

City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7906-0458-00

Planning Report Date: June 16, 2008

PROPOSAL:

- **Rezoning** from RF and RA to RF, RF-12, RF-12C, RF-9 and RF-9C

in order to allow subdivision into approximately 49 single family residential lots and open space.

LOCATION:

Portion of 14038, entirety of 14058/72/90 and 14130 - 92 Ave and portion of park at 9097 - 141A Street

OWNERS:

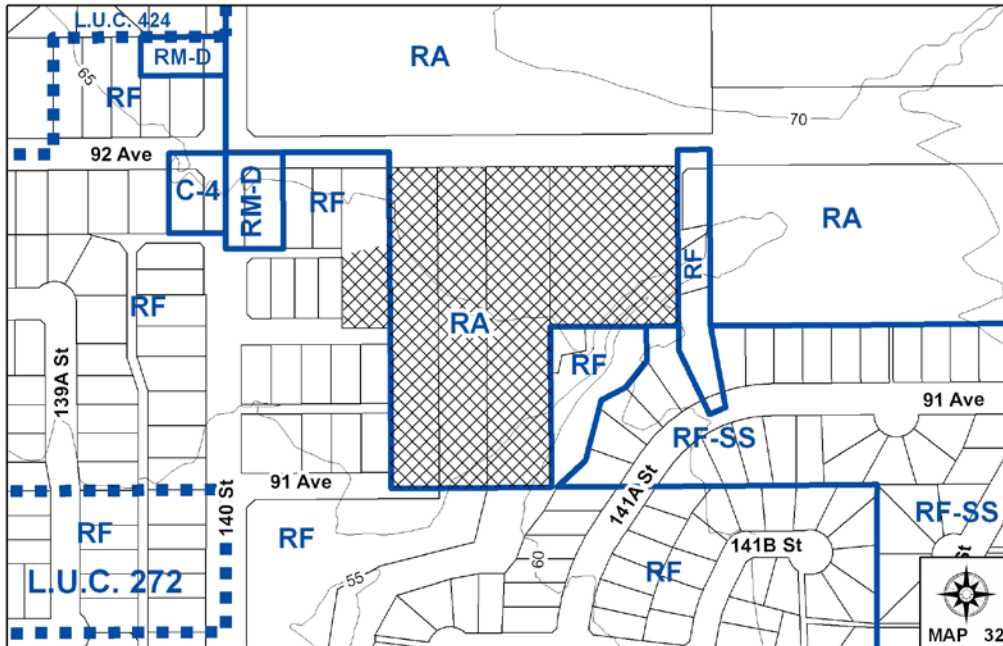
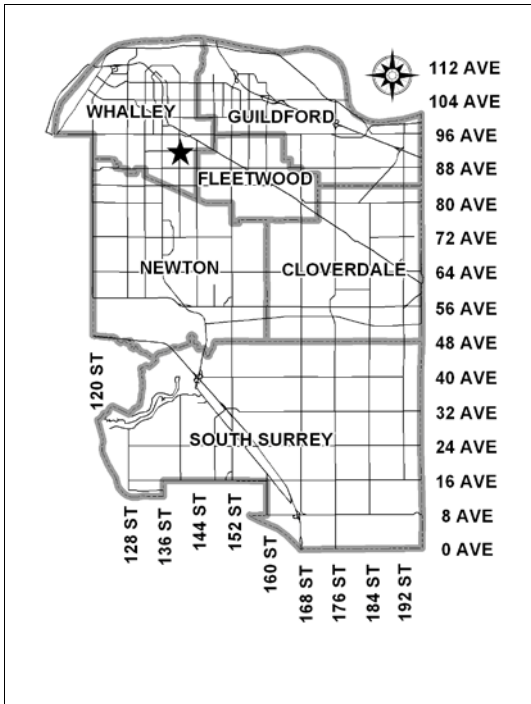
Balwinder Singh Gill et al

ZONING:

