation, and therefore the proposed interface on these boundaries is appropriate.
- This development application has a major interface with the Agriculture Land Reserve north of 4<sup>th</sup> Avenue as it is adjacent to the ALR edge. The appropriate interface with the ALR is using a fifteen metre (15 m) landscaped buffer and meeting the requirements of City Policy 0-23 (as amended) which requires a minimum ALR interface of one row of half-acre or half-acre gross density sized lots in the Suburban area. The landscape buffer must be provide and the front face of any building must be located a minimum of 37.5 metres south of the ALR boundary. These requirements have all been met.
- In addition, the density gradient criteria requires that the transition lots between the half-acre lots to small lots across the proposed roadway. The density gradient towards the ALR has thus been protection from the proposed flex area with small lots, through the transition are and the ALR edge.

## DEVELOPMENT CONSIDERATIONS

### Background

- Development Application No. 7906-0098-00 is located within the Douglas Neighbourhood Concept Plan (NCP) area.
- The Douglas NCP area is comprised of approximately 60 hectares (150 acres) of land and is generally bounded by Highway 99 to the west, the Canada/USA border (Blaine, Washington) to the south, 4 Avenue to the north and the 175 Street alignment to the east.
- The development application is for one large acreage lot located at 17262 - 4 Avenue, the southeast corner of the intersection of 172 Street and 4 Avenue.
- The development application encompasses a total of 3.6 hectares (8.94 acres) and proposes a total of 64 residential lots. Five half-acre gross density type lots at the northern portion of the lots where it is south across 4<sup>th</sup> Avenue from the ALR, a band of transition lots, and small lots south of the proposed roadway.

### Proposed Rezoning

- The proposed rezoning is from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", "Single Family Residential (12) Zone (RF-12)", and "Single Family Residential (9) Zone". The proposed subdivision plan is shown in Appendix III.
- The application requires a Development Permit to secure the buffer adjacent to 4<sup>th</sup> Avenue. The buffer has been provided as the appropriate treatment of this boundary with the Agriculture Land Reserve (ALR), which is located directly north of 4<sup>th</sup> Avenue. The buffer will also be protected by fencing on either side of the buffer area, and a Restrictive Covenant will also be registered on title to prevent disturbance of the buffer and provide notice to future owners of agricultural uses and activities to the north that have the potential for some nuisances.
- The application includes a Development Variance Permit (DVP) to relax the lot depth requirements of the RF-12 Zone for two lots. This DVP is described in detail later in this report.

### Proposed CD Zone

- A CD Zone is proposed along the northern portion of the site abutting 4 Avenue based on a combination of the RH-G and RF Zones. These areas are shown as Block A and Block B in the plans attached as part of Appendix III, and as Schedule A in the CD Zone in Appendix IX.
- A CD Zone was required to implement the regulations of the Half Acre Residential Gross Density Zone (RH-G) for Block A, with the exception of the open space requirement for the 'Suburban' designated lands. In this case, the applicant is required to submit 15% of the market value of Block A as cash-in-lieu of the open space requirement. The remainder of the site will contribute 5% cash-in-lieu of dedicated parkland in accordance with the regulations. This portion of the site (Block A) meets the 2 upa requirement of the Douglas NCP.

- The CD Zone is also required to implement the regulations of the Single Family Residential Zone (RF) for Block B for the lands proposed to be designated 'Urban Single Family'. This area will require a minimum lot area of 450 m<sup>2</sup> (4843.9 sq. ft.) and minimum lot width of 13.8 m (45 ft.) and minimum lot depth of 26 m (85 ft.). The CD allows these reduced lot dimensions for these RF-type lots, while requiring that they meet 6 upa, as appropriate to the transition area between the 'Suburban' area and the proposed small lots.
- The table below describes the differences in the proposed CD Zone from the base zones of RH-G and RF:

