

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0317-00

Planning Report Date: July 28, 2008

PROPOSAL:

- **OCP Amendment** on portions from Suburban and Agricultural to Urban and from Suburban to Agricultural
- **Rezoning** from RA and CPG to RF-12, RM-15 and CPG
- **Development Permit**
- **ALR Exclusion and Inclusion**

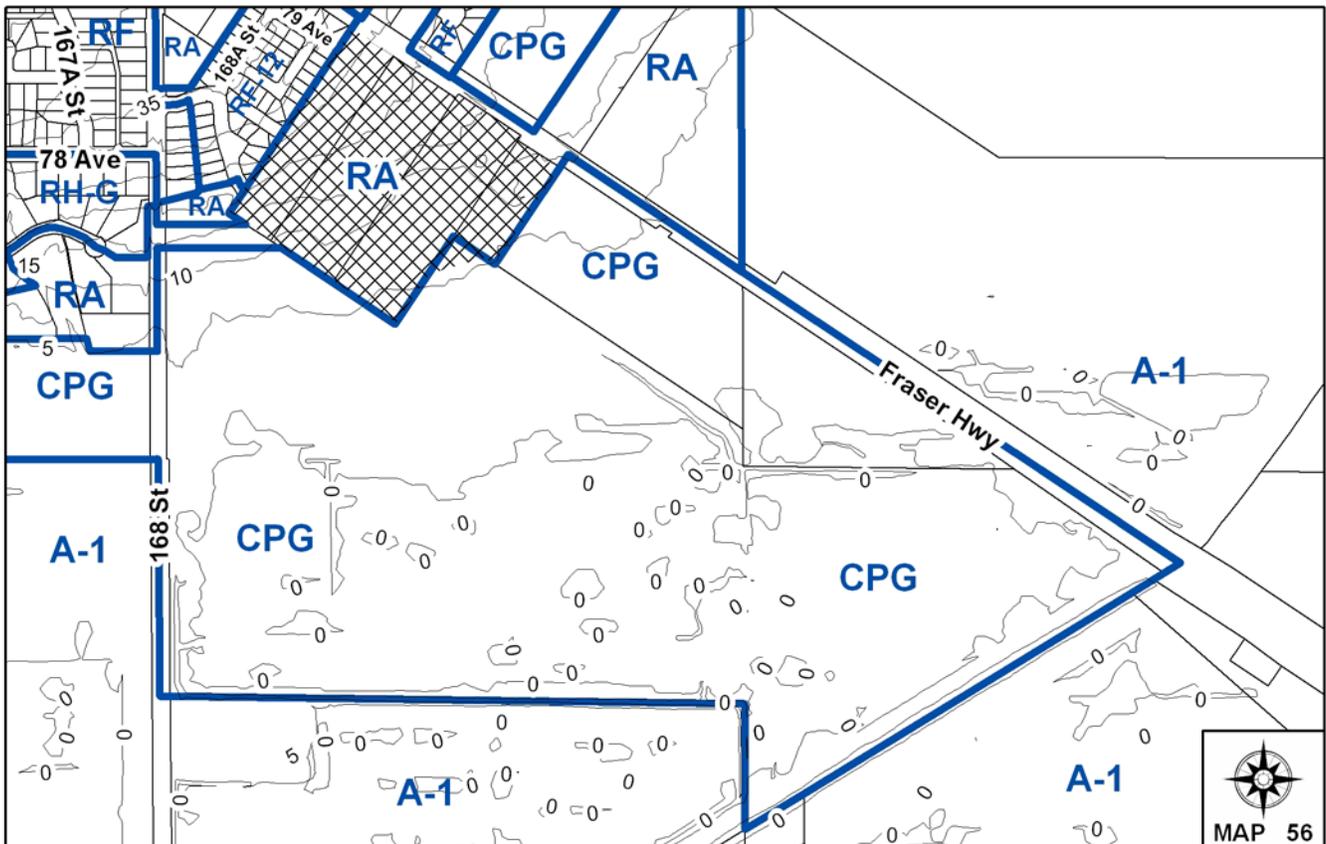
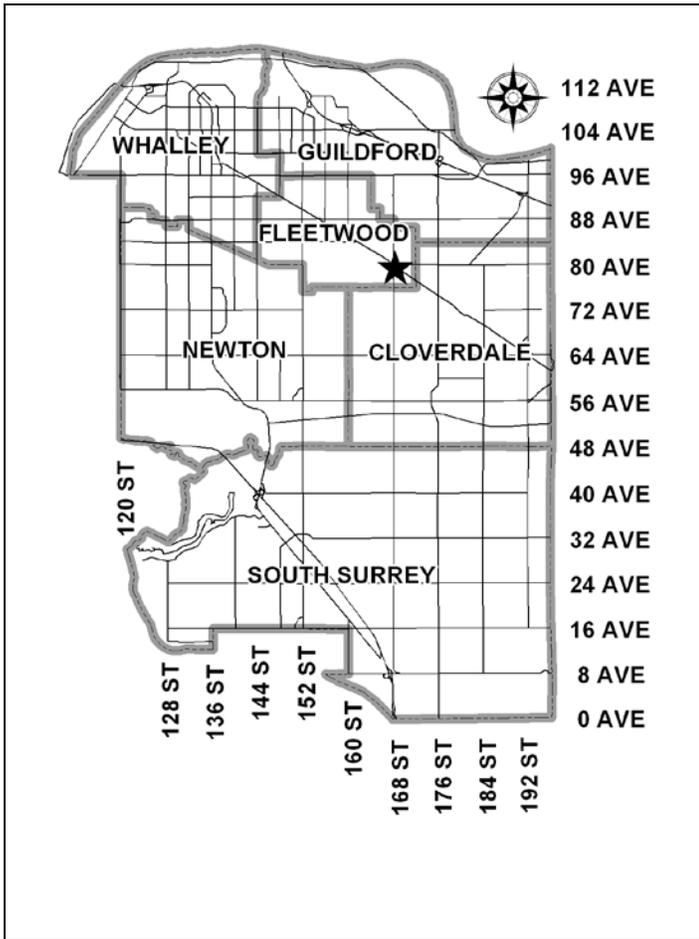
in order to permit the development of approximately 91 small lot single family dwellings and 83 townhouse units.

