

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7908-0058-00

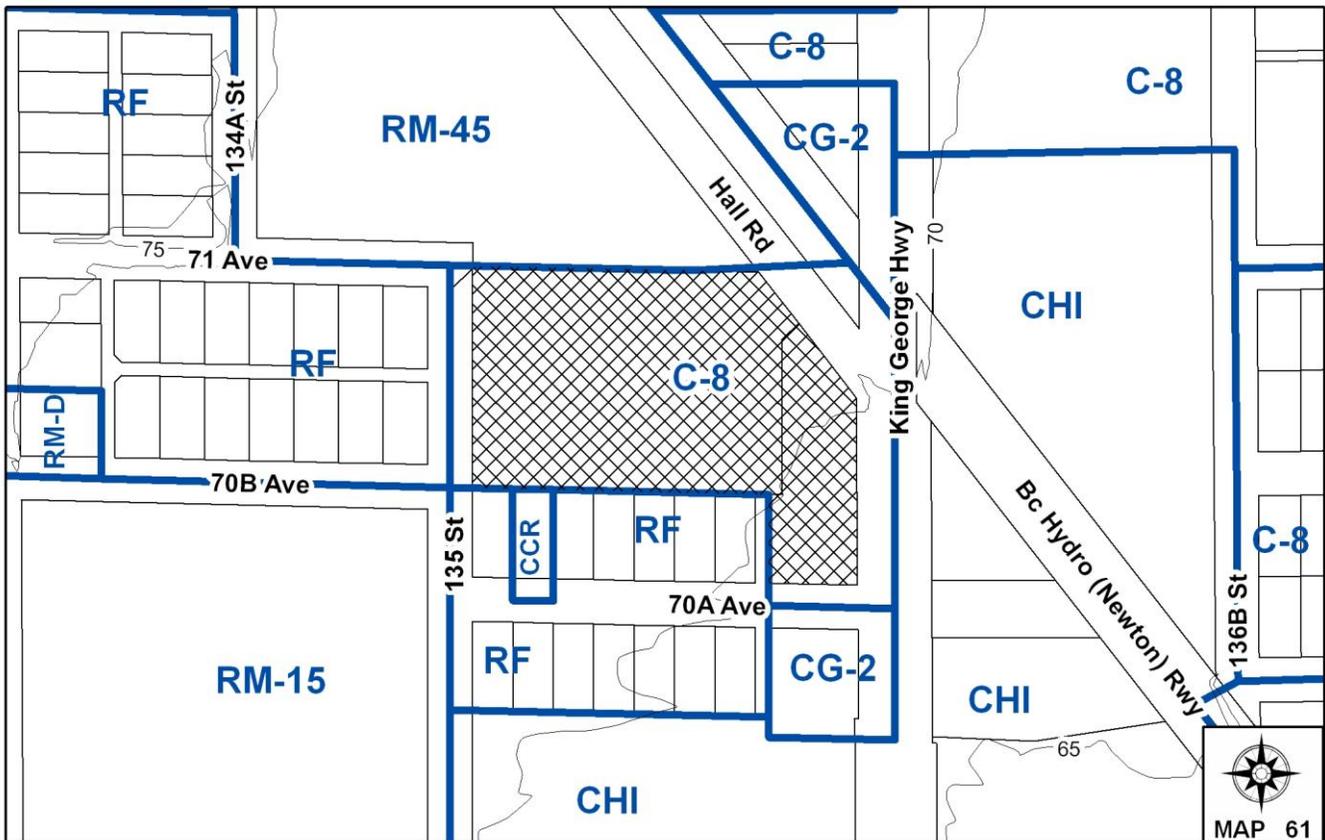
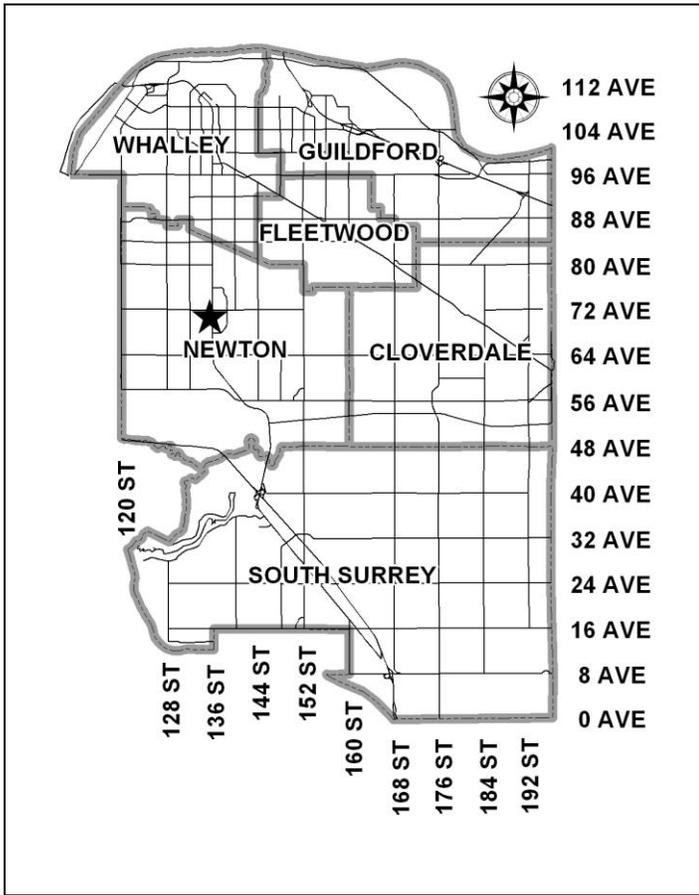
Planning Report Date: October 5, 2009

