

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0376-00

Planning Report Date: June 21, 2010

**PROPOSAL:**

- **OCP Amendment** from Commercial and Urban to Multiple Residential and Commercial
- **Rezoning** from RA to CD (based on RM-30, C-4 and C-15)
- **Development Permit**

in order to permit the development of two townhouse projects comprising a total of 48 units, a four-storey mixed-use building with commercial at the ground floor and 29 apartment units above and a two-storey mixed-use building with commercial at the ground floor and one apartment unit above.

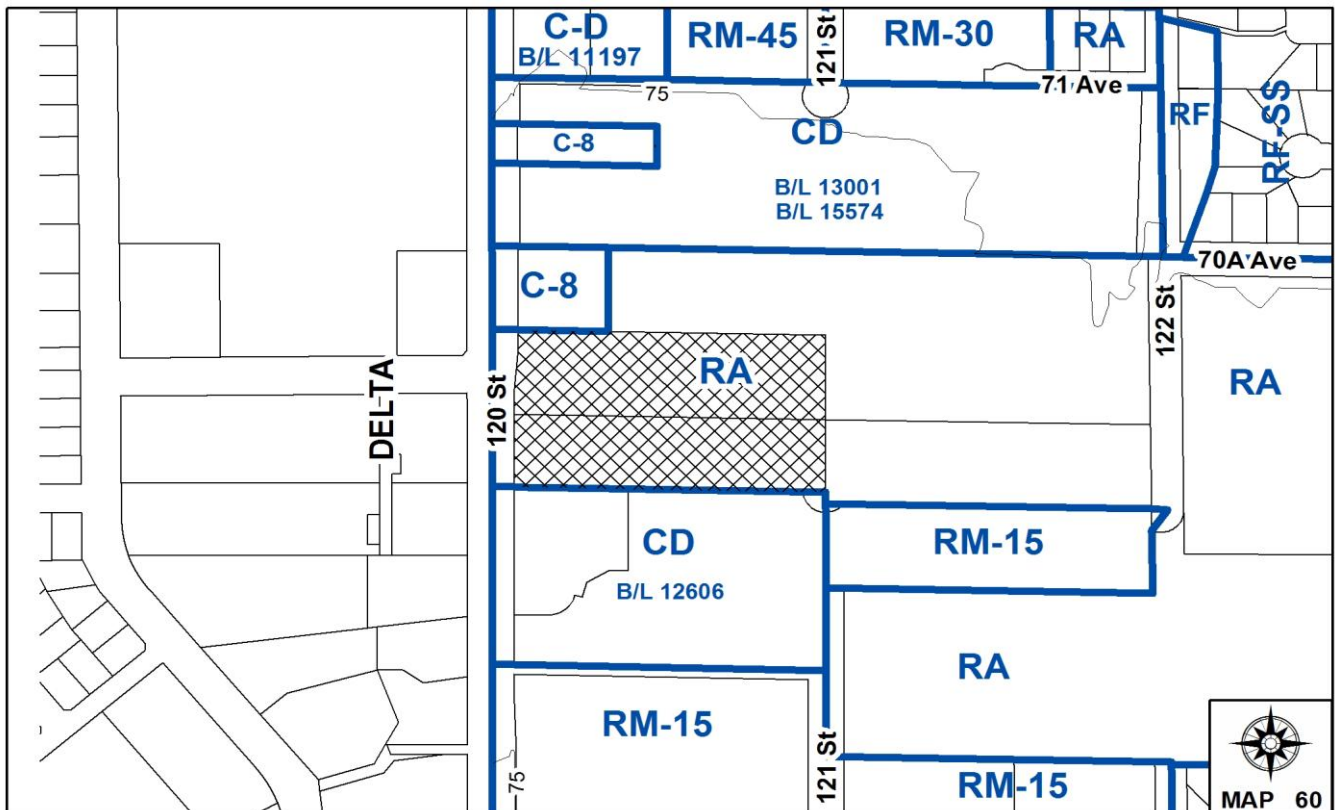
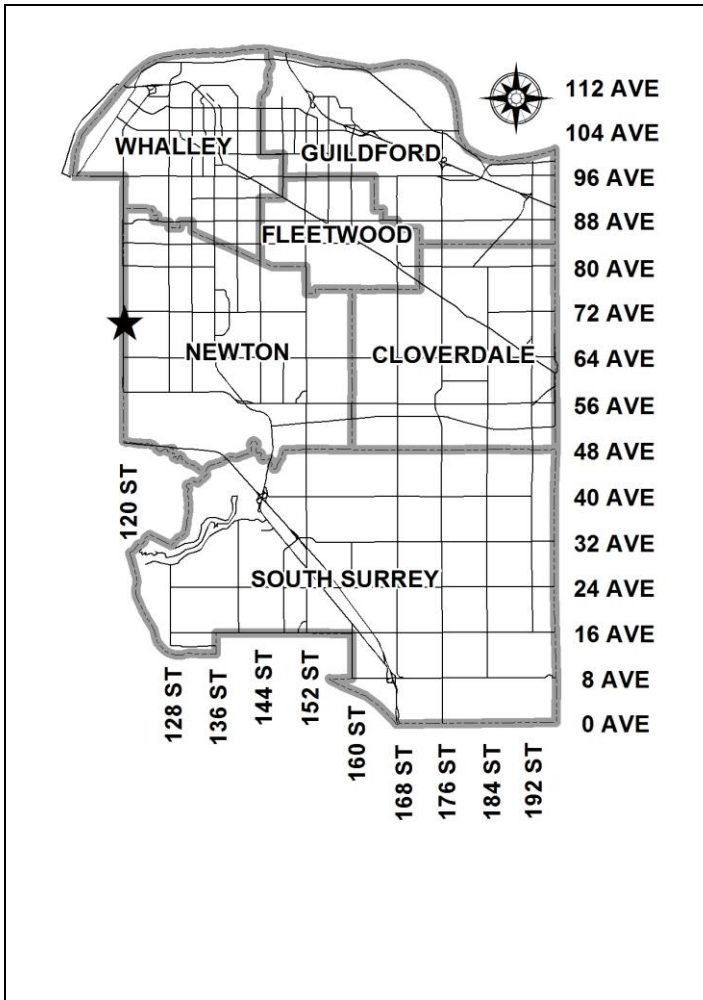
**LOCATION:** 6976 and 7000 - 120 Street