LOCATION: 7700 - 168 St./ 16944, 16982, 17032 & 17076 Fraser Highway

OWNERS: 0781096 BC Ltd., et al

ZONING: RA and CPG

OCP DESIGNATION: Suburban and Agricultural



RECOMMENDATION SUMMARY

- By-law Introduction and first and second readings for:
 - OCP Amendment; and
 - Rezoning.
- Authorize the referral of the proposed ALR boundary adjustments to the ALC for their approval.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal does not comply with the primarily Suburban designation of the site. An OCP Amendment is, therefore, required.
- The site is adjacent to the ALR. The proposal does not comply with City Policy No. 0-23 (residential buffering adjacent to the ALR/Agricultural boundary).

RATIONALE OF RECOMMENDATION

- The applicant has undertaken a comprehensive development and design of the site.
- The site is adjacent to ALR-designated land. However, that land is zoned "Golf Course Zone (CPG)" and is actively used as a golf course.
- The applicant is proposing to exclude 1,323 square metres (0.3 acre) from the ALR and to include 4,151 square metres (1.03 acres) into the ALR, exceeding the 2 to 1 ratio requirements of City Policy No. 0-51.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating portions of the subject site from Suburban and Agricultural to Urban, and from Suburban to Agricultural.
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 a portion of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Golf Course Zone (CPG)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and "Golf Course Zone (CPG)" (By-law No. 12000).
4. That Council authorize referral of the ALR exclusion application to the Agricultural Land Commission and upon receipt of the decision of the Agricultural Land Commission, instruct staff to bring forward the by-laws for further action, which could be setting a date for Public Hearing.
5. 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) finalization of Development Permit No. 7906-0317-00 in accordance with the attached drawings (Appendix II);
 - (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 all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

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:**

43 Elementary students at William Watson Elementary School
20 Secondary students at Fleetwood Park Secondary School

(Appendix III)

Parks, Recreation & Culture: Park supports the proposed development and dedication, and requests that the applicant discuss options for the construction of the parkland portion of the greenway. Units that abut parks and proposed walkways are encouraged to have low fencing and views to the public open spaces.