PROPOSAL:

- **Rezoning** from C-8 to CD (based on C-8)
- **Development Permit**
- **Gaming License Amendment**
- **Development Variance Permit**

in order to permit the development of a Community Gaming Centre, including Bingo and a maximum of 150 slot machines, and façade improvements to the existing commercial buildings being retained.

LOCATION: 7093 King George Highway
OWNER: Newton Square Properties Ltd.
ZONING: C-8
OCP DESIGNATION: Commercial
LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft a general Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.
- Gaming License Amendment to allow a maximum of 150 slot machines as part of a new Community Gaming Centre (CGC).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed Community Gaming Centre (CGC) includes slot machine gaming, which is not a permitted use in Surrey, except within the Cloverdale Casino.
- The applicant is seeking to proceed to By-law introduction and Public Hearing in advance of the confirmation of the ultimate road network requirements to support the new Newton Transit exchange as they affect the subject site. The final road network requirements will be developed in the near future as part of the completion of the Newton Town Centre Study, which is under way.
- The proposal requires setback variances to recognize the location of existing commercial buildings being retained, which are non-conforming with respect to the site.

RATIONALE OF RECOMMENDATION

- On April 28, 2008, Council reviewed a preliminary Planning Report on the proposed CGC, and recommended that the application be referred back to staff to proceed to a detailed planning stage, and to bring forward a rezoning By-law for Council consideration of a CGC with a maximum of 150 Slot Machines.
- The proposed CGC will result in substantial redevelopment and revitalization of this prominent site at the entrance to the Newton Town Centre.
- The City Gaming Policy was developed prior to the development of the CGC concept by the Province; therefore the proposal is not recognized under this Policy. In light of Council's resolution to proceed to a detailed planning stage on this proposal, it is appropriate that the subject proposal be considered on its merits.
- The developer has agreed to fully address the future road requirements that may affect this property, as well as resulting land assembly requirements, associated with the future completion and implementation of the Newton Town Centre Study, which is under way.
- The redevelopment of the Newton Bingo site into a CGC is supported by many non-profit organizations that rely on Bingo for funding, and will ensure a stable funding source for these non-profit organizations that are active in Surrey.