RF and RA

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The subject site is located in the vicinity of amenities and services and to a large degree forms a new self-contained neighbourhood.
- Approximately 19% of the gross site area will be dedicated for a walkway, open space and riparian area protection.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone portions of the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) (Block 1 on the attached survey plan), "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block 6), "Single Family Residential (12) Coach House Zone (RF-12C)" (By-law No. 12000) (Blocks 4 and 5), "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) (**Blocks 2, 7, 8 and 9 and 8**), and "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) (Block 3) (Appendix I).
2. 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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) completion of an agreement for the sale and purchase of a portion of City parkland;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 18 - 26 and 37 - 43 inclusive to provide an appropriate and consistent transition between single family lots and small single family lots along the extension of 91A Avenue, by requiring a front yard setback of 6.5 metres (21 ft.) to the front wall of the principal building and 5.0 metres (16 ft.) to the veranda; and
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 18 and 43 to address the interface between existing non-coach house lots and new lots having coach houses, by requiring the east side of any coach house be set not more than 0.6 metre (2 ft.) from the east property line and the west side of any coach house be set not less than 3.0 metres (10 ft.) from the west property line. This Restrictive Covenant must also require the upper west side of any coach house located above a garage be offset not less than 0.9 metres (3 ft.) from the lower floor walls at the west side of the garage.

Formatted

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: 17 Elementary students at Simon Cunningham Elementary School 7 Secondary students at Queen Elizabeth Secondary School (Appendix IV)
Parks, Recreation & Culture:	Parks, Recreation and Culture is willing to sell approximately 58.2 square metres (626 sq.ft.) of parkland to support the layout of the proposed subdivision and to accept the proposed parkland dedication, pending a conveyancing report from the Realty Services Division. Parks also has concerns about the pressure the development will place on existing facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: Four existing single family dwellings, two of which will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 92 Avenue):	Invegary Learning Centre and Green Timbers Urban Forest Park.	Conservation Area.	RA
East:	Single family dwelling and City parkland.	Urban	RF
South:	Single family dwellings, Kiyo Park and greenbelt, and single family dwellings with secondary suites.	Urban	RF and RF-SS
West:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSProposed Rezoning

- The subject site consists of five contiguous properties totalling approximately 3.13 hectares (7.74 acres), located southeast of City Centre. The site is designated Urban in the Official Community Plan (OCP).

- The site is currently zoned "Single Family Residential Zone (RF)" and "One-Acre Residential Zone (RA)". The applicant proposes to rezone a portion of the site from RF to "Single Family Residential (12) Coach House Zone (RF-12C)"; a portion from RA to RF, "Single Family Residential (12) Zone (RF-12)", RF-12C, "Single Family Residential (9) Zone (RF-9)" and "Single Family Residential (9) Coach House Zone (RF-9C)"; and a portion from RF to RF-9, in order to allow subdivision into approximately 49 single-family residential lots.
- Based on the proposed subdivision layout (Appendix II), the applicant is proposing 49 lots and a park lot. Specifically, the applicant is proposing 2 oversized RF lots, 2 RF-12 lots, 4 RF-12C lots, 31 RF-9 lots and 10 RF-9C lots.
- All the proposed lots meet or exceed the minimum lot area, lot width and depth requirements of the respective proposed zones and are accessed from rear lanes to be constructed as part of the development.
- The applicant's rationale for the proposed layout is that a range of smaller single family lots are appropriate given the proximity of the area to services at City Centre and greater densities are consistent with ideals for compact and infill development in existing urban areas. All of the proposed lots exceed the minimum area requirements of the proposed zones. Indeed, the proposed RF-9C lots exceed the minimum area requirements of both the RF-12 and RF-12C Zones. The applicant has also stated that the proposed subdivision of the five subjects lots enables a large area to be reserved for open space and minimizes disruption to adjacent neighbours in comparison to piecemeal development of the area.
- There are homes zoned "Single Family Residential Secondary Suite Zone (RF-SS)" abutting the southwest portion of the subject site. The 14 proposed RF-12C and RF-9C homes, which will permit coach houses or secondary suites, are reasonable in this neighbourhood context. The proposed RF-12C and RF-9C lots are proposed on 91A Avenue, where each lot will be a minimum of 37.2 metres (122 ft.) deep.
- The Small Lot Residential Zones Policy O-53 provides guidelines for the location of small lot residential zones (Corporate Report No. C002 adopted January 17, 2000). Policy O-52 states that the RF-12 Zone may be considered within 800 metres (1/2 mile) and the RF-9 Zone within 400 metres (1/4 mile) of the edges of City Centre, Town Centres and employment areas in Urban designated areas. The Policy also states that small lot developments may be considered if adequate interface with adjacent residential uses is provided. The proposed development generally complies with these guidelines.
- The western portion of the subject site is located 610 metres (0.4 miles) from the southeastern limits of City Centre. The proposed 49-lot development consists of a mix of over-sized and small single family lots that to a large degree forms a new, self-contained neighbourhood. The subject site is located in the vicinity of amenities and services.
- North of the subject site, there are institutional uses (Invergarry Learning Centre, Simon Cunningham Elementary School) and recreational uses (Green Timbers Urban Forest Park). To the east and southeast, there are only two lots zoned RF, a portion of the greenbelt which follows red-coded King Creek and undeveloped City-owned lot zoned RA. To the south and immediately abutting a portion of the subject site is Kiyo Park.