**OWNER:** 757300 B.C. Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Commercial and Urban

**LAP DESIGNATION:** Commercial, Townhouse 8 - 15 upa and Parks & Open Space



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to reduce indoor amenity space.
- Approval to reduce outdoor amenity space.
- Approval to draft Development Permit.

### DEVIATIONS FROM PLANS, POLICIES OR REGULATIONS

- Requires OCP amendment from "Commercial" and "Urban" to "Multiple Residential" and "Commercial". A minor adjustment to the "Commercial" designation is necessary to follow proposed property lines and the remainder of the site needs to be amended from "Urban" to "Multiple Residential" to accommodate this proposal.
- Requires West Newton Local Area Plan (LAP) amendment from "Commercial", "Parks and Open Space", and "Townhouse 8-15upa" to "Mixed Use (Commercial-Residential)" and "Townhouse 20upa".

### RATIONALE OF RECOMMENDATION

- The proposed amendments to the OCP and the West Newton LAP will allow development of a mix of uses that are consistent with the pattern of land uses along Scott Road (120 Street). These include a combination of two to four storey commercial and residential buildings on Scott Road (120 Street) in both the City of Surrey and the Corporation of Delta, as well as ground-oriented townhouse developments to provide densities to support commercial uses and transit.
- The Parks, Recreation and Culture Department has determined that there is adequate parkland in this area, including a 2.8 hectare (7 acre) park directly adjacent to the subject site and therefore has no concern with the removal of the "Parks and Open Space" designation in the West Newton LAP on the subject site.
- The proposed density and built form are appropriate for this part of Newton, and the proposed design meets the Scott Road Corridor Guidelines developed in conjunction with the Corporation of Delta.
- The proposed development will also provide a significant community benefit by the extension of 70 Avenue. As part of this application, the applicant will dedicate 26% of the entire site to the City for the construction of 70 Avenue. This road bisects the entire property, thus requiring the applicant to bear the entire road construction costs, as well as creating irregular parcels on either side that are more difficult to develop. The road also substantially reduces the amount of land available for development and therefore the proposed amendments to the OCP and West Newtown LAP will help off-set the impact of the road on the development potential of this site.
- Efforts to protect trees have been made in designing this project. Proposed tree retention is reasonable given the existing site constraints and will achieve a similar level of tree retention to previous developments in the immediate area.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from "Commercial" and "Urban" to "Multiple Residential" and "Commercial" (Appendix VI) 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 portions of the subject site (Site A) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix VIII) and a date be set for Public Hearing.
4. a By-law be introduced to rezone portions of the subject site (Site B) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix IX) and a date be set for Public Hearing.
5. a By-law be introduced to rezone portions of the subject site (Site C) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix X) and a date be set for Public Hearing.
6. a By-law be introduced to rezone portions of the subject site (Site D) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix XI) and a date be set for Public Hearing.
7. Council approve the applicant's request to reduce the amount of required indoor amenity space from 87 square metres (936 sq.ft.) to 78 square metres (840 sq.ft.) for Site B.
8. Council approve the applicant's request to reduce the amount of required indoor amenity space from 66 square metres (710 sq.ft.) to 46 square metres (500 sq.ft.) for Site C.
9. Council approve the applicant's request to reduce the amount of required indoor amenity space from 78 square metres (840 sq.ft.) to 0 square metre (0 sq.ft.) for Site D.
10. Council approve the applicant's request to reduce the amount of outdoor amenity space required from 87 square metres (936 sq.ft.) to 45 square metres (484 sq.ft.) for Site B.
11. Council authorize staff to draft Development Permit No. 7906-0376-00 in accordance with the attached drawings (Appendix II).
12. 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, arborist report, landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect;
  - (d) 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;
  - (e) the applicant adequately address the impact of reduced indoor amenity space for Sites B, C, and D;
  - (f) the applicant adequately address the impact of reduced outdoor amenity space for Site B; and
  - (g) the applicant provide an access easement for the proposed townhouse development on the south side of 70 Avenue (Site D) to access the indoor amenity building on the north side of 70 Avenue (Site C).
13. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from "Commercial", "Parks & Open Spaces" and "Townhouses 8-15 upa" to "Mixed Use (Commercial-Residential)" and "Townhouses 20 upa" when the project is considered for final adoption (Appendix VII).