- The applicant has agreed to enter into a "Good Neighbour Agreement" with the City to address any specific site and operational issues with the community, such as safety and security, and to provide residents access to designated community/meeting space when Bingo is in operation.
- The Surrey RCMP has raised no concerns in relation to a CGC at the subject location.
- The Corporation of Delta was consulted on this matter and has no objection to upgrading of the existing Bingo Gaming facility to a CGC.
- The proposed DVP will allow the existing buildings, which are non-conforming with respect to siting, to be retained. The DVP will be specific to the existing buildings only; upon the site being redeveloped in the future, new buildings will be required to conform to the typical setback requirements for commercial zones.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to prepare a resolution to be delivered to the BC Lottery Corporation (BCLC) and the Gaming Policy & Enforcement Branch (GPEB) to allow the addition of slot machine gaming limited to 150 slots machines, to the existing Bingo Gaming License, following the consideration of the proposal at Public Hearing.
3. Council authorize staff to draft a general Development Permit No. 7908-0058-00 based on the design criteria and drawing attached as Appendix II, and Official Community Plan guidelines and Advisory Design Panel recommendations in Appendix IV.
4. Council approve Development Variance Permit No. 7908-0058-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum southerly and westerly interior side yards of the CD Zone from 7.5 m (25 feet) to 7.0 m (23 feet) and 0.3 m (1 foot) respectively, in order to accommodate the non-conforming siting of two (2) buildings being retained.
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 (lot consolidation) plan to the satisfaction of the City's Approving Officer;
 - (c) completion of all road requirements affecting the subject properties associated with the final road network approved under the Newton Town Centre Study;
 - (d) registration of a no-build Restrictive Covenant to ensure the logical assembly and future consolidation of adjoining remnant lands and/or abandoned portions of road to the south and east created by the implementation of the possible realignment of 70A Avenue and Hall Road are adequately incorporated into the overall development of the nearby area;
 - (e) the applicant enter into a "Good Neighbour Agreement" to address neighbourhood and on-site operational issues of the CGC, such as safety and security, and provision of public access to designated community/meeting space on site; and
 - (f) completion of an agreement satisfactory to the City regarding revenue sharing with the City.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Surrey RCMP: No concerns. However, the RCMP has identified the need for adequate parking and CPTED measures for site safety and security for the proposed development. These issues have been adequately addressed and will be completed as part of the proposal.
- Corporation of Delta: No objection.

ADDITIONAL PLANNING COMMENTS

Background

- At the Regular Council – Land Use meeting held on April 28, 2008, Council considered a preliminary Planning & Development Report (Appendix V) regarding this application to rezone the site from Community Commercial Zone (C-8) to Comprehensive Development (CD) Zone and for a Development Permit to allow development of a Community Gaming Centre (CGC), including Bingo Gaming and Slot Machines limited to 150 Slot machines, as well as façade upgrades to the portions of existing commercial building(s) being retained. Council adopted the following resolution:

"That Council refer the application back to staff to proceed with a detailed planning stage and bring forward a rezoning By-law for Council consideration of a Community Gaming Centre with a maximum of 150 Slot Machines." (RES.Ro8-890)

- This report responds to Council's direction as noted above.
- The subject property is designated "Commercial" in the Official Community Plan (OCP) and the Newton Town Centre Plan. It is presently zoned "Community Commercial Zone (C-8)" and is occupied by a commercial shopping centre, including the Newton Bingo facility, and a variety of retail, restaurant, and office uses.
- The existing commercial shopping centre is composed of three buildings, two of which are linked with roof structures. The existing Bingo Hall comprises the most westerly building. A dental office, a thrift store, restaurants and retail stores are in the other two buildings. The Bingo Hall building and a portion of one of the commercial buildings will be demolished to allow the construction of the new CGC building and associated parking.
- The adjacent site to the north contains an apartment project with multiple buildings, and there is mature landscaping along this common property line. To the east across King George Hwy, is a vacant piece of land recently purchased by Translink for a proposed new transit exchange. Land to the south on both sides of 70A Avenue includes a vacant piece of land and RF-zoned properties occupied by older single-family dwellings in disrepair, all of which have been assembled by a

single developer (RONA), and are designated "Commercial" in the OCP.