- The site is located approximately 90 metres (295 ft.) west of 140 Street, which is currently served by two transit routes providing service to City Centre, Guildford and Newton Exchange. At the intersection of 92nd Avenue and 140th Street, there is a corner market store zoned "Local Commercial Zone (C4)". Further south on 140th Street, at 88th Avenue, Bear Creek Market (zoned CD By-law No. 12526) provides neighbourhood commercial uses.

Rezoning to RF (Block 1 in Appendix I)

- Two existing single-family dwellings are to be retained on proposed Lots 16 and 17 fronting 92 Avenue. Block 1 comprises the west portion of proposed Lot 16. Both lots are proposed as over-sized RF lots, with the former having potential for future subdivision into two RF-12 lots and the latter having potential for three RF-9 lots, subject to further applications.
- Proposed Lot 17 and the western portion of proposed Lot 16 are currently zoned RF. The remainder of Lot 16, Block 1 in Appendix I, is to be rezoned from RA to RF.

	RF Zone Requirements	Proposed Lots 16 & 17
Lot Area	560 m ² (6,000 ft ²)	1,028 – 1,120 m ² (11,066 – 12,056 ft ²)
Lot Width	15 (50 ft)	23.5 – 30.5 m (77 - 100 ft)
Lot Depth	28 m (90 ft)	32.6 – 40.7 m (107 – 134 ft)

Rezoning to RF-12C (Blocks 4 and 5 in Appendix I)

- Four RF-12C lots fronting the extension of 91A Avenue at the west portion of the subject site are proposed. Three RF-12C lots are proposed for the north side of 91A Avenue and one RF-12C lot is proposed for the south side of the street in order to provide consistency on both sides of the street and an appropriate transition between the existing RF lots to the west and the proposed RF-9C lots to the east.
- As stipulated in the RF-12C Zone, the proposed interior lots are permitted either one secondary suite or one coach house (but not both). A coach house is permitted on an Interior lot only where the lot depth is a minimum of 29 metres (95 ft.). The depth of each of the proposed lots is in excess of 37 metres (121 ft.).

	RF-12C Zone Requirements			Proposed Lots 18-20 & 43
Lot Area	Type I	Interior Lot	320 m ² (3,445 ft ²)	446 – 495 m ² (4,801 – 5,328 ft ²)
Lot Width	Type I	Interior Lot	12 m (40 ft)	12.1 – 12.4 m (40 – 41 ft)
Lot Depth	Type I	Interior Lot	26 m (85 ft)	37.2 – 40.7 m (122 – 134 ft)

Rezoning to RF-12 (Block 6 in Appendix I)

- Two RF-12 lots fronting the north side of the proposed extension of 91 Avenue are proposed at the southwest portion subject site. These two lots will provide a transition between the existing RF lots to the west and the proposed RF-9 lots east of a proposed lane that abuts one of the proposed RF-12 lots.