### 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:**  
 9 Elementary students at Cougar Creek Elementary School  
 5 Secondary students at Tamanawis Secondary School
- Parks, Recreation & Culture: The Parks, Recreation and Culture Department has raised concerns about the pressure this project will place on existing amenities in the neighbourhood. The applicant is requested to work with the Parks Department to resolve these concerns.
- The Corporation of Delta: The Corporation of Delta has no concerns with the proposed development provided that Engineering standards for access, turning radii and traffic movements are considered as part of the City of Surrey's review of this project. Surrey's Engineering Department has confirmed that the proposed development meets the City's Engineering standards.

SITE CHARACTERISTICS

Existing Land Use: Vacant treed site.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North:	Small commercial development and Kabaddi Park.	Commercial and Urban /Commercial and Institutional	C-8 and RA
East:	Vacant treed site and Kabaddi Park.	Urban/Parks & Open Space and Townhouse 8-15 upa	RA
South:	Four-storey apartment building and townhouses.	Multiple Residential and Urban/Walk-up Apartments (25-45 upa) & Townhouses (8-15 upa)	CD
West (Across 120 Street):	Shopping centre within the Corporation of Delta.	n/a	n/a

DEVELOPMENT CONSIDERATIONSBackground and Proposal

- The subject site is currently zoned "One-Acre Residential Zone (RA)" and designated "Commercial", "Parks and Open Space" and "Townhouse 8-15upa" in the West Newtown Local Area Plan (LAP). The site is also split designated "Commercial" (westerly portion along Scott Road (120 Street)) and "Urban" in the Official Community Plan (OCP). The applicant proposes to rezone the subject site to four separate development project, utilizing four (4) separate "Comprehensive Development (CD) Zones", and to amend the LAP to "Mixed Use (Commercial-Residential)" and "Townhouse 20 upa". An amendment to the OCP is proposed to make a minor adjustment to the boundary of the "Commercial" designation and to amend the eastern portion of the site to "Multiple Residential".

JUSTIFICATION FOR PLAN AMENDMENTS

- The proposed amendments to the OCP and the West Newton LAP will maintain the intent of these plans by providing for compatible forms of development as currently exist on the adjacent sites. The existing development directly south and north of the subject site on Scott Road (120 Street) consists of a mix of two to four storey commercial and residential developments. The existing uses adjacent to these sites consist of a City park and ground-oriented townhouse units. The proposed development will ensure that higher densities front onto Scott Road (120 Street) and there will be a transition to ground oriented dwelling units to the interior of the site. The overall mix of uses achieves multi-form densities that support the commercial uses and transit services on Scott Road (120 Street).

- The Parks, Recreation and Culture Department has determined that there is adequate parkland in this area, including a 2.8 hectare (7 acre) park directly adjacent to the subject site and therefore has no concern with the removal of the "Parks and Open Space" designation in the West Newton LAP on the subject site.
- The proposed amendments can also be considered in order to achieve a more efficient utilization of the subject site and to help off-set the land dedication requirements associated with the extension of 70 Avenue through the middle of the property. The Engineering Department has identified the extension of 70 Avenue as a significant component of the street network, helping to improve circulation and transportation choice for area residents. As part of this application, the applicant is required to dedicate 4,918 sq.m. (52,939 sq.ft.), representing 26% of the subject site to the City for the construction of 70 Avenue. This road bisects the property, thus creating irregular parcels that are more difficult to develop, as well as limiting the full cost of road construction to the subject property. The road also substantially reduces the amount of land available for development and therefore the proposed developments and associated amendments to the OCP and West Newtown LAP will help maintain the development potential of the subject site while at the same time allowing for the dedication of land to the City.