Proposal

- The applicant, Boardwalk Gaming and Entertainment Ltd., proposes to develop a new Community Gaming Centre (CGC) to replace the existing Newton Bingo facility. The CGC is proposed to include bingo (paper and electronic), up to a maximum of 150 slot machines, lottery games, keno, and food and entertainment services. The CGC Concept was developed by the Province to modernize Bingo gaming and diversify gaming options in order to maintain the non-profit funding that Bingo supports.
- The addition of slot machine gaming to an existing Bingo Gaming license as part of a CGC is considered under the *BC Gaming Control Act and Gaming Control regulations* as a "substantial change", therefore Council approval and community consultation is required. In addition, a gaming facility which include slot machine gaming is not a permitted use in any zone under the Surrey Zoning By-law, unless such a use is specifically provided for in a zone, therefore rezoning to a Comprehensive Development (CD) Zone that specifically permits this use is required to accommodate this proposal.
- Communication with adjoining Municipality (Delta) and the surrounding community has been undertaken in the past and is documented in the April 28, 2008 Planning Report (Appendix V). Additional input received since April 28, 2008, on this proposal is documented in subsequent sections of this report.
- The formal approval of the "substantial change" by the City is required to be in the form of a resolution or a letter on the official letterhead and delivered to both BCLC and the Gaming Policy and Enforcement Branch (GPEB) indicating support of the amendment.
- At the conclusion of the Public Hearing for the proposed rezoning, a specific resolution in relation to the proposed Bingo Gaming Amendment for the proposed CGC will be considered by Council along with 3rd Reading of the rezoning by-law.

DEVELOPMENT CONSIDERATIONS

Newton Town Centre Urban Design and Transportation Planning Study

- Council has recently entered into a Memorandum of Understanding ("MOU") with Translink to collaborate in a joint urban design and transit planning study for the Newton Town Centre. The lands covered by the Newton Town Centre Urban Design and Transportation Planning Study are identified on Appendix IX. The goal of the Study is to produce a land use and transportation plan that will guide the development of a mixed-use, high-density, transit-oriented Newton Town Centre, fully integrating new and enhanced transit facilities into a high quality and sustainable urban centre. The Study has recently been initiated, and is expected to be completed in early 2010.
- The development of the road network west of King George Highway is a key element of the Study, in order to ensure the effective integration of the future Transit Exchange with the larger Town Centre area. The subject property, while outside of the immediate Plan area, is impacted by the potential road network changes that may result. However, the subject application was in-stream

at the time when the Newton Town Centre Study was initiated; therefore the applicant is seeking to avoid any possible delays, and has requested to proceed to a detailed planning stage in advance of the development of the Study. This approach requires certain commitments and agreements by the developer, to ensure that necessary road requirements that may be confirmed in the future to support the Newton town centre can be achieved.

- In order to proceed to a detailed planning stage in advance of the Newton Town Centre Study, the applicant has agreed to dedicate potential road linkages along the north, northeast and south portions of the property by way of a combination of road dedication and statutory rights-of-way, in anticipation that such linkages will be confirmed by the Study as required. Additionally, the applicant has committed to complete the necessary legal agreements to resolve necessary road closures and land assembly to the east and south, in order to effectively implement the future Newton Study transportation and planning requirements.
- On this basis, the application can proceed to By-law introduction and Public Hearing stage. However, final approval of the necessary rezoning By-law will be held pending completion of the final Newton Town Centre Study. The applicant has agreed to this approach.

Proposed CD By-law (Appendix VI)