Agricultural Advisory Committee (AAC): The AAC passed a motion to recommend denial of this application, as it is not in compliance with City Policy O-23 regarding the necessary transition between a residential neighbourhood and the ALR, but was not able to comment on the proposed ALR exclusion due to the fact that the Committee was unable to maintain quorum.

Terasen Gas: Comments were not received prior to this report. However, any comments will be addressed prior to Final Adoption.

SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcels, with existing dwellings to be demolished, and a portion of Surrey Golf Course

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Fraser Highway):	Residential acreage lots and golf driving range. Single family residential lots.	Suburban	RA and CPG
		Urban	RF
East and South:	Surrey Golf Course (ALR)	Agricultural	CPG
West:	Surrey Golf Course (ALR). Small single family residential lots. Acreage residential lots.	Agricultural	CPG
		Urban	RF-12
		Suburban	RA and RH

JUSTIFICATION FOR PLAN AMENDMENT

The applicant is seeking an Official Community Plan (OCP) amendment from Suburban and Agricultural to Urban, and from Suburban to Agricultural. The applicant has provided the following rationale to support the proposed OCP amendment. Staff comments are noted in italics.

- The physical buffer adjacent to ALR, required as per City Policy O-23, which serves to facilitate a transition between a residential neighbourhood and the ALR, has already been achieved by the existing Surrey Golf Course to the south of the subject site.

The Agricultural-designated land with the potential to be actively farmed is over 500 metres (1/3 mile) away from the proposed development, to the south of the Surrey Golf Course.

- The proposed RF-12 lots will maintain the pattern of the existing development. Previous responses from residents of the existing neighbourhood have indicated that they would prefer to see similar lot and house sizes as their RF-12 subdivision.

The existing development to the west of the subject site is similarly zoned RF-12. The proposed lot sizes are similar, and the development will complete the road pattern initially envisioned for the neighbourhood, with access to/egress from Fraser Highway.

- The townhouse portion provides a comprehensive development approach to this site adjacent to the Surrey Golf Course.

The initial proposal for a portion of the subject site, presented to Council on April 30, 2007, did not consider the interface with the Agricultural-designated land of the Surrey Golf Course. The current application is more comprehensive and proposes a defined interface with the Golf Course, and staff will work with the applicant to ensure the proper buffering exists.

- The density of the proposed development is suitable adjacent to a golf course.

There are single family developments and multi-family developments that are adjacent to golf courses that are within the Agricultural Land Reserve (ALR), such as Guildford Golf Club, Northview Golf & Country Club and Hazelmere Golf Club.

- The applicant has proposed a voluntary community benefit contribution for the proposed OCP amendment from Suburban to Urban.

The community benefit contribution is a requirement of Type 2 OCP amendments and will be determined prior to the project being considered for Final Adoption.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The 8.9-hectare (22-acre) subject site consists of four properties located on the south side of Fraser Highway to the southeast of the Fleetwood Town Centre area, as well as a portion of a fifth property, the Surrey Golf Course.
- The majority of the site is designated Suburban in the Official Community Plan (OCP) and is currently zoned "One Acre Residential" (RA). However, the portion of the site currently owned by the Surrey Golf Course is designated Agricultural in the Official Community Plan (OCP) and is in the Agricultural Land Reserve (ALR). This portion is currently zoned "Golf Course Zone" (CPG).
- The subject site is encumbered by a Terasen Gas right-of-way traversing the site generally from northwest to southeast, and by a sanitary sewer right-of-way traversing the site generally from southwest to northeast.
- In addition, the site is immediately adjacent to ALR-designated lands (Surrey Golf Course) and is therefore subject to City Policy O-23, "Residential buffering adjacent to the ALR". This policy stipulates that all properties within a distance of 300 metres (980 ft.) from ALR-designated land are considered to be in a farm-sensitive transition area, in which residential densities are to be no greater than 2 units to the acre.
- This application previously appeared before Council on April 30, 2007. At that time, the original applicant was proposing to rezone the two most westerly properties (16944 and 16982 Fraser Highway) from RA to RF-12 in order to permit the development of 61 small single family lots. The proposal was referred back to staff with the recommendation that staff work with the applicant in designing a subdivision that complies with the Suburban designation, and that presents a comprehensive development proposal for the remaining two properties that are immediately adjacent to the Surrey Golf Course.
- In the intervening time, the original applicant has partnered with additional property owners to expand the application from two to four properties (plus a portion of a fifth property, the Surrey Golf Course) by purchasing the remaining two properties to the east (17032 and 17076 Fraser Highway).