#### Proposed Development:

- The subject proposal consists of the following four (4) development sites as identified in Appendix II:
  - **Site A**- Two-storey mixed use site based on the Local Commercial (C-4) Zone, on the north side of 70 Avenue consisting of 349 sq.m. (3,757 sq.ft.) of commercial space on the ground floor and one, three bedroom 217 sq.m. (2,330 sq.ft.) residential unit on the second floor;
  - **Site B**- Four-storey mixed use site based on the Town Centre Commercial (C-15) Zone, on the south side of 70 Avenue consisting of 870 sq.m. (9,365 sq.ft.) of commercial space on the ground floor and 29 residential units on upper floors comprising of a combination of 15 one-bedroom and 14 two-bedroom units for a total residential area of 2,490 sq.m. (26,803 sq.ft.);
  - **Site C**- 22 unit townhouse site based on the Multiple Residential (RM-30) Zone, north of 70 Avenue consisting of three-bedroom townhouse units ranging in size between 147 sq.m. (1,582 sq.ft.) and 181 sq.m. (1,951 sq.ft.), with a total floor area of 3,380 sq.m. (36,383 sq.ft.);
  - **Site D**- 26 unit townhouse site also based on the Multiple Residential (RM-30) Zone, south of 70 Avenue consisting of townhouse units ranging in size between 147 sq.m. (1,582 sq.ft.) to 181 sq.m. (1,951 sq.ft.), with a total floor area of 3,973 sq.m. (42,766 sq.ft.).

#### Proposed Comprehensive Development (CD) Zones:

- The subject proposal includes four separate Comprehensive Development (CD) Zones described in turn below.

Site A- Local Commercial Site

- The proposed CD Zone for Site A is based on the Local Commercial (C-4) Zone. The following table outlines the differences between the C-4 Zone and the proposed CD Zone:

	Local Commercial (C-4) Zone	Proposed CD Zone
Total Floor Area for Commercial	370 sq.m.	360 sq.m.
Maximum Floor Area Ratio (FAR)	0.40	0.46
Maximum Lot Coverage	40%	35%
Minimum Front Yard Setback (120 Street)	7.5 m	2 m
Minimum Rear Yard Setback (East)	7.5 m	32 m
Minimum Side Yard Setback (North)	3 m	0 m
Minimum Side Yard Setback on a Flanking Street (70 Avenue)	7.5 m	2 m

- The total commercial floor area and lot coverage proposed on the subject site is slightly less than is permitted in the C-4 Zone. In contrast, the proposed Floor Area Ratio (FAR) of the subject site is slightly more than is permitted in the C-4 Zone due to the applicant providing a large three-bedroom residential unit on the second floor. On balance, the proposed amendments to the C-4 Zone result in a well balanced site accommodating all necessary parking and sufficient landscaping achieving a similar standard as existing developments in the immediate area.
- As a result of the road dedication requirements for Scott Road (120 Street) and 70 Avenue and the necessity for the proposed extension of 70 Avenue to align with the existing intersection in the Corporation of Delta at Scott Road (120 Street), two small and irregularly shaped development parcels are created. As such, the proposed setback relaxations of the front and side yards are necessary to accommodate this proposal. The setbacks along Scott Road (120 Street) and 70 Avenue have been designed to create a more urban and pedestrian environment along these streets.

Site B- Four Storey Mixed Use

- The proposed CD Zone for Site B is based on the Town Centre Commercial (C-15) Zone. The following table outlines the differences between the C-15 Zone and the proposed CD Zone:

	Town Centre Commercial (C-15) Zone	Proposed CD Zone
Maximum Floor Area Ratio (FAR)	1.5	1.3
Maximum Lot Coverage	80%	45%
Minimum Front Yard Setback (70 Avenue)	2 m	3.8 m
Minimum Rear Yard Setback (South)	7.5 m	8 m
Minimum Side Yard Setback (East)	3.0m	19 m
Minimum Side Yard Setback on a Flanking Street (120 Street)	7.5m	2.9m
Maximum Height of Principal Building	14m	15m

- The four storey built form is appropriate, given that the site is located on Scott Road (120 Street) and the site to the immediate south is a four storey apartment building.
- The proposed FAR of Site B is slightly less than is permitted in the C-15 Zone; whereas the proposed lot coverage is substantially less than is permitted in the C-15 Zone. The lot coverage is

substantially less than is permitted in the C-15 Zone largely due to the landscaping and urban amenities provided on the perimeter of the site. The overall density is similar to what could be achieved under RM-45.

- As discussed above, the dedication requirements for Scott Road (120 Street) and 70 Avenue are substantial and create irregularly shaped parcels. The proposed setback relaxations to the front yard setback (70 Avenue) and the side yard setback on a flanking street (120 Street) are necessary as a result. In particular, the proposed setback on Scott Road (120 Street) was designed to be consistent with the setback approved for the four storey residential project directly south on Scott Road (120 Street).
- The proposed south rear yard and east side yard setbacks are greater than required in the C-15 Zone. These additional setback areas will act as transitions to the neighbouring four storey residential development to the south and the proposed townhouse development to the east.
- In order to accommodate articulation and architectural expression in the roof form of the proposed mixed use building, the maximum permitted height of the principal building is proposed to be increased by 1 m (3 ft).