<b>Amendment</b>	<b>RH-G Zone</b>	<b>CD Zone Block A</b>	<b>RF Zone</b>	<b>CD Zone Block B</b>
<b>Permitted Uses and Open Space</b>	Single Family Dwelling and accessory uses, 15% Open Space Uses	Single Family Dwelling, and accessory uses. Open space uses deleted. 15% cash-in-lieu required.	Single family dwelling and accessory uses.	Same as RF.
<b>Density</b>	Maximum 5 dwelling units per hectare.	Same as RH-G.	6 upa	Same as RF.
<b>Lot Sizes/Dimensions</b>	1,120 to 1,400 m <sup>2</sup>	1,300 m <sup>2</sup>	- 15m x 28 m and 560 m <sup>2</sup>	13.8 m x 26 m and 450 m <sup>2</sup>

#### ALR Interface/Buffer

- The OCP and Policy 0-23 Residential Buffering adjacent to the ALR/Agricultural Boundary both require that proposed lots on the ALR edge are required to be a maximum of 2 units per acre, and that a continuous 15 metre (50 ft.) deep buffer along the ALR edge be provided continuously for the length of the proposed development.
- The ALR edge is located on the north side of 4 Avenue, across the road from the subject site. The applicant's first proposal did not meet the requirements of the OCP and Policy 0-23. They proposed driveways from 4 Avenue for the lots, with a landscaped buffer that was intermittent along 4 Avenue to interface with ALR. They requested to proceed to the Agriculture Advisory Committee (AAC) on September 7, 2006. The Minutes are attached as Appendix XVI.
- AAC reviewed the applicant's proposal and recommended that the lots be accessed from a lane or from a rear road, and that a continuous landscaped buffer be provided along 4<sup>th</sup> Avenue.
- The applicant has revised the proposed plans to achieve the continuous ALR Buffer by incorporating a lane at the rear of the Suburban lots. The buffer plan is included as part of Appendix III.
- The buffer will be secured through Development Permit and a Section 219 Restrictive Covenant. The applicant will be required to construct the buffer prior to transfer of the lands to ensure that the buffer has been constructed and the fencing is fully in place prior to improvements taking place on the lot.



- The AAC also recommended against a decrease in the Suburban area. However, the applicant has addressed the edge condition and located access to the rear of the Suburban Lots, decreasing the amount of reduction needed. The reduction also allows for the density gradient to be addressed at this location.

#### Proposed RF-12 Zone

- The area proposed to be rezoned to RF-12 is 0.3 ha (0.76 acres). The total number of lots proposed for the RF-12 Zoning is 6, with a density of 20 uph (7.9 upa).
- The proposed RF-12 lots will be front access lots and none will have retained homes.
- Two of these lot depths are proposed to be varied, as noted under Development Variance Permits.

#### Proposed RF-9 Zone

- The area proposed to be rezoned to RF-9 is 1.514 ha (3.74 acres). The total number of RF-9 lots proposed under the preliminary plan is 40. The density for this area is 26.42 uph (10.7 upa).
- The RF-9 lots are all served by lanes and will have rear entry garages.
- This pattern of RF-9 lot development is being continued to the south under Development Application No. 7904-0411-00.

#### Public Consultation

- Pre-notification letters were sent on June 12, 2006, and Planning received two letters of concern from residents (one household) in response to the pre-notification letter. The concerns are noted below:
  - Traffic and access to the area.
  - No provision of public transportation.
- The applicant has undergone public consultation with respect to the proposed OCP and NCP Amendments to decrease the Suburban designated area, increase densities and introduce smaller lots into the Douglas NCP.
- The applicant held a Public Information meeting on June 28, 2006 at the Aston Pacific Inn on King George Highway. 250 invitations were mailed and 37 persons attended the meeting. The following is a summary of the Public Information Meeting Report submitted by the applicant:
  - Ten surveys were filled out at the meeting and four were returned after the meeting;
  - The location of the attendees was mapped and attached to the Public Information Meeting Summary in Appendix XII. It is noted that some Douglas Point Townhouse residents were quite vocal in opposition to the redevelopment of Douglas and this is reflected in the surveys as the majority of the surveys did not support the project. (The Douglas Point townhouse complex is located outside directly to the east of the Douglas NCP area

between 2 and 4 Avenue. The townhouse residents have traffic concerns that extend beyond the development proposals and have previously been dealt with by Council, staff and the Ministry of Transportation); and

