

City of Surrey
ADDITIONAL PLANNING COMMENTS
File: 7907-0129-00

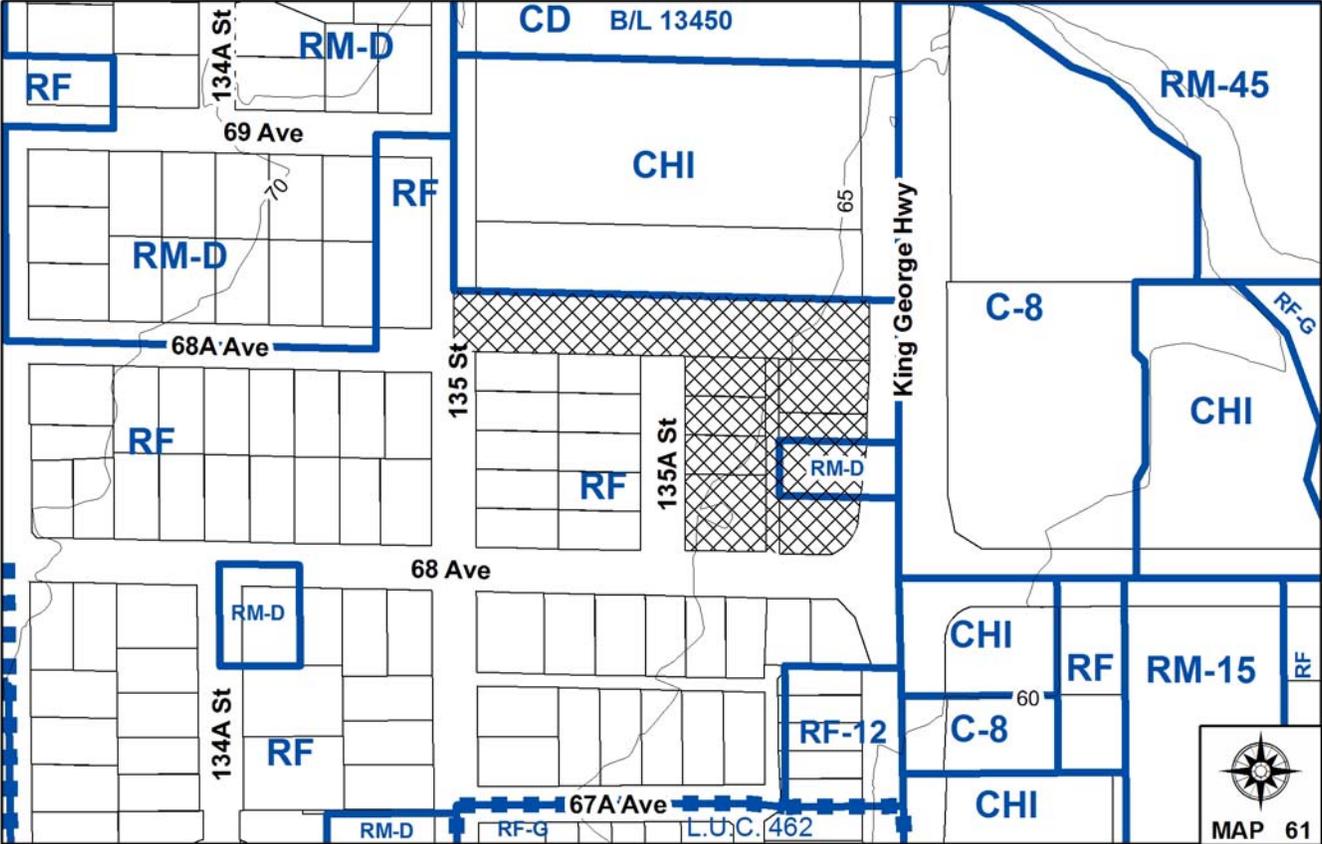
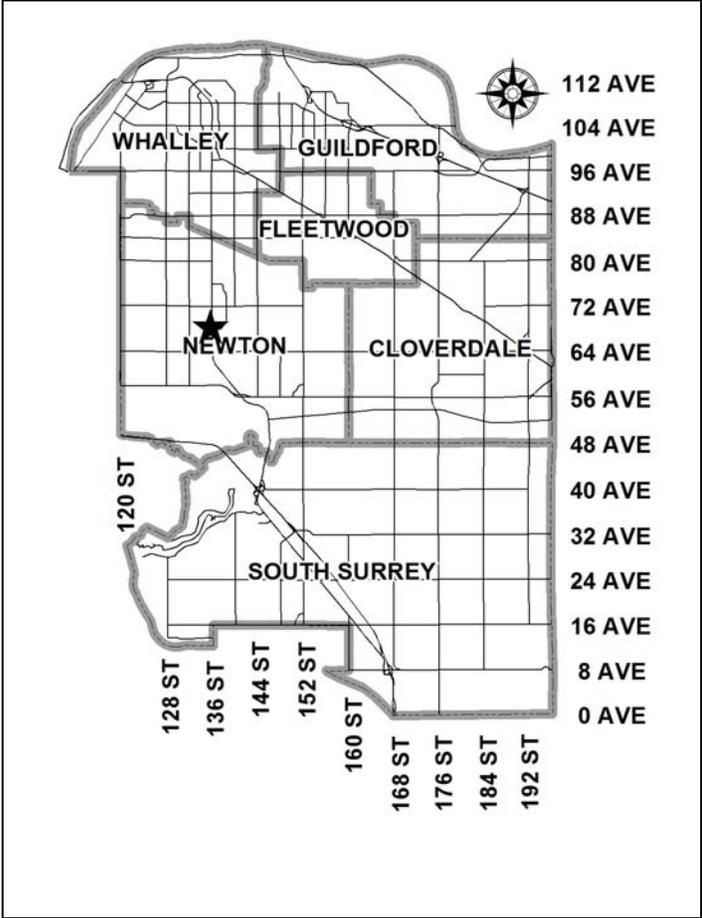
Planning Report Date: September 14, 2009