#### Sites C and D- Townhouse Sites

- The proposed CD Zones for Site C and D are based on the Multiple Residential (RM-30) Zone. The following table outlines the differences between the RM-30, Multiple Residential (RM-15) Zone and the proposed CD Zone:

	<b>Multiple Residential (RM-15) Zone</b>	<b>Multiple Residential (RM-30) Zone</b>	<b>Proposed CD Zone- Site C</b>	<b>Proposed CD Zone- Site D</b>
Permitted Uses	Ground oriented multiple residential unit buildings only	Multiple unit residential buildings or ground oriented multiple residential unit buildings	Ground oriented multiple residential unit buildings only	Ground oriented multiple residential unit buildings only
Maximum Floor Area Ratio (FAR)	0.6	0.9	0.77	0.75
Maximum Lot Coverage	45%	45%	35%	32%
Minimum Front Yard Setback	7.5m	7.5m	(70 Avenue) 5.75m to building face and 4.2m to porch	(121 Street) 4.2m to building face and 3m to porch
Minimum Rear Yard Setback	7.5m	7.5m	(North) 4.6 m	(West) 4 m to building face and 2.6m to porch
Minimum Side Yard Setbacks	7.5m	7.5m	(East) 3 m to building face and 2.1 m to porch (West) 4.4 m to building face and 3.2 m to porch	(South) 8.5m to building face and 7.0m to porch or deck
Minimum Side Yard Setback on Flanking Street	7.5m	7.5m	N/A	(70 Avenue) 6.1m to building face and 4.6 m to porch
Maximum Building Height	11m	13m	11m	11m



- The proposed use, ground oriented multiple residential buildings and the maximum building height of 11 m (36 ft) are in accordance with the requirements of the RM-15 Zone, thus yielding a product that is consistent with the intent of the townhouse designation in the West Newton LAP.
- The proposed Floor Area Ratio (FAR) of Sites C and D is 0.77 and 0.75, respectively. This FAR is slightly greater than permitted in the RM-15 Zone and substantially less than is permitted in the RM-30 Zone. The proposed maximum lot coverage is substantially less than is permitted in both the RM-15 and RM-30 Zones resulting in an appropriate amount of open space on the sites.
- As discussed above, the land dedication requirement for 70 Avenue is onerous and has resulted in the creation of irregularly shaped parcels. The proposed setback relaxations are necessary as a result. The applicant has confirmed that the affected townhouse units will have functional and liveable yards.
- For Site D, the existing sensitive residential interface to the south will be respected and no setback relaxations are proposed. In contrast, the proposed townhouses will be setback an additional 1 m (3 ft) than is required in the Zoning By-law in order to provide adequate separation and privacy to this existing residential development.
- There is no tandem parking proposed in order to ensure a more sensitive interface to the existing townhouses to the south.

#### Vehicular Access and Parking:

- Substantial road dedication is required for the frontage of Scott Road (120 Street) ranging between 1.5 m (5 ft) and 3.75 m (12.3 feet), as well as the dedication of 22 m (72 ft) for the extension of 70 Avenue through the middle of the site. The applicant will be required to construct 70 Avenue to a collector standard with this development application.
- The subject site will obtain all access from 70 Avenue and 121A Street. No vehicular access is permitted from Scott Road (120 Street).
- The internal circulation of the subject site meets the requirements of the Fire and Engineering Departments and provides clear visibility of all vehicular routes throughout the site in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- The proposed development includes a total of 188 parking stalls in accordance with the requirements of the Surrey Zoning By-law. The following is a breakdown of the parking stalls provided for each site:
  - Site A: 12 parking stalls (10 parking stalls for commercial uses and 2 residential parking stalls);
  - Site B: 70 parking stalls (24 parking stalls for commercial uses, 41 residential parking stalls and 5 visitor parking stalls);
  - Site C: 49 parking stalls (44 parking stalls for residents and 5 visitor parking stalls); and
  - Site D: 57 parking stalls (52 parking stalls for residents and 5 visitor parking stalls).

All of the sites meet or exceed the parking requirements in the Surrey Zoning By-law.

Indoor and Outdoor Amenity Space:

- For Sites B, C and D, the Surrey Zoning By-law requires that 3 sq.m. (32 sq.ft.) of indoor amenity space and 3 sq.m. (32 sq.ft.) of outdoor amenity space is provided per dwelling unit. The following tables provide a breakdown of indoor and outdoor amenity space provided for each site:

## Indoor Amenity Space:

	<b>Required</b>	<b>Provided</b>	<b>Shortfall</b>
Site B-29 residential dwelling units	87 sq.m.	78 sq.m.	9 sq.m.
Site C-22 residential dwelling units	66 sq.m.	46 sq.m.	20 sq.m.
Site D-26 residential dwelling units	78 sq.m.	None	78 sq.m.