Current Application

- The applicant is now proposing to rezone the western portion of the site from "One-Acre Residential Zone" (RA) to "Single Family Residential Zone (12)" (RF-12) (Block A on the attached Survey Plan) to allow subdivision into approximately 91 small single family lots.
- In addition, the applicant is proposing to rezone the eastern portion of the site from "One-Acre Residential Zone" (RA) and "Golf Course Zone" (CPG) to "Multiple Residential 15 Zone" (RM-15) (Block B and C on the attached Survey Plan) to permit the development of approximately 83 townhouse units.

- Furthermore, the applicant is proposing to rezone a portion of the site from "One-Acre Residential Zone" (RA) to "Golf Course Zone" (CPG) (Blocks D and E on the attached Survey Plan) for use by the Surrey Golf Course, and to include in the ALR as part of the required compensation for excluding a portion of ALR-designated lands.
- The applicant is also seeking an ALR boundary adjustment, which proposes to exclude approximately 1,323 square metres (0.3 acre) of land from the ALR that is currently used by Surrey Golf Course. In exchange, the applicant proposes to include approximately 4,151 square metres (1.03 acres) into the ALR, a net benefit to the ALR of approximately 2,828 square metres (0.7 acre). The above proposal is considered a "Minor Boundary Adjustment" as per Surrey City Policy No. O-51, and compensation is required at a minimum ratio of 2 to 1. In addition, the Agricultural Land Commission must agree to the exclusion and compensation proposal.
- The proposed RF-12 and RM-15 Zones are not consistent with the Suburban designation in the Official Community Plan (OCP), and will therefore require redesignation. Although the revised application still does not comply with City Policy O-23, Planning staff support the current application proceeding as it presents a comprehensive development approach to all four properties.

Single Family Component (Block A on the Survey Plan)

- The single family component of the site is approximately 56,835 square metres (14 acres) in area.
- The applicant is proposing a total of 91 RF-12 lots. One (1) proposed lot conforms to the minimum requirements of the Type I lots in the RF-12 Zone in terms of lot area, width and depth, and ninety (90) proposed lots conform to the minimum requirements of the Type II lots in the RF-12 Zone.
- The proposed Type I lot (proposed Lot 11) is 502 square metres (5,404 sq.ft.) in size, 28.5 metres (93.5 ft.) in depth, and 12 metres (39 ft.) in width.
- The proposed Type II lots range in size from 335 square metres (3,606 sq.ft.) to 552 square metres (5,942 sq.ft.), in depth from 22 metres (72 ft.) to 32 metres (105 ft.), and in width from 12 metres (39 ft.) to 17.5 metres (57 ft.).
- The proposed road pattern is consistent with the concept developed when the existing RF-12 lots to the west were approved.
- The applicant is proposing to dedicate and construct 171 Street to a full 20-metre (66 ft.) wide local collector road. In addition, the applicant will also dedicate and construct three cul-de-sacs, which have yet to be named.
- There is an existing full access intersection at 168 Street and 78A Avenue. In addition, right-in/right-out access only will be permitted at the intersection of Fraser Highway and the future 171 Street (see Appendix II).
- Proposed Lots 1 to 5, 14 to 21, and 58 to 91 will front onto and gain access from 171 Street.