- The proposed CD By-law (Appendix VI) has been drafted based on the C-8 Zone, but has been modified by adding the gaming facility use, including slot machines. Modifications to required setback and parking requirements of the zone are also proposed.
- To address the slot machines, the CD By-law permits a gaming facility use, provided that it is licensed and regulated by the BC Lottery Corporation, and may include slot machines up to a maximum of 150 machines. The CD Zone does not allow arcades, casino halls, video lottery gaming or facilities regulated by the BC Racing Commission.
- Due to the key priority of protecting for road dedication along the north property line, the CD Zone permits a 2 metre (6 ft.) setback along the north and northeast property lines. Specific wall design treatment will be provided along this interface recognizing the lack of opportunities that this condition will impose in terms of lack of openings or glazing along this edge. Specific design options for the road will be evaluated to ensure landscaping is provided along the future road allowance to address this edge treatment.
- The proposed development will require 304 parking stalls to comply with the Zoning By-law. The City Engineering Department has evaluated the proposal, and is supportive of a parking relaxation from 304 to 290 stalls, for the following reasons:
 - The site is in immediate proximity to the Town Centre and a future transit exchange, and to the future rapid bus corridor on King George Highway;
 - The transportation consultant retained by the developer has noted that peak parking demand on the site will vary amongst the combination of site uses (Bingo during evenings; commercial uses during the day), therefore a maximum peak demand for any single use, such as the CGC, is likely to be accommodated;

- A study of parking demand for similar Bingo facilities concluded that the City requirements in this case are likely more than adequate to address the observed demand, particularly given the availability of transit;
 - A sizeable number of bingo players, many of whom are elderly, either carpool or to the site or use transit; and
 - The relaxation will allow flexibility to achieve possible adjustments to the site plan to accommodate future road network/land assembly requirements associated with the Newton Town Centre Study.
- The CD Zone does not address the reduced setbacks for the existing building being retained, which is non-conforming with respect to siting. Instead, a Development Variance Permit (DVP) is proposed to deal with these relaxations in order to ensure that such relaxations are permitted in the interim for the existing buildings only, and that future redevelopment of the site will require that new buildings meet the minimum 7.5 m (25 foot) setback requirement associated with commercial zones. The DVP is discussed in more detail below.
 - All the other regulations of the proposed CD Zone are as per the C-8 Zone.

Community Gaming Centre (CGC) Proposal and Approval Requirements

- CGCs are intended to provide a modern gaming facility with bingo as the marquee gaming component, while adding a variety of other gaming and entertainment options, including lottery gaming, keno, off-track horse race betting, and up to a maximum of 150 slot machines. CGCs are operated by private operators, but are regulated and licensed by the Province (BC Lottery Corporation).
- The proposed inclusion of slot machines to Newton Square Bingo Country meets the definition in the Regulations of the *BC Gaming Control Act* and *Gaming Control Regulation* of a "substantial change" to the type or extent of lottery schemes being offered. As such, an approval process, which includes a consultation with neighbouring Local Governments or First Nations, and the seeking of community input, is required of the City.
- The City is required to send consultation notices in writing to immediately adjacent municipalities, regional districts and first nations informing them of the proposed substantial change to the gaming facility. Immediately adjacent is defined as within a five kilometre radius of the subject property.
- Prior to giving approval to the proposal, the City must also show that it sought and considered public input by:
 - Giving adequate public notice which includes the particulars of the type (and extent if applicable) of gaming that is proposed to be introduced;
 - Providing an opportunity for residents and representatives to provide comments, information and representations concerning the proposal either by one or more public hearings or public meetings, or by a referendum of residents;

- Consultation with adjoining Municipalities (Delta) and the surrounding community has been undertaken in the past and is documented in the April 28, 2008 Planning Report (Appendix V). Additional input received since April 28, 2008 on the proposal is documented in subsequent sections of this report;
- The formal approval of the substantial change by the City is required to be in the form of a resolution or a letter on the official letterhead and delivered to both BCLC and the Gaming Policy and Enforcement Branch (GPEB) indicating support of the amendment;
- At the conclusion of the Public Hearing for the proposed rezoning, a specific resolution in relation to the proposed Bingo Gaming Amendment for the proposed Community Gaming Centre will be considered by Council along with Third Reading of the Rezoning By-law;
- The Surrey RCMP does not have any concerns regarding allowing a CGC at the subject location; and
- The Corporation of Delta was consulted on this matter and has no objection to upgrading of the existing Bingo Gaming facility to a CGC.