- The main concerns were traffic, too high of a density, and impact on trees and wildlife in the area.
- This applicant was part of the November 22, 2006 joint Public Information Meeting (10 applicants) to present all the proposed projects, servicing schemes and traffic analysis.
- The Public Information meeting was held at the Aston Pacific Inn in South Surrey. Invitations were mailed to all the landowners in the Douglas NCP area, and extended to a minimum of one additional lot beyond the boundaries of the Douglas NCP area. Each developer had representatives on hand to discuss the proposals, and staff from Planning and Engineering attended as resources.
- The development applicants currently represent over 50% of the land area in the NCP and support the NCP amendments proposed.
- Approximately 68 people attended the November 22, 2006 Open House in addition to the developer representatives and staff. One survey was used as the opportunity to comment for all applications. The survey responses were analyzed to identify common responses. The following is a synopsis of the results of the analysis:
  - The City received 17 completed comment sheets, 1 e-mail submission and 2 written submissions.
  - Of the 17 respondents, 5 noted that they were in favour of the proposals, 10 noted that they opposed the proposals and 2 did not indicate support/non-support. Some of the negative responses are from small landowners who questioned the original Douglas NCP when it was being done.
  - The e-mail and written submission expressed concern over density, traffic and environmental impacts.
  - Over 50% of the Douglas NCP area is under application (57 of the 149 residential properties). Many of the landowners party to the applications did not attend the meetings or did not feel they had to respond to the questionnaire
  - The most frequently noted comments for opposition were traffic, density and environmental impact.

## Issues

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

- Traffic:

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

*These concerns have been brought up in part due to the traffic congestion created by commercial truck traffic blocking access at 2<sup>nd</sup> Avenue and 176<sup>th</sup> Street (Highway 15, Pacific Highway), the lack of lights at 4<sup>th</sup> Avenue and Highway 15 and blockages due to commercial truck traffic, the delay in lights being installed at 8<sup>th</sup> Avenue and 172<sup>nd</sup> Street and the subsequent perception that commercial truck traffic can also block this intersection, and the temporary closure of Peace Park Drive which exits on to Highway 99.*

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

*The report also noted that "border runners" impacted local traffic volumes, particularly during the weekend. During peak hours it was found that a number of vehicles transited the neighbourhood along 172<sup>nd</sup> Street and 2<sup>nd</sup> Avenue to bypass the lineups at the Canada/US border. The NCP proposed a number of measures to deal with this problem (roundabouts on 172<sup>nd</sup> Street and traffic restrictions on 2<sup>nd</sup> Avenue). The project proponents are proposing to enhance those measures by adding an additional roundabout at 4<sup>th</sup>/172<sup>nd</sup> Street to further reduce traffic speeds and discourage border traffic.*

*As part of the densities proposed, the applicants are proposing to modify local road layouts, which is necessary when implementing smaller lot sizes. All of the proposals are being coordinated so that modifications to roadways will be shown comprehensively when each application moves forward to Council.*

- Facilities, Infrastructure and Drainage:

Concerns have been expressed about the servicing and drainage as they related to increasing densities in this area.

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

- Trees/Habitat Retention:

Some of the comments and concerns relate to the preservation of trees and wildlife habitat in the NCP area.