- Proposed Lots 6 to 13, and 22 to 55 will front onto and gain access from as-yet unnamed cul-de-sacs.
- The applicant is proposing to dedicate open space in excess of the 5% required under Section 941 of the Local Government Act. The applicant will dedicate approximately 5,200 square metres (1.3 acres), approximately 9.2% of the single family site.
- The portion of this dedication that is encumbered by the Terasen Gas right-of-way will be incorporated into the Cloverdale Greenway, which will daylight onto the Fraser Highway multi-use pathway via the future 171 Street.
- The applicant will be required to provide a 6.0-metre (20 ft.) wide buffer along the interface with Fraser Highway. The portion within the rear yards of the proposed RF-12 lots will be landscaped with Beech, Oak, Cherry, Pine, Douglas Fir and Cedar trees. See the Design Proposal and Review section for discussion of the landscaped buffer adjacent to the townhouse site.
- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VI).
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.

Multiple Family Component (Blocks B and C on the Survey Plan)

- The applicant is proposing an 83-unit (RM-15) townhouse development on the 29,121-square metre (7.2-acre) southeastern portion of the subject site, adjacent to the Surrey Golf Course. The townhouse development will gain access from two distinct entry points from the future 171 Street. The Terasen Gas right-of-way bisects the site, restricting circulation within the development and therefore requiring an additional access point.
- As the development site is greater than 1.0 hectare (2.47 acres) in area, the sliding density scale of the RM-15 Zone does not apply. The maximum density permitted is therefore 15 upa (37 uph), with a maximum floor area ratio (FAR) of 0.60. The density of the proposed townhouse component is 11.5 upa (28.4 uph) with a floor area ratio (FAR) of 0.57.
- The RM-15 Zone requires that 249 square metres (2,679 sq.ft.) of outdoor amenity space be provided (3 sq.m./32 sq.ft. per dwelling unit). The amount of outdoor amenity space proposed is 3,133 square metres (0.77 acre). This includes the portion of the Terasen Gas right-of-way traversing the site, which will be incorporated into the townhouse development as a linear park.

- The RM-15 Zone requires that 249 square metres (2,679 sq.ft.) of indoor amenity space be provided (3 sq.m./32 sq.ft. per dwelling unit). The amount of indoor amenity space proposed is 249 square metres (2,679 sq.ft.) and consists of a meeting room, a common area, a kitchen, and two accessible washrooms.
- The development proposes a total of 183 parking stalls. The parking spaces meet the minimum parking requirement in Surrey Zoning Bylaw No. 12000.

ALR Inclusion Component (Blocks D and E on the Survey Plan)

- The applicant proposes an inclusion of approximately 4,151 square metres (1.02 acre) to the ALR. This portion of land is to be redesignated in the OCP from Suburban to Agricultural and rezoned from RA to CPG and incorporated into the Surrey Golf Course site.

Tree Preservation

- Clark Kavolinas & Associates prepared the Arborist Report and Trees Preservation/Replacement Plans for the single family portion of the site (Appendix V II), while Mike Fadum & Associates prepared the Arborist Report and Trees Preservation/Replacement Plans for the multiple family portion of the site (Appendix VIII). Both sets of plans are under review by the City's Landscape Architect.
- The Arborist Report for the single family portion of the development indicates there are 74 mature trees on the subject site. The report proposes the removal of 69 trees because they are located either within the building envelopes or the road right-of-way. The Report proposes 5 trees be retained; two (2) on proposed Lot 64, one (1) on lot 90, one (1) on proposed Lot 89, and one (1) on the edge of the site adjacent to Fraser Highway. Two hundred fifty-six (256) replacement trees will be planted, including in the landscape buffer along Fraser Highway, for a total of two hundred sixty-one (261) trees on site. This provides for an average of 2.86 trees per lot.
- The Arborist Report for the multiple family portion of the development indicates there are 82 mature trees on the subject site. The report proposes the removal of 49 trees because they are located either within the building envelopes, within the footprint of proposed road, or are assessed as hazardous. The Report proposes 33 trees be retained throughout the multi-family site. Two hundred and ninety-eight (298) replacement trees will be planted, including in the landscape buffer along Fraser Highway, for a total of three hundred thirty-one (331) trees on site.
- The following chart provides a summary of the proposed tree retention and removal for both sites, by species:

Tree Species	Total Number of Trees	Proposed for Retention	Proposed for Removal
Alder	27	0	27
Apple	1	0	1
Birch	11	0	11
Butternut	1	0	1
Cedar	14	1	13
Cherry	10	0	10
Chestnut	8	6	2

Tree Species	Total Number of Trees	Proposed for Retention	Proposed for Removal
Cottonwood	5	0	5
Cypress	4	2	2
Douglas Fir	3	1	2
False Cypress	6	0	6
Hemlock	1	0	1
Maple	13	1	12
Oak	2	0	2
Pine	12	7	5
Plum	2	0	2
Poplar	24	20	4
Spruce	2	0	2
Walnut	1	0	1
Willow	9	0	9
Total	156	38	118

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As one-hundred and eighteen (118) trees, including thirty-two (32) alder and cottonwood trees are proposed to be removed, and eight-six (86) other trees are to be removed, a total of two hundred and four (204) replacement trees would be required for this application. The applicant proposes five hundred and fifty-four (554) replacement trees.

PRE-NOTIFICATION

Pre-notification letters for the revised application were sent out on June 11, 2008 and staff received the following responses:

- Staff received comments from six households (three phone calls, one letter, and two in-person visits), as well as a survey signed by fifty (50) residents, expressing serious concerns about traffic safety at the intersection of 78A Avenue and 168 Street, and about traffic along 168A Street. The residents within this neighbourhood feel that the traffic volumes will be too high with an additional 174 households introduced to the neighbourhood.

(Staff informed the concerned residents that the applicant is undertaking a Traffic Impact Study that will assess the level of traffic in the neighbourhood and may offer mitigation measures.)

- Two residents expressed concern about construction traffic driving through the existing neighbourhood.

(The consultant for the project committed to working with the construction company to ensure they only access the site from Fraser Highway, and not through the existing neighbourhood.)

- One household wrote to express their concern that the proposed density is inappropriate for the neighbourhood.

(The new single family development adjacent to the existing RF-12 neighbourhood will maintain the same density, as it will also be zoned RF-12. The RM-15 townhouse portion of the development will have a slightly higher density than the RF-12 neighbourhood, but less than is actually permitted in the zone.)

- One resident expressed concern about the loss of trees that would result from the development. They also indicated that there may be an eagle's nest on the site.

(The applicant will be planting significantly more new trees than are being removed (118 trees are to be removed, while 554 replacement trees are to be planted). In addition, the applicant engaged a Registered Professional Biologist to undertake a Raptor Survey. The survey, which found no evidence of a raptor's nest, was reviewed and deemed acceptable by City staff.)

- Two residents in the vicinity called to express their support for the proposal.

The above concerns are in addition to the concerns raised as part of the pre-notification process for the original application. At that time, the concerns were regarding traffic, habitat loss, and a lack of amenity space for the community (see Appendix X). It should be noted that the new proposal provides for a significant amount of public open space.

In addition, prior to submitting the revised application to the City, the applicant held a Public Information Meeting (PIM) to discuss this proposal with the surrounding residents. As this PIM was held prior to a formal application being received, City staff did not attend. According to the applicant's consultant, 191 households were invited to the meeting. The Guest List confirms 19 individuals from 13 households attended the meeting, while the consultant estimates 26-28 were in attendance.

According to the summary of the PIM provided by the consultant, comment sheets were provided. Six comments sheets were returned to the consultant, with four (4) in support of the project and two (2) opposed. The concerns raised by those in opposition are as follows:

- Traffic: both opponents had concerns with how traffic will be addressed, specifically regarding the entry and exit to the neighbourhood from the existing access at 168 Street and 78A Avenue, which they consider to be congested.
- Housing Type: one respondent indicated that the proposal provides for too few single family homes and too many townhouses.
- Habitat: one person expressed concern that there is a Bald Eagle habitat on the property, which has since been investigated by MarLim Ecological Consulting Ltd. and concluded there is no raptor's nest on the site.