	RF-12 Zone Requirements			Proposed Lots 44-45
Lot Area	Type I	<i>Interior Lot</i>	320 m ² (3,445 ft ²)	345 – 417 m ² (3,714 – 4,489 ft ²)
Lot Width	Type I	<i>Interior Lot</i>	12 m (40 ft)	14.4 m (47 ft)
Lot Depth	Type I	<i>Interior Lot</i>	26 m (85 ft)	32.3 – 37.2 m (106 – 122 ft)

Rezoning RF-9 (Blocks 2, 7, 8 and 9 and 8 in Appendix I)

Formatted

- Thirty-one RF-9 lots are proposed for the western portion of the subject site. Of these lots, 15 will front 92 Avenue, 12 will front the extension of 91A Avenue/140A Street and 4 will front the completion of the 91 Avenue cul-de-sac.
- The proposed RF-9 lots conform to the minimum required standards as noted below.
- The RF-9 Zone permits a maximum of 33% of the total lots in a subdivision to be Type II Interior Lots. Eleven Type II Interior lots are proposed (Lots 12-15, 26, 32-37), which represent 22% of the total number of lots.
- The proposed layout requires the acquisition of approximately 58.2 square metres (626 sq. ft.) of City parkland to complete proposed Lot 34 and a portion of the rear lane (Block 8).

	RF-9 Zone Requirements			Proposed Lots 1-15, 26-37, 46-49
Lot Area	Type I	<i>Interior Lot</i>	250 m ² (2,690 ft ²)	252 – 324 m ² (2,713 – 3,488 ft ²) for Lots 1-9, 28-31
		<i>Corner Lot</i>	275 m ² (2,960 ft ²)	290 – 328 m ² (3,122 – 3,531 ft ²) for Lots 10, 11, 27
	Type II	<i>Interior Lot</i>	220 m ² (2,368 ft ²)	246 – 408 m ² (2,648 – 4,392 ft ²) for Lots 12-15, 26, 32-37
	Type III	<i>Interior Lot</i>	270 m ² (2,905 ft ²)	289 – 367 m ² (3,111 – 3,950 ft ²) for Lots 46-49
Lot Width	Type I	<i>Interior Lot</i>	9.0 m (30 ft)	9.0 m (30 ft) for Lots 1-9, 28-31
		<i>Corner Lot</i>	10.5 m (35 ft)	10.5 m (35 ft) for Lots 10, 11, 27
	Type II	<i>Interior Lot</i>	7.9 m (26 ft)	7.9 – 8.8 m (26 – 29 ft) for Lots 12-15, 26, 32-37
	Type III	<i>Interior Lot</i>	12.3 m (41 ft)	12.3 – 13.0 m (40 – 43 ft) for Lots 46-49

	RF-9 Zone Requirements			Proposed Lots 1-15, 26-37, 46-49
Lot Depth	Type I & Type II	Interior & Corner Lots	28 m (90 ft)	28.0 – 36.2 m (90 – 119 ft) for Lots 1-15, 26-37
	Type III	Interior Lot	22 m (72 ft)	22.8 – 24.9 m (75 – 81.7 ft) for Lots 46-49

Rezoning RF-9C (Block 3 in Appendix I)

- Ten RF-9C lots fronting the extension of 91A Avenue are proposed for the middle portion of the subject site.
- Each of the proposed RF-9C lots is oversized and exceeds the minimum area requirements of both the RF-9C and RF-12C Zones.
- The RF-9C Zone permits either one secondary suite or one coach house (but not both) on Type I lots. Where the coach house is located at grade, the minimum depth must be 36 metres (118 ft.). The depth of the proposed lots will permit either at-grade or above-the-garage coach houses.

	RF-9C Zone Requirements			Proposed Lots 21-25, 38-42
Lot Area	Type I	Interior Lot	250 m ² (2,690 ft ²)	335 – 373 m ² (3,606 – 4,015 ft ²)
Lot Width	Type I	Interior Lot	9.0 m (30 ft)	9.3 m (31 ft)
Lot Depth	Type I	Interior	28 m (90 ft)	37.2 – 41.4 m (122 – 136 ft)

Proposed Road Alignment, Open Space Dedication and Acquisition of City Parkland

- The proposed layout indicates the construction and completion of 91A Avenue and the 91 Avenue cul-de-sac. The completed 91A Avenue will daylight to 92 Avenue.
- The established pattern of rear lanes will be extended and completed as part of the proposed development, and thus providing rear lane access to each proposed lot.
- King Creek, a red-coded watercourse, transects parts of the southeast portion of the subject site. The applicant proposes to dedicate the entire riparian protection area that comprises 15 m (50 ft.) from the surveyed top-of-bank.
- In addition, the applicant proposes to dedicate a 4-metre (13 ft.) wide strip paralleling the western edge of the riparian protection area for the construction of a walkway. The proposed walkway will taper off at the 91 Avenue cul-de-sac and have a street connection to Kiyo Park located south of 91 Avenue.
- Permanent fencing will be installed at the interface between the riparian protection area and the walkway. The proposed open space dedication will form part of a greenbelt linking Green Timbers Urban Forest Park, Kiyo Park, Bear Creek Heights Park and Bear Creek Park.