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

### Tree Retention

- Introducing redevelopment into an existing area of acreage lots has an impact on tree retention.
- The applicant is also working with local groups, such as A Rochao, to address environmental and tree replacement concerns beyond their site, and will be contributing to their tree replacement and riparian areas.
- The development site has 165 mature trees and additional patches of mixed alder and black cottonwood deciduous stand.
- There are no mature trees considered to be hazardous.
- There are 140 mature trees proposed to be removed and 25 retained requiring a Restrictive Covenant. Of the trees to be removed, 80 are deciduous alder/cottonwood and 60 are mature conifers.
- The applicant is proposing a replacement tree count of 114 within the lots. The applicant is proposing a further 91 trees in the buffer area for a total of 205 trees.
- Without the tree planning in the buffer area, the proposed development has a "tree deficit" of 86 trees. The applicant is proposing to contribute \$25,800 to the City's Green Fund in order to facilitate the remainder of the tree replacement in the areas of the City with the greatest need.

### Building Scheme

- The Neighbourhood Character Study and Building Scheme were done by designated Design Consultant, Michael E. Tynan of Tynan Consulting Ltd.
- The applicant has submitted a building scheme that has the following elements:
  - Classical heritage, neo-heritage and neo-traditional style dwellings
  - Mid-scale and simplicity of massing
  - Common hip, common gable, dutch hip and boston hip/gable roof lines

- Generous overhangs and roof materials of cedar, 40 year shake profile asphalt or concrete roof tiles
  - Feature areas of brick or stone
  - Generous trim and detailing
  - No secondary suites with the exception of the Coach House Zone
  - In-ground basements permitted
- The Building Scheme will still need revisions to reflect some of the key community characteristics of Douglas. As the applicant and the City are concerned about affordability, these key characteristics have not been fully defined in the current Building Scheme but could include:
    - Steeper roof pitch: the roof pitch is a relatively simple way to define the community. A steeper roof pitch could give the single detached housing in Douglas more of village atmosphere within the neo-heritage scheme;
    - Roof top and cladding elements: such as weather vanes and board and batten style cladding. These are described in the Douglas NCP Design Guidelines; and
    - A Fir timber or wood detailing feature: the community of Douglas and the Open Space is very much defined by the fir trees and west coast village atmosphere.

The Design Consultant is working to incorporate these elements into the overall building scheme and it will be consistent throughout all the Douglas developments.

#### 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.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the lot depth required for the RF-12 Zone from 22 metres (72 ft.) to 21.71 metres (69 ft.).

Applicant's Reasons:

- In order to achieve full lot capability the lot depth has to be varied at this one location.

Staff Comments:

- A 2 metre (6.5 ft.) relaxation does not affect the building area as the lots are greater in width and area.
- The relaxation ensures that a full road width of 18 metres ( 59 ft.) is provided for the secondary access to the school.

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, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Ministry of Transportation Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Development Variance Permit No. 7906-0098-00
Appendix XI.	CD By-law
Appendix XII.	Public Consultation Summaries
Appendix XIII.	OCP Amendment Map
Appendix XIV.	Zoning Block Plan
Appendix XV.	Corporate Report No. L001
Appendix XVI.	Agricultural Advisory Committee Minutes of September 7, 2006.

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated February 21, 2007.
- Building Scheme dated November 29, 2006.
- Neighbourhood Character Study dated November 29, 2006.
- Arborist Report dated June 13, 2006 / Addendums November 2006 and January 2007.