PROPOSAL:

- **OCF Amendment**
- **Partial Rezoning** from RF and RM-D to CD (based on RM-30)
- **Development Permit**
- **Housing Agreement**

in order to permit the development of the first phase of a private care facility for alcohol and drug recovery, consisting of 36 units and associated amenity space.

LOCATION: 6800 Block of King George Hwy
OWNER: John Volken Foundation
ZONING: RF and RM-D
OCF DESIGNATION: Urban and Commercial
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- By-law Introduction for Housing Agreement.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The site is designated "Commercial" and "Urban" in the OCP, and is also designated "Highway Commercial" and "Urban Residential" in the Newton Local Area Plan (LAP). The applicant, Welcome Home, proposes amendment to both OCP and LAP designation to allow development of a private care facility for drug and alcohol recovery, based on the Therapeutic Community (TC) model. The project is intended to include 72 units at built out. The current proposal will allow development of the first phase (36 units) as well as associated amenity space.

RATIONALE OF RECOMMENDATION

- On July 27, 2009, Council reviewed a Planning Report on the proposed Welcome Home project, to consolidate the properties and the surplus lane and rezone to allow a phased development of a 72-unit, long-term supportive care housing project for drug and alcohol recovery, based on a Therapeutic Community (TC) model. The Planning Report suggested that the application be referred back to staff to further modify the proposal. However, Council instructed staff to bring forward appropriate bylaws and prepare for a public hearing. Further, Council requested that the applicant obtain provincial license approval or accreditation.
- Welcome Home would provide additional addiction treatment and recovery capacity in Surrey, in keeping the City's Crime Reduction Strategy (CRS). Welcome Home has operated in Surrey for the last five years in residential group homes in proximity to the site, and has recently completed their retail warehouse facility north of the subject development site. Welcome Home is committed to providing a rehabilitation services to the community and to be a positive contributor to the social well-being of the City.
- The Surrey RCMP can support the proposed development, citing that the proposal falls within the outline of the Surrey Crime Reduction Strategy, under the ability to "rehabilitate" and "regenerate" strand. The proposed facility buildings have been scrutinized through the auspice of completing a CPTED review via the Advisory Design Panel review process.
- A Housing Agreement will be registered to occupancy requirements for the facility. The housing agreement will also ensure that the accreditation and/or licensing be obtained and be kept current in perpetuity. The Housing Agreement will also include site specific and operational issues with the community, such as safety and security, which are commonly included in a Good Neighbour Agreement.

