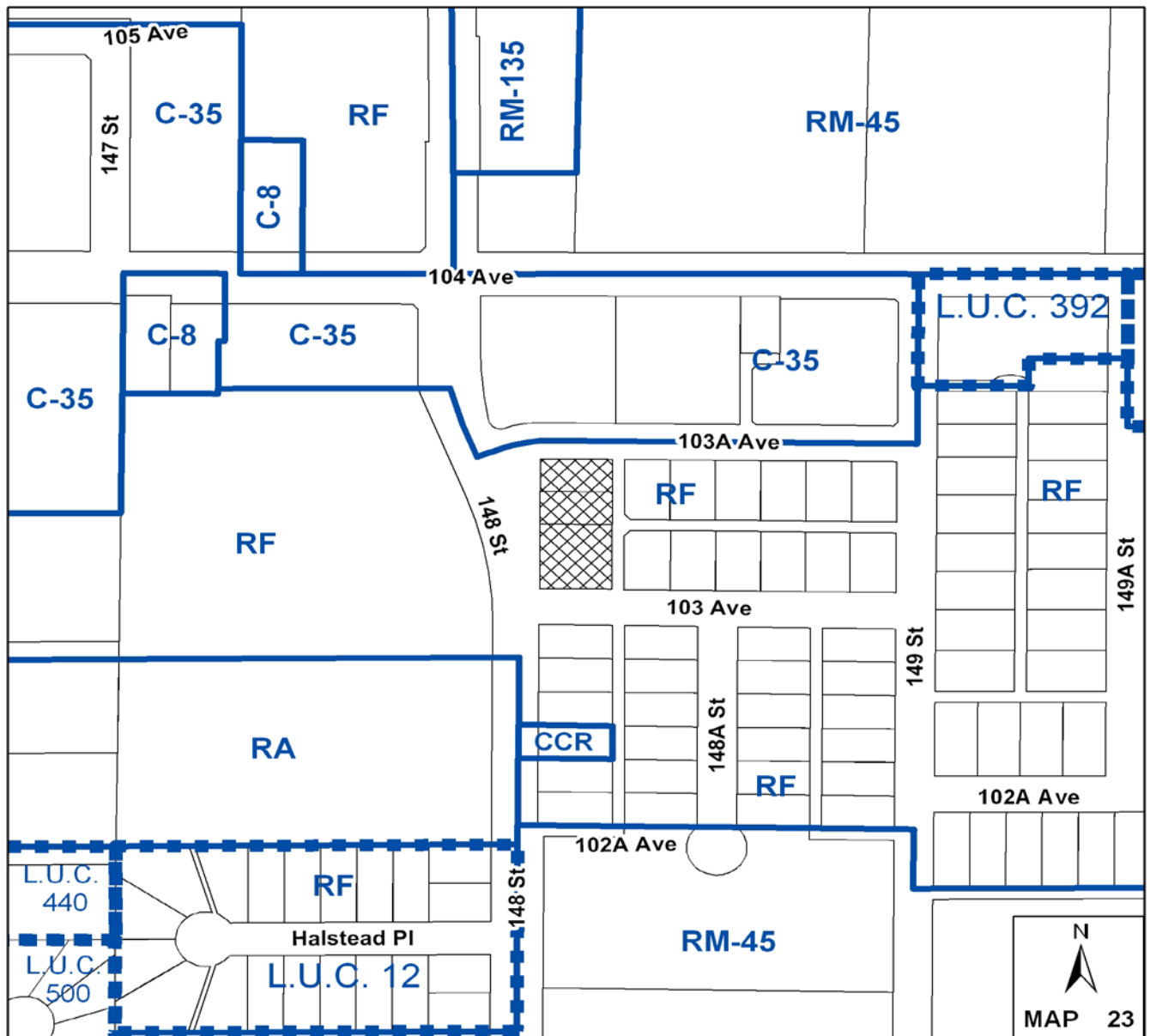


Proposal: Rezone from RF to CD and Development Permit to permit the development of 20 assisted living apartment units.

Recommendation: Approval to Proceed

Location: 10324, 10338 and 10344 - 148 Street **Zoning:** RF

OCP Designation: Multiple Residential **Owner:** Provincial Rental Housing Corporation



PROJECT TIMELINE

Completed Application Submission Date: May 3, 2006
Planning Report Date: September 25, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
- a Development Permit

in order to permit the development of 20 assisted living apartment units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0190-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final adoption OR approval:

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;

submission of a subdivision layout to the satisfaction of the Approving Officer;

submission of an acceptable tree survey and a statement regarding tree preservation;

submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and

a Housing Agreement be entered into with the City of Surrey.

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 __).

Parks: No concerns (Appendix __).

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwellings to be removed.
- **Significant Site Attributes**
- **East:** Single family dwellings zoned RF, designated Multiple Residential.
- **South:** Across 103 Avenue, single family dwellings zoned RF, designated Multiple Residential.
- **West:** Across 148 Street, Hjorth Road Park zoned RF, designated

Multiple Residential.

- **North:** Across 103A Avenue, apartment building with 210 units zoned C-35, designated Multiple Residential.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies

DEVELOPMENT CONSIDERATIONS

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. Summary of Tree Survey and Tree Preservation
- Appendix VII. ADP Comments and Applicant's Response
- Appendix VIII. Development Permit No. 7906-0190-00
- Appendix IX. CD By-law

INFORMATION AVAILABLE ON FILE

- Title Search
- Detailed Engineering Comments dated August 29, 2006.
- Tree Preservation and Replacement Plan dated _____
- Soil Contamination Review Questionnaire prepared by Anthony Boni dated May 2, 2006.

How Yin Leung
Acting General Manager
Planning and Development

LCR/pmr

v:\wp-docs\planning\plncom06\09151017.lcr.doc
PMR 9/15/06 10:18 AM

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed in the RM-45 Zone	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	2655
Road Widening area	N/A	N/A
Undevelopable area	N/A	N/A
Net Total	N/A	2655
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (North)	7.5 m	7.49 m
Rear (South)	7.5 m	9.59 m
Side #1 (W)	7.5 m	1.57 m
Side #2 (E)	7.5 m	10.6 m
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	10.5 m
Accessory	4.5 m	4 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		N/A
One Bed		20
Two Bedroom		N/A
Three Bedroom +		N/A
Total		20
FLOOR AREA: Residential		1,857 sq.m.
FLOOR AREA: Commercial		
Retail		N/A
Office		N/A
Total		N/A
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		1,857 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)	74 uph	75 uph
# of units/ha /# units/acre (net)	74 uph	75 uph
FAR (gross)	0.86	0.7
FAR (net)	0.86	0.7
AMENITY SPACE (area in square metres)		
Indoor	60 sq. m.	129 sq. m.
Outdoor	60 sq. m.	191 sq. m.
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed	N/A	N/A
3-Bed	N/A	N/A
Residential Visitors	N/A	9
Institutional	N/A	N/A
Total Number of Parking Spaces	N/A	9
Number of disabled stalls	N/A	1
Number of small cars	N/A	N/A
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A
Size of Tandem Parking Spaces width/length	N/A	N/A

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

CONTOUR MAP FOR SUBJECT SITE