- The applicant proposes to dedicate a total area of 7,611 square metres (1.88 acres), comprising 19% of gross site area, for walkway, open space and riparian area protection purposes.
- Pending a conveyancing report from the Realty Services Division documenting that the value lost of the parkland sold is outweighed by that gained by the newly dedicated parkland, Parks is prepared to support the applicant's proposal to acquire 58.2 square metres (626 sq. ft.) of the greenbelt between 92 Avenue and 91 Avenue, in order to support the layout of the proposed subdivision. A purchase agreement must be reached prior to final adoption.

Lot Grading and Building Design

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable. The applicant proposes to have in-ground basements on all proposed lots.
- Up to 1 metre (3 ft) of fill is proposed for the front portion of the proposed lots on the south side of 92 Avenue and 91A Avenue. The subject site slopes to the south and fill is required due to the road elevation fronting the lots. A retaining wall that tapers from 0.7 metre (2.3 ft.) at the front of the lot to 0.2 metre (0.7 ft.) at the front third of the lot is required between proposed Lot 43 and the neighbouring lot to the west.
- The applicant has retained Michael 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 V).
- The building design guidelines recommend a new character for the proposed RF-9 and RF-9C homes, as most of the existing homes in the surrounding area are small bungalows or larger basement entry homes with box-like massing. Three newly constructed homes on the north side of 91A Avenue provide a "neo-traditional" and "neo-heritage" context for the proposed RF-12 and RF-12C homes.
- To provide an appropriate and consistent transition between single family lots (zoned RF) and small single family lots (zoned RF-12C, RF-9C and RF) along the extension of 91A Avenue, the front yard setback for proposed Lots 18-26 and 37-43 inclusive will be increased to 6.5 metres (21 ft.) to the front wall of the principal dwelling and 5.0 metres (16 ft.) to the veranda. Under Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum front yard setback for the principal building is 6.0 metres (20 ft.) in the RF-12C Zone and 3.5 metres (11 ft. 6 in.) and in the RF-9C and RF-9 Zones and the minimum front yard setback for a porch or veranda is 2.0 metres (6 ft. 7 in.) in all three zones.
- To address the interface between the existing RF lots west of the subject site and the proposed RF-12C lots, on proposed Lots 18 and 43, the east side of any coach house shall be set not more than 0.6 metre (2 ft.) from the east property line and the west side of any coach house shall be set not less than 3.0 metres (10 ft.) from the west property line. Furthermore, on proposed Lots 18 and 43, the upper west side of any coach house located above a garage will be offset not less than 0.9 metres (3 ft.) from the lower floor walls at the west side of the garage.
- Basement-entry homes will not be permitted on any lot and secondary suites will only be permitted on the 4 RF-12C lots and the 10 RF-9C lots if no coach house is constructed.

Tree Replacement and Preservation

- The applicant retained Randy Greenizan (C. Kavolinas & Associates Inc.) to prepare an Arborist report.
- The Arborist Report indicates there are 96 mature trees on the site and proposes removal of all but four trees because the trees are either in poor condition or removal is necessary to enable construction. All trees on lands to be dedicated as parkland will be retained.
- Under the current Tree Protection By-law, for the 92 trees proposed for removal, a tree replacement ratio of 1:1 would apply to the 40 alder and 20 cottonwood trees and a 2:1 ratio would apply to the other 32 trees. A total of 124 replacement trees would be required. The applicant proposes planting 96 trees, leaving a shortfall of 28 replacement trees. Under the By-law, monetary compensation of \$8,400 would apply to this shortfall based on \$300/per tree, and will be collected prior to consideration of final approval. The tree replanting plan provides for an average of two trees per lot.
- The chart below provides a summary of tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Alder	40	0	40
Birch	1	0	1
Cedar	8	1	7
Cottonwood	20	0	20
Cypress	2	0	2
Cherry	1	0	1
Douglas Fir	15	0	15
Laurel	1	1	0
Spruce	3	1	2
Maple	3	0	3
Willow	2	1	1
Total	96	4	92

PRE-NOTIFICATION

Pre-notification letters were sent September 11, 2007 and staff received one telephone call from a resident of the neighbourhood. The caller expressed concerns about the impact of the development on the ecosystem of King Creek, as he has seen fish and ducks in the creek.