In addition to the written comment sheet, the consultant advises that the only serious concern, which was repeated numerous times, was the perceived traffic problems that will emerge from the development. The applicant has agreed that this concern requires further evaluation, and has therefore indicated that they will undertake a Traffic Impact Study and incorporate traffic calming measures.

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.

DESIGN PROPOSAL AND REVIEW

- A Development Permit will govern the proposed townhouse development portion of the site.
- The multi-family portion of the site is comprised of approximately eighty-three (83) two-storey townhouse units with double garages attached to each unit. Forty-eight (48) of these units have a basement.
- Sixty-eight (68) of these units will be located to the northeast of the Terasen Gas right-of-way, while the remaining fifteen (15) units will be located to the southwest. A series of pathways will provide connection between the two portions of the townhouse development.
- A 1-storey amenity building is located in the centre of the site. The amenity building consists of a kitchen and common area, a meeting room, and restrooms.
- The townhouses are arranged around a private interior roadway. There will be two vehicular access points to the site on either side of the Terasen Gas right-of-way, which will be used as by the townhouse development as a linear parkway. This access will be from the future 171 Street.
- The townhouses are designed with an Arts & Craft-style aesthetic, incorporating gabled roofs, overhanging eaves accented with exposed rafters and decorative brackets.
- The proposed major exterior finishes on the townhouses are a combination of vertical and horizontal fibre-reinforced cement siding (olive and brown). In addition, the exterior finishing incorporates wood trim (cedar) and a cultured stone veneer. The roof material will consist of asphalt shingles (grey).
- Rear decks and ground level patios will provide outdoor use opportunities. Several of the units will have patios oriented directly onto the linear park that bisects the site, providing a strong visual relationship with this outdoor amenity space. A 2.4-metre (8 ft.) long cedar privacy fence, decreasing in height from 1.5 metres (5 ft.) adjacent to the unit to 1.0 metre (3.5 ft.), will be erected between the units.

Outdoor Amenity Space and Landscaping

- The site consists of three large outdoor amenity spaces, one passive and two active, totalling 3,133 square metres (0.77 acre) in area.

- The active outdoor amenity space is centrally located within the site, and is connected to the amenity building. This outdoor space will consist of a children's play area and will be landscaped with Magnolia, Glory Maple, Cherry, and Japanese Maple.
- The portion of the Terasen Gas right-of-way that bisects the townhouse project is incorporated into the project as a 2,275-square metre (0.56 acre) passive outdoor amenity space. This space consists of a 10.0-metre (33 ft.) wide walkway and will be lightly landscaped as it is on top of the right-of-way.
- The two primary vehicle and pedestrian access points to the site are landscaped with Columnar Maple and Beech trees to provide a sense of entry. In addition, Maple and Beech trees are planted throughout the site to provide visual interest and add an element of consistency throughout the development.
- Where townhouse units are adjacent to the single family properties to the north, the outdoor spaces of these units are screened with Cheery, Dogwood, and Paperbark Maple trees.
- The 6.0-metre (20 ft.) wide buffer between the townhouse project and Fraser Highway is landscaped with Beech, Oak, Cherry, Pine, Douglas Fir and Cedar trees.
- Where the townhouse development abuts Surrey Golf Course, the edge is defined by a 0.5-metre (1.5 ft) high split cedar rail fence interspersed with Cherry, Pine, Douglas Fir, Cedar, Dogwood, and Japanese Maple trees.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and most issues have been satisfactorily addressed. The applicants agree to address the following remaining issues prior to final approval:

- Finalization of the design, landscaping and site layout; and
- Interface between the townhouse units and Surrey Golf Course.

CONCLUSION

- Although staff support the current comprehensive application, it is not in order for public hearing at this time.
- In order for this application to proceed to Public Hearing, the Agricultural Land Commission (ALC) must consider and approve the proposal to exclude the 1,323 – square metre (0.3 acre) portion of land from the ALR. If the ALC approves the proposal, staff will request that Council set a date for Public Hearing. It is anticipated that ALC will consider this proposal at their next meeting in September.