## Outdoor Amenity Space:

	<b>Required</b>	<b>Provided</b>	<b>Shortfall</b>
Site B-29 residential dwelling units	87 sq.m.	45 sq.m.	42 sq.m.
Site C-22 residential dwelling units	66 sq.m.	137 sq.m.	None
Site D-26 residential dwelling units	78 sq.m.	147 sq.m.	None

- As a result of the site constraints, the applicant has proposed to provide cash-in-lieu of deficiencies in indoor amenity space for Sites B, C and D, and cash in lieu of outdoor amenity space for Site B.
- The indoor amenity space for Site B consists of a 78 sq.m. (838 sq.ft.) multi-purpose room with a kitchen and bathroom and direct access to a 45 sq.m. (487 sq.ft.) outdoor roof deck. Despite the shortfall in outdoor amenity space for Site B, the subject site is located directly adjacent to a 2.8 hectare (7 acre) park which will complement the outdoor amenity opportunities for the residents of this building.
- The indoor amenity space for Site C consists of a 46 sq.m. (500 sq.ft.) multi-purpose room with a kitchen and a bathroom. The indoor amenity building will be surrounded by a deck and is centrally located for easy access by residents. The proposed indoor amenity building for Site C will be a shared facility with Site D. As a requirement of this development, an access agreement will need to be registered on the subject site to allow access for residents of Site D to access the indoor amenity building on Site C.
- The applicant has exceeded the requirements to provide outdoor amenity space for both Sites C and D. The outdoor amenity space for these two sites consists of outdoor recreational areas and walkways including children's play areas.

Tree Preservation and Landscaping:

- DMG Landscape Architects prepared an Arborist Assessment and Landscape Plans for the subject property. The Arborist Assessment states that there are a total of 171 protected trees on the subject site. The following table provides the breakdown by tree species:

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Cottonwood	139	0	139
Alder	13	0	13
Birch	5	0	5
Cedar	10	7	3
Fir	2	0	2
Spruce	2	0	2
<b>Total</b>	<b>171</b>	<b>7</b>	<b>164</b>

- A total of 152 trees, representing 86% of all the trees on the subject site are non-retainable species consisting of Alders, Cottonwoods and Birch trees. The remaining nineteen (19) trees were assessed individually and it was determined that only seven (7) of these trees are good candidates for retention. The trees proposed to be retained consist of Cedar trees. It was found that the remaining trees could not be retained because of their proximity to underground services.
- The applicant has proposed to replant 227 trees on the subject site. This exceeds the City's requirements for tree replacement (based on a two to one replacement for coniferous trees and a replacement of one to one for deciduous trees). The new trees on the site will consist of a variety of trees including Maple, Birch, Cedar, Beech, Magnolia, Cypress, Oak, Pine, Spruce, and Dogwood trees. The tree planting will be complemented by a variety of ground cover including shrubs, grasses and perennials.

PRE-NOTIFICATION

- Pre-notification letters were sent on February 27, 2007 and November 22, 2007 to households within 100 m (328 ft) of the subject site and staff received five (5) calls and one (1) letter as a result of the notification. Three (3) of the callers requested information only and two (2) callers expressed concerns about the proposal. The callers raised concerns about the proposed density and increase in traffic in the neighbourhood.

*(The Transportation Engineers of the Engineering Department have confirmed that the proposed development will not have a negative impact on the traffic in the neighbourhood since the proposed development will provide the extension of 70 Avenue to Scott Road. The proposed extension of 70 Avenue will provide access to all four (4) developments on the subject site and it is anticipated that it will also help improve the transportation network in this area.)*

- As a result of the pre-notification, the City has also received one (1) letter expressing concerns about the proposed drainage on the subject site. The writer requested that the City of Surrey requires that this development includes sustainable drainage features such as maximizing tree retention, using porous pavement, and intercepting impervious area runoff from the site.