(The applicant has revised the proposed layout to remove any encroachment into the riparian protection area. 19% of the gross site area will be dedicated for creek protection and open space.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary, Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation

Jean Lamontagne
General Manager
Planning and Development

HC/kms

v:\wp-docs\planning\plncom08\04301114.hc.doc
KMS 4/30/08 12:22 PM

APPENDIX IInformation for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Michael Helle, Coastland Engineering & Surveying Ltd.
 Address: #101 - 19292 - 60 Avenue
 Surrey, BC V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application
 - (a) Civic Addresses: Portion of 14038 - 92 Avenue and the entirety of 14058,
 14072, 14090 and 14130 - 92 Avenue and Portion of
 9097 - 141A Street

 - (b) Civic Address: Portion of 14038 - 92 Avenue
 Owners: Balwinder Singh Gill, Amrik Singh Gill and Kalvinder
 Singh Gill
 Portion of PID: 024-609-846
 Parcel 1 Section 33 Township 2 New Westminster District Plan LMP43608

 - (c) Civic Address: 14058 - 92 Avenue
 Owners: Bhajan Singh Sall, Kashmir Kaur Sall and Narinder
 Singh Sall
 PID: 011-409-631
 Lot 1 Section 33 Township 2 New Westminster District Plan 9745

 - (d) Civic Address: 14072 - 92 Avenue
 Owner: Ekam Development Ltd., Inc. No. 0723282
 PID: 011-409-649
 Lot 2 Section 33 Township 2 New Westminster District Plan 9745

 - (e) Civic Address: 14090 - 92 Avenue
 Owner: Ekam Development Ltd., Inc. No. 0723282
 PID: 010-549-374
 East 132 Feet Lot 18 South East Quarter Section 33 Township 2 New
 Westminster District Plan 5488

 - (f) Civic Address: 14130 - 92 Avenue
 Owner: Ekam Development Ltd., Inc. No. 0723282
 PID: 010-112-618
 Lot A Section 33 Township 2 New Westminster District Plan 15668

 - (g) Civic Address: Portion of 9097 - 141A Street
 Owner: City of Surrey
 Park Section 33 Township 2 Plan BCP1276

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF, RF-12, RF-12C, RF-9 and RF-9C

Requires Project Data	Combined Data				
GROSS SITE AREA					
Acres	7.76 ac*				
Hectares	3.14 ha*				
NUMBER OF LOTS					
Existing	5				
Proposed	49				
SIZE OF LOTS					
	RF	RF-9	RF-9C	RF-12	RF-12C
Range of lot widths (metres)	23.4-30.5 m	7.9-14.4 m	9.3 m	14.3 m	12.1-12.4m
Range of lot areas (square metres)	1,028- 1,120 m ²	246-407 m ²	334-372m ²	345-416m ²	446-495 m ²
DENSITY					
Lots/Hectare & Lots/Acre (Gross)	7.3 uph /3.0 upa	22.0 uph /8.9 upa	1.0 uph /8.5 upa	15.9 uph /6.4 upa	16.2 uph /6.5 upa
Lots/Hectare & Lots/Acre (Net)	9.3 uph /3.8 upa	34.2 uph /13.8 upa	28.3 uph /11.5 upa	26.2 uph /10.6 upa	21.2 uph /8.6 upa
SITE COVERAGE (in % of gross site area)					
Maximum Coverage of Principal & Accessory Building	31.3	33.4	38.4	30.3	44.8
Estimated Road, Lane & Driveway Coverage	28.8	37.9	28.1	41.0	25.5
Total Site Coverage	60.1	71.3	66.5	71.3	70.4
PARKLAND					
Area (square metres)	7,611 sq.m.				
% of Gross Site	19%				
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				

* Including parkland to be dedicated and excluding parkland to be purchased from the City