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 Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
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 by Clark Kavolinas & Associates
Appendix VIII.	Summary of Tree Survey and Tree Preservation by Mike Fadum & Associates
Appendix IX.	OCP Redesignation Map
Appendix X.	Initial Planning Report Considered on April 30, 2007

INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by MarLim Ecological Consulting Ltd. dated January 2008.

Jean Lamontagne
General Manager
Planning and Development

CA/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: Clarence Arychuk, Hunter Laird Engineering Ltd.
 Address: #300 - 65 Richmond Street
 New Westminster, BC
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

(a) Civic Addresses: 7700 - 168 Street, 16944, 16982, 17032 and 17076
 Fraser Highway

(b) Civic Address: 7700 - 168 Street
 Owner: Surrey Golf Course Ltd., Inc. No. 95041
 PID: 008-544-867
 Lot 13 Except: Firstly; Parcel B (Bylaw Plan 86861) Secondly; Part Dedicated
 Road on Plan BCP21780, Section 19 Township 8 New Westminster District
 Plan 38942

(c) Civic Address: 16944 Fraser Highway
 Owner: 0781096 B.C. Ltd., Inc. No. 0781096
 Director Information:
 Sawsan Haddad

No Officer Information Filed

PID: 011-157-011
Lot 7, Except Part in Plan BCP22646 Section 19 Township 8 New Westminster
District Plan 5364

(d) Civic Address: 16982 Fraser Highway
 Owners: Gurjeet Singh Dhindsa and Surinder Kaur Dhindsa
 PID: 003-776-913
 Lot 16 Except: Part Dedicated Road on Plan BCP23411, Section 19 Township
 8 New Westminster District Plan 51794

(e) Civic Address: 17032 Fraser Highway
 Owner: Delta Golf Course Ltd. (Incorporation No. 119804)
 PID: 000-768-464
 Lot 17 Section 19 Township 8 New Westminster District Plan 51794

- (f) Civic Address: 17076 Fraser Highway
Owner: Angus Properties Ltd., Inc. No. 61691
PID: 011-156-988
Lot 3 Except: Firstly; Part Subdivided by Plan 38942 Secondly; Part Dedicated
Road on Plan BCP21780 Section 19 Township 8 New Westminster District
Plan 5364

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.
- (c) Refer proposed ALR exclusion to the Agricultural Land Commission (ALC) for their consideration.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	14.0 ac
Hectares	5.6 ha
NUMBER OF LOTS	
Existing	3
Proposed	91
SIZE OF LOTS	
Range of lot widths (metres)	12 m - 17.5 m
Range of lot areas (square metres)	335 m ² - 552 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.3 ha 6.5 ac
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	16%
Total Site Coverage	66%
PARKLAND	
Area (square metres)	5,200 m ²
% of Gross Site	9.2%
	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: RM-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		29,121 m ²
Road Widening area		
Undevelopable area		2,275 m ²
Net Total	n/a	26,916 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	28%
Paved & Hard Surfaced Areas		15%
Total Site Coverage		43%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (East)	7.5 m	7.5 m
Side #2 (West)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	11 m
Accessory (Amenity Building)	11 m	11 m
Accessory (Other)	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom		83
Total	107	83
FLOOR AREA: Residential		16,600 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	17,473 m ²	16,600 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)	37 ha 15 ac	28.6 ha 11.5 ac
# of units/ha /# units/acre (net)		31 ha 12.4 ac
FAR (gross)	0.60	0.57
FAR (net)		0.62
AMENITY SPACE (area in square metres)		
Indoor	249 m ²	249 m ²
Outdoor	249 m ²	3,133 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	166	166
Residential Visitors	17	17
Institutional		
Total Number of Parking Spaces	183	183
Number of disabled stalls	1	1
Number of small cars		1
Tandem Parking Spaces: Number / % of Total Number of Units		0%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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