*(The Drainage Engineers of the Engineering Department have confirmed that the following drainage servicing requirements based on the Cougar Creek Integrated Stormwater Management Plan (ISMP) are required as part of the servicing agreement for this site:*

- *control runoff volume, peak flows, water quality, and erosion to pre-development/ existing condition levels;*
- *maintain pre-development hydrologic cycle components, in particular base flow; and*
- *utilize Low Impact Development (LID) features such as porous pavements and interception of impervious area run-off.*

*Typically, the Engineering Department will set specific targets for the applicant to meet and the applicant's professional engineers and landscape architects will determine what LID's and other measures are suitable and necessary to meet these targets.)*

#### 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

- This application was referred to the Advisory Design Panel (ADP) on December 18, 2008 and July 9, 2009. All ADP comments have been satisfactorily addressed by the applicant. The proposed development was evaluated based on compliance with the design guidelines in the Official Community Plan (OCP) and the Scott Road Corridor Guidelines.
- The proposed mixed use buildings and townhouses are designed with high quality design features envisioned for the area. Both mixed use buildings will have commercial units facing Scott Road (120 Street) and 70 Avenue with the surface parking at the interior of the site. The commercial units will also be protected by weather protection to ensure a pleasant pedestrian experience and benches and bike racks will be provided at key locations near the entrances to the commercial units. All the residential dwelling units on the upper floors will have direct access to private outdoor balconies.
- The townhouses adjacent to 70 Avenue are street-oriented with direct and individual entrances and walkways to the street. The entry doors are designed to create visual interest and each townhouse unit on 70 Avenue will have a porch facing the street. Overall, the streetscape will create a pedestrian friendly and visually pleasant environment in accordance with CPTED principles. By providing eyes on the street, the orientation of these townhouses allows for natural surveillance of the neighbourhood.
- The proposed mixed use buildings facing Scott Road (120 Street) will be constructed using brick, stucco and horizontal hardi-plank as the primary cladding material and wood trim on windows and doors.

- All of the proposed townhouse units will be constructed using asphalt shingles as the roofing material, and a combination of vinyl cedar siding, vinyl board and batten siding and cultured brick veneer as the primary cladding material.

#### 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 Site Plan, Building Elevations, Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments and Applicant's Response
Appendix VI.	OCP Redesignation Map
Appendix VII.	Proposed West Newton Local Area Plan Amendment
Appendix VIII.	Proposed CD By-law for Site A (Mixed-use Site North of 70 Avenue)
Appendix IX.	Proposed CD By-law for Site B (Mixed-use Site South of 70 Avenue)
Appendix X.	Proposed CD By-law for Site C (Townhouse Site North of 70 Avenue)
Appendix XI.	Proposed CD By-law for Site D (Townhouse Site South of 70 Avenue)

Jean Lamontagne  
General Manager  
Planning and Development

CL/kms

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PID: 002-362-228  
South Half Lot 6 Except: Part Road on Plan 84562, Section 18 Township 2 New  
Westminster District Plan 2285

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 four (4) By-laws to rezone the property.

## DEVELOPMENT DATA SHEET

**Two-Storey Mixed Use Site North of 70 Avenue (Site A)  
on the Western Portion of 7000 - 120 Street**

**Proposed Zoning: CD (based on C-4)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		2,002 sq.m.
Road Widening area (70 Ave/120 St)		728 sq.m. (36%)
Undevelopable area		
Net Total	min. 1,500 sq.m.	1,274 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	40%	28%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (120 Street)	7.5 m	2.0 m
Rear (East)	7.5 m	32 m
Side #1 (South Flanking Street) (70 Ave)	7.5 m	2.0 m
Side #2 (North)	3.0 m	0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9 m	8.8 m (2 storeys)
Accessory	4 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		1
Total	1 max.	1
<b>FLOOR AREA: Residential</b> (stairs included)		217 sq.m.
<b>FLOOR AREA: Commercial</b>		
Gross	370 sq.m.	349 sq.m.
Net (stairs not included)		336 sq.m.
Total		
<b>FLOOR AREA: Industrial</b>	n/a	n/a
<b>FLOOR AREA: Institutional</b>	n/a	n/a
<b>TOTAL BUILDING FLOOR AREA</b>		566 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	n/a	n/a
# of units/ha /# units/acre (net)	n/a	n/a
FAR (gross)	n/a	n/a
FAR (net)	0.40	0.45
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	n/a	n/a
Outdoor	n/a	n/a
<b>PARKING (number of stalls)</b>		
Commercial	9	10
Industrial	n/a	n/a
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	2	2
Residential Visitors		
Institutional	n/a	n/a
Total Number of Parking Spaces	11	12
Number of disabled stalls	n/a	1
Number of small cars		
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
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## DEVELOPMENT DATA SHEET