PRE-NOTIFICATION AND PUBLIC CONSULTATION PROCESS

- As noted previously, inclusion of slot machines is deemed a "substantial change" to a Bingo Gaming Centre, therefore, formal public consultation is required by legislation. Consultation with the surrounding community and adjoining Municipalities has been undertaken, as follows:
 - Development Signs on the property advertising the development;
 - Request for comments to the Corporation of Delta;
 - Direct mail-out of Pre-Notification notices to properties within 100 metre (300 feet) of the site;
 - Public Information Meeting (PIM) held on January 17, 2008;
 - Public Survey undertaken by the developer and conducted by market research firm Mustel Group; and
 - Meeting with concerned residents on February 12, 2009.

January 17, 2008 Public Information Meeting (PIM) Results

- A required public information meeting for this proposal was held on January 17, 2008, prior to a formal application being submitted to the City. The results of that meeting were documented by the applicant and is illustrated in the table below.

Number of Responses	Comment	% of Respondents
104	Support the general idea of CGCs	78%
15	Support but with comments and concerns	11.4%
6	No clear position	4.5%
7	Opposed	5.3%

Pre-notification

- As part of the rezoning, pre-notification letters were sent out on March 10, 2008. Prior to the April 28, 2008 Council meeting, staff did not receive any calls or letters against the proposal. However, twelve (12) letters of support were received, mainly from community organizations that benefit from the charitable dollars from the existing bingo gaming.
- After the April 28, 2008 Council meeting staff received 160 letters and e-mails, of which 23 are opposed to the addition of slot machines to the new CGC, and 137 in support of the redevelopment of the Newton Square Mall, which includes a CGC with slot machines. 121 of the letters of support were from individual residents. Most of the 160 letters of support and opposition were sent via e-mail, and the majority did not include a home address, therefore, it is not possible verify by location.

Residents Petition

- On January 19 and February 16, 2009, City staff received two (2) petitions against the addition of slot machines, which combine for a total of 2,502 signatures. 2,193 of addresses listed on the petition are verified to be addresses within the City of Surrey. However, 309 are invalid addresses. The maps attached as Appendix XI, show the geographic concentration of the verified addresses. It is noted that, as shown on the maps, 1028 verified addresses are located within 1 km of the site.

Petition by Boardwalk

- On February 26, 2009, Boardwalk Gaming & Entertainment Inc. submitted report that documented support for the CGC, by 4,086 lower mainland residents, 2,642 of whom were Surrey residents. The report also included a survey of 300 residents of Surrey (from an area boarded by 88th Avenue to the north, 152 Street to the east, 58 Avenue to the south and 120 Street to the west) conducted by Mustel Group in March 2008. That report indicated that 64% of those surveyed supported the redevelopment of the mall to include a CGC; 29% were opposed and 8% did not register a comment.

February 12, 2009 Meeting with Concerned Residents

- Following the petition, staff organized a meeting between the developer, Boardwalk Gaming & Entertainment, and their consultant, Brooke and Associates, City staff, and four neighbourhood representatives, who were directly involved in organizing the petition against the addition of slots. The residents expressed the following issues and concerns:
 - The group restated their position that they are not opposed to the CGC concept and the redevelopment of the mall. However, they are opposed to the introduction of slot machines in the Newton neighbourhood, which is the poorest in the City, in terms of the impact of problem gambling; and
 - Residents are concerned about the potential social impact of slot machines gambling on the neighbourhood, and requested whether research had been undertaken on problem gambling for this project.
- In response to the meeting, developer has identified the following:

- The applicant has provided information to address the residents request for current research in relation to the impact of gaming facilities. In 2007, a specific report was undertaken by the Province to assess the socioeconomic impacts and costs associated with gaming facilities in the Lower Mainland. The report, titled "Socioeconomic Impacts of New Gaming Venues in Four British Columbia Lower Mainland Communities" has been provided to the residents. An executive summary of the report is attached as Appendix XIII.
- The applicant advises that the CGC will be required to follow strict Provincial licensing protocols and regulatory requirements, which include guidelines to deal with problem gambling. The Province has taken the lead role in addressing problem gambling. In 2003, the BC Lottery Corporation (BCLC) in conjunction with the Gaming Policy and Enforcement Branch (GPEB) have developed initiatives under BC the Partnership of Responsible Gambling. These initiatives include Appropriate Response Training (ART) for staff at gaming facilities to recognize and/or assist customers in distress, provision of information on responsible gambling, and other strategies (Appendix XII).
- The applicant proposes to enter into a "Good Neighbour Agreement" with the City to address any on-site operational issue with the community in relation to the CGC, including safety and security. The Agreement will be attached to the CGC business license, and will be reviewed on an annual basis to ensure it is effectively being followed.