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- Tree Preservation and Replacement Plan dated January 29, 2007.
- Lot Grading Plan dated July 2006.
- Traffic Study prepared by Ward Consulting dated January 26, 2007.
- Soil Contamination Review Questionnaire prepared by Elizabeth Grausan dated January 24, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

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## SUBDIVISION DATA SHEET

Proposed Zoning: \_\_\_\_\_

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	8.94
Hectares	3.61
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	64
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.1 – 43.43 m
Range of lot areas (square metres)	255 – 1688 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	17.686 uph / 7.15 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	47%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	62%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

## SUBDIVISION DATA SHEET

**Proposed Zoning: Block A CD**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.27 ac
Hectares	.9174
<b>NUMBER OF LOTS</b>	
Existing	
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	33.3 – 43.43 m
Range of lot areas (square metres)	1300 m <sup>2</sup> – 1688 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.45 uph
Lots/Hectare & Lots/Acre (Net)	2.20 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	6%
Total Site Coverage	31%
<b>PARKLAND</b>	
Area (square metres)	Cash-in-lieu
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
Requires Project Data	Proposed
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SUBDIVISION DATA SHEET****Proposed Zoning: Block CD (RF-12)**

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	2.17 ac
Hectares	.8768 ha
<b>NUMBER OF LOTS</b>	
Existing	
Proposed	13
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.8 – 17.1 m
Range of lot areas (square metres)	450 m <sup>2</sup> – 473 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	14.83 uph – 5.99 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	18%
Total Site Coverage	68%
<b>PARKLAND</b>	
Area (square metres)	Cash-in-lieu
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>Requires Project Data</b>	<b>Proposed</b>
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SUBDIVISION DATA SHEET****Proposed Zoning: Block C RF-9**

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	3.741 ac
Hectares	1.514 ha
<b>NUMBER OF LOTS</b>	
Existing	
Proposed	40
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.1 – 10.5 m
Range of lot areas (square metres)	255 m <sup>2</sup> – 316 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	26.42 uph – 10.692 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	72%
<b>PARKLAND</b>	
Area (square metres)	Cash-in-lieu
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>Requires Project Data</b>	<b>Proposed</b>
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

## SUBDIVISION DATA SHEET

**Proposed Zoning: Block D RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	.77 ac
Hectares	.3104 ha
<b>NUMBER OF LOTS</b>	
Existing	
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	14.06 – 21.3 m
Range of lot areas (square metres)	320 m <sup>2</sup> – 470 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	19.33 uph – 7.8 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	70%
<b>PARKLAND</b>	
Area (square metres)	Cash-in-lieu
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
Requires Project Data	Proposed
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: **CD**

Required Development Data	Minimum Required / Maximum Allowed		Proposed	
<b>LOT AREA*</b> (in square metres)				
Gross Total			9186.69 m <sup>2</sup>	
Road Widening area				
Undevelopable area			N/A	
Net Total	N/A		9186.69 m <sup>2</sup>	
<b>LOT COVERAGE</b> (in % of net lot area)				
Buildings & Structures				
Paved & Hard Surfaced Areas				
Total Site Coverage				
<b>SETBACKS</b> ( in metres)	RH-G	RF	CD based on RH-G	CD based on RF
Front	7.5 (25 ft)	7.5 (25 ft)	15 m (49 ft)	7.5 (25 ft)
Rear	7.5 (25 ft)	7.5 (25 ft)	7.5 m (25 ft)	7.5 (25 ft)
Side #1 (N,S,E, or W)	3.0 (10 ft)	1.8 (6 ft)	13.0 m (10 ft)	1.8 (6 ft)
Side #2 Flanking	7.5 (25 ft)	3.6 (12 ft)	7.5 m (25 ft)	3.6 (12 ft)
<b>BUILDING HEIGHT</b> (in metres/storeys)				
Principal	9 m (30 ft)	9 m (30 ft)	9 m (30 ft)	
Accessory	4 m (13 ft)	4 m (13 ft)	4 m (13 ft)	
<b>NUMBER OF RESIDENTIAL DWELLINGS</b>			64	
<b>FLOOR AREA: Residential</b>				
<b>FLOOR AREA: Commercial</b>				
Retail				
Office				
Total				
<b>FLOOR AREA: Industrial</b>				
<b>FLOOR AREA: Institutional</b>				
<b>TOTAL BUILDING FLOOR AREA</b>				

*\* 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)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		N/A
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		N/A
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