**Four-Storey Mixed Use Site South of 70 Avenue (Site B)  
on the Western Portions of 6976 and 7000 - 120 Street**

**Proposed Zoning: CD (based on C-15)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,673 sq.m.
Road Widening area (70 Ave & 120 St)		861 sq.m. (23%)
Undevelopable area		
Net Total	min. 2,000 sq.m.	2,812 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	80%	40%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (70 Avenue)	2.0 m	3.8 m
Rear (South)	7.5 m	8.0 m
Side #1 (West Flanking Street) (120 Street)	2.0 m	2.9 m
Side #2 (East)	3.0 m	19.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	14 m	15 m (4 storeys)
Accessory	4.5 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		15
Two Bedroom		14
Three Bedroom +		
Total		29
<b>FLOOR AREA: Residential</b> (Includes ground floor lobby, elevator and stairs)		2,490 sq.m.
<b>FLOOR AREA: Commercial</b>		
Gross		870 sq.m.
Net		791 sq.m.
Total		
<b>FLOOR AREA: Industrial</b>	n/a	n/a
<b>FLOOR AREA: Institutional</b>	n/a	n/a
<b>TOTAL BUILDING FLOOR AREA</b>		3,360 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	n/a	n/a
# of units/ha /# units/acre (net)	n/a	n/a
FAR (gross)	n/a	n/a
FAR (net)	1.5	1.2
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	87 sq.m.	78 sq.m.
Outdoor	87 sq.m.	45 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial	24	24
Industrial	n/a	n/a
Residential Bachelor + 1 Bedroom	20	20
2-Bed	21	21
3-Bed	n/a	n/a
Residential Visitors	5	5
Total Residential	46	46
Total Number of Parking Spaces	70	70
Number of disabled stalls	1	1
Number of small cars		
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
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## DEVELOPMENT DATA SHEET

**Townhouse Site North of 70 Avenue (Site C)  
on the Eastern Portion of 7000 - 120 Street**

**Proposed Zoning: CD (based on RM-30)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		5,888 sq.m.
Road Widening area		1,405 sq.m. (24%)
Undevelopable area		
Net Total	min. 2,000 sq.m.	4,483 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	34%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (70 Avenue)	7.5 m	5.75 m to building/ 4.2 m to porch
Rear (North)	7.5 m	4.6 m
Side #1 (East)	7.5 m	3 m to building/ 2.1 m to porch
Side #2 (West)	7.5 m	4.49 m to building/ 3.2 m to porch
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	10.2 m (3 storeys)
Accessory	4.5 m	3 m (indoor amenity bldg.)
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		n/a
One Bed		n/a
Two Bedroom		n/a
Three Bedroom +		22
Total		22
<b>FLOOR AREA: Residential</b>		3,380 sq.m.
<b>FLOOR AREA: Commercial</b>	n/a	n/a
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	n/a	n/a
<b>FLOOR AREA: Institutional</b>	n/a	n/a
<b>TOTAL BUILDING FLOOR AREA</b>		3,380 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)	30 upa	20 upa
FAR (gross)	n/a	n/a
FAR (net)	0.90	0.76
AMENITY SPACE (area in square metres)		
Indoor	66 sq.m.	46 sq.m.
Outdoor	66 sq.m.	137 sq.m.
PARKING (number of stalls)		
Commercial	n/a	n/a
Industrial	n/a	n/a
Residential Bachelor + 1 Bedroom	n/a	
2-Bed	n/a	
3-Bed	44	44
Residential Visitors	4	5
Institutional	n/a	n/a
Total Number of Parking Spaces	48	49
Number of disabled stalls	n/a	n/a
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
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## DEVELOPMENT DATA SHEET

**Townhouse Site South of 70 Avenue (Site D)  
on the Eastern Portion of 6976 and 7000 - 120 Street**

**Proposed Zoning: CD (based on RM-30)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		7,431 sq.m.
Road Widening area		1,924 sq.m. (26%)
Undevelopable area		
Net Total	min. 2,000 sq.m.	5,507 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	31%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (121 Street)	7.5 m	4.2 m to bldg/ 3.0 m to porch
Rear (West)	7.5 m	4.0 m to bldg/ 2.7 m to porch
Side #1 (North Flanking Street) (70 Ave)	7.5 m	6.1 m to bldg/ 4.6 m to porch
Side #2 (South)	7.5 m	8.5 m to bldg./ 7 m to porch or deck
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	10.2 m (3 storeys)
Accessory	4.5 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		n/a
One Bed		n/a
Two Bedroom		n/a
Three Bedroom +		26
Total		26
<b>FLOOR AREA: Residential</b>		3,973 sq.m.
<b>FLOOR AREA: Commercial</b>	n/a	n/a
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	n/a	n/a
<b>FLOOR AREA: Institutional</b>	n/a	n/a
<b>TOTAL BUILDING FLOOR AREA</b>		3,973 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)	30 upa	19 upa
FAR (gross)	n/a	n/a
FAR (net)	0.90	0.73
AMENITY SPACE (area in square metres)		
Indoor	78 sq.m.	0
Outdoor	78 sq.m.	147 sq.m.
PARKING (number of stalls)		
Commercial	n/a	n/a
Industrial	n/a	n/a
Residential Bachelor + 1 Bedroom		n/a
2-Bed		n/a
3-Bed	52	52
Residential Visitors	5	5
Institutional		
Total Number of Parking Spaces	57	57
Number of disabled stalls	n/a	n/a
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
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