DESIGN PROPOSAL AND REVIEW FOR A GENERAL DEVELOPMENT PERMIT

General Development Permit

- The applicant is proposing a General Development Permit for the site to establish the general layout, access point and landscaping requirements. The Building Design in Appendix II, is conceptual and will be included in the General Development Permit, with a detailed design guidelines based on the design guidelines in the OCP and preliminary comments from the Advisory Design Panel (Appendix IV). Subsequent Development Permit applications will be required when the detailed design is developed and reviewed by ADP, which will include a finalized building siting, elevations, materials as well as specific landscaping requirements.
- Specifically, the proposed CGC building is shown to encroach onto a future road way (re-alignment of Hall road). The final siting must respect the setback requirement of 2 metres (6.6 ft.) at the northeast corner of the site.

Vehicle Access and Pedestrian Circulation

- The preliminary concept proposes vehicular accesses to the site from 135 Street and King George Highway. The internal parking lot layout is to maintain efficiency in the number of parking stalls and internal circulation that benefits new CGC building and the remainder of the existing buildings, during differing hours of use. Further development of the parking area is required to resolve on site circulation.
- A public east-west corridor will be reserved within the development, to provide a public walkway through site, to the future transit hub across King George Hwy. More than half of the length of this walkway will run along the new CGC building, underneath a covered weather protection

canopy. This location also maximizes use of the land and provides eyes on the walkway from the busy CGC building.

- Decorative elements such as textured paving, pedestrian scaled lighting, trellises canopies, and signage will be introduced to identify the future walkway. Internally, an additional north-south pedestrian path will link the existing commercial building with the CGC building. The existing walkways adjacent to the existing commercial buildings will be enhanced with the same paving materials as the public walkway.
- Disabled Access will be provided on site and next to the CGC building.

Form and Character

- The CGC building shown on the graphic scheme in Appendix II, is characterized as "modern", somewhat urban, with a west coast feel in architectural character. A glazed double-height corner feature provides a beacon/landmark feature, which is clearly visible to vehicular, transit and pedestrians along King George Highway.
- Architectural details including wall articulation with texture, colours and vertical plantings on trellises and canopies, will be provided to detail design of the walls to establish a pedestrian scale to the building.
- The existing commercial buildings will be redeveloped with new canopies, storefronts, walkways with similar materials to new building. Potential redevelopment of the south side of commercial buildings is possible if a new road is realized on the south side of the site; in which case a new storefront will be established on the south side of the existing commercial buildings.

Trees Landscaping

- The preliminary site plan depicts a site that is designed to be welcoming, safe and in context with its surroundings. The parking area is broken up with trees and planting pockets where possible while maintaining required parking numbers. Preliminary landscaping design information was provided at the Advisory Design Panel, and has been deemed in concept to be sufficient to proceed. However, detailed final landscaping details will be completed in conjunction with the final site planning, once surrounding road requirements are understood and incorporated into the plan.

CPTED and Sustainability Initiatives

- Plant material will be chosen to be complimentary to CPTED principles. Comments from the ADP meeting of February 5, 2009, (Appendix IV) indicate that security is not expected to be a concern due to active surveillance, with cameras and casually by the CGC patrons.
- The applicant has indicated their intention to incorporate as many sustainable features of reasonable cost and effectiveness given the context of the site. Despite the quantity of parking, it is the intent to encourage and accommodate pedestrian, bicycle and transit connections within and through the site. For durability, tilt-up concrete construction and quality materials to be used. Opportunities will be sought to improved permeability, storm water management of existing site, and to architecturally express these elements in the architectural and landscape

design. These opportunities will be identified and explored as part of the detailed design phase of the project, through a new development permit review process.

Access to Community Amenity Space

- The applicant proposes to provide the surrounding neighbourhood access to community amenity space within the site during the hours when bingo is in operation. This requirement will be ensured through the Good Neighbour Agreement.

ADVISORY DESIGN PANEL

ADP meeting date: February 5, 2009.

- This project was received by the ADP as a two-stage process. The panel provided preliminary comments, mostly directional (Appendix IV), which will be incorporated into the detailed design.
- Once the road network and alignment issue for the site are resolved, the proposed building and site design will be prepared and presented to the ADP for review under a new Development Permit application.

BY-LAW VARIANCE & JUSTIFICATION (Appendix VII)

(a) Requested Variance:

- To vary Section F. Yards and Setbacks of the CD Zone to reduce the side yard (south) and side yard (west) setbacks from 7.5 metres (25 ft.) to 7 metres (23 ft.) and 0.3 metre (1 foot) respectively, for two existing commercial buildings.

Applicant's Reasons:

- The applicant is seeking to retain the existing buildings, which are non-forming with respect to siting.

Staff Comments:

- The existing commercial buildings have side yard setbacks of 7.0 metres (23 ft.), on the south property line, and 0.3-metre (1 foot) on the west property line, that are existing legal non-conforming under the existing C-8 Zone. These reduced setbacks can be supported, given that these will be an interim situation and will apply only for the existing commercial buildings. If the existing building are removed, all new structures shall be required to meet the 7.5-metre (25 ft.) side yard setback requirement of the CD Zone.

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.	Preliminary Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments and Design Guidelines
Appendix V.	Planning & Development of April 28, 2008 (without appendices)
Appendix VI.	Proposed CD By-law
Appendix VII.	Development Variance Permit No. 7908-0058-00
Appendix VIII.	City Gaming Policy (R-22)
Appendix IX.	Newton Town Centre Study Area
Appendix X.	Petition responses map
Appendix XI.	BC Partnership for Responsible Guidelines Strategies
Appendix XII.	Executive Summary- "Socioeconomic Impacts of New Gaming Venues in Four British Columbia Lower Mainland Communities" Report

INFORMATION AVAILABLE ON FILE

- Complete Set of Preliminary Architectural and Landscape Plans prepared by Raymond de Beald Architect Inc. respectively, dated January 27, 2009.

Jean Lamontagne
General Manager
Planning and Development

AGA/RCA/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: Gary Pooni, Brooks & Associates Inc.
 Address: #410 - 535 Thurlow Street
 Vancouver, BC
 V6E 3L2
 Tel: 604-731-9053 (108)

2. Properties involved in the Application
 - (a) Civic Address: 7093 King George Highway

 - (b) Civic Address: 7093 King George Highway
 Owner: Newton Square Properties Ltd., Inc. No. 653099
 PID: 001-541-289
 Lot 56 Section 17 Township 2 New Westminster District Plan 58570

 - (c) Civic Address: 7093 King George Highway
 Owner: Newton Square Properties Ltd., Inc. No. 653099
 PID: 001-540-246
 Lot 52 Section 17 Township 2 New Westminster District Plan 55458

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		17,832 m ²
Road Widening area		904 m ²
Undevelopable area		
Net Total		16,928 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	26%
Paved & Hard Surfaced Areas		70%
Total Site Coverage		96%
SETBACKS (in metres)		
Front (East)	7.5 m	7.5 m
Rear (West)	7.5 m	57.0 m
Side #1 (North and Northeast)	2.0 m	2.0 m
Side #2 (South)	7.5 m	7.0 m (variance required)
Side #2 (West)	7.5 m	0.3 m (variance required)
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	10.4 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial	13,542.4 m ²	4,664.0 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	13,542.4 m ²	4,664.0 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)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.8	0.27
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	290 stalls (allowed in proposed CD By-law)	300 stalls (showed on the current site plan which will change)
Industrial		
Residential Bachelor + 1 Bedroom	0	
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	290 stalls	300 stalls
Number of disabled stalls	4 stalls	4 stalls
Number of small cars	73 stalls	72 stalls
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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