- The proposed location is flanked by two (2) major roads, and is well served by transit.
- The site is in close proximity to their general merchandise and skills training facility. The program needs to be located at the subject site because of its proximity to the Life Training Centre, which is being used as training facility for the participants in the program. It is large enough to accommodate the size of the facility that the organization is seeking.
- The proposal has been well designed and incorporates a form and character that fits in with the character of the area. The design also includes sustainability features consistent with the City's Sustainability Charter and applies CPTED principles.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the portion of the site shown as cross hatched in the plan attached (Appendix V) from "Commercial" to "Urban" and the portion of the site shown as angle hatched on the same plan from "Commercial" and "Urban" to "Multiple Residential" 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 the property at 6815/25 King George Highway from "Duplex Residential Zone (RM-D)" (By-law 12000), and the properties located at 6826, 6836, 6846 - 135A Street, 6805, 6835 and 6855 King George Highway, 13565 - 68 Avenue, lane dedicated by Plan 11180 and portion of 6861 King George Highway shown as Block "A" on the plan attached (Appendix VII) from "Single Family Residential Zone (RF)" (By-law No. 12000) all to "Comprehensive Development Zone (CD)" (By-law No. 12000).**
4. a By-law be introduced for a Housing Agreement on the site under Section 905 of the Local Government Act.
5. Council authorize staff to draft Development Permit No. 7907-0129-00 in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issue 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of minor outstanding urban design issues to the satisfaction of the Planning and Development Department;
 - (e) 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;
 - (f) completion of the road closure and acquisition of the surplus lane dedicated by Plan No. 11180 and consolidation with the site;

- (g) registration of a shared access easement agreement with a Section 219 Restrictive Covenant with the property at 6875 - King George Highway (to the North); and
 - (h) registration of a Housing Agreement on the site.
7. Council pass a resolution to amend the Newton Local Area Plan to redesignate the portion of the land shown in bold outline on the plan attached (Appendix VI) from "Urban Residential" to "Multiple Residential" when the project is considered for final adoption.

ADDITIONAL PLANNING COMMENTS

Background and Context

Location and Proposed Land Use

- As noted in the Planning Report of July 27, 2009, attached as Appendix IV, the subject site, which is approximately 1.3 hectares (3.2 acres) in area, comprises nine (9) properties and a portion of an existing dedicated lane, which is considered surplus and is proposed to be closed and consolidated with the site. The properties are located at the northwest corner of 68 Avenue and King George Highway, and are zoned RM-D and RF. The site is designated "Commercial" and "Urban" in the Official Community Plan (OCP) and "Highway Commercial" and "Urban Residential" in the Newton Local Area Plan (LAP).
- The proposal is to consolidate the properties and the surplus lane and rezone to allow the development of a 72-unit, private care facility for drug and alcohol recovery, based on a Therapeutic Community (TC) model. The first phase of the project proposes development of 36 units and associated amenity space.
- The original proposal was to develop the entire project (72 units consisting of 24 studio units; 20, one-bedroom units; 20, two bedroom units and 8, three-bedroom units) at one time. However, due to concerns regarding the size of the complex raised by staff and the public, the applicant has agreed to phase the project by developing the 36 units as a first phase.
- The proposal requires an OCP amendment from "Commercial" and "Urban" to "Multiple Residential" and "Urban", and an LAP amendment from "Urban Residential" and "Highway Commercial" to "Multiple Residential (Townhouse)".

July 27, 2009 Planning Report

- At the Regular Council – Land Use meeting held on July 27, 2009, Council considered a Planning Report (Appendix IV) regarding this application to redesignate the site from "Commercial" and "Urban" to "Multiple Residential" and "Urban", and a LAP amendment from "Urban Residential" and "Highway Commercial" to "Multiple Residential (Townhouse)"; rezone the site from RF and RM-D to Comprehensive Development (CD) Zone and a Development Permit to develop 72 units in phases (the first-phase consisting 36 units), and passed the following resolution:

"That Council refer the application back to staff to bring forward the appropriate bylaws and prepare for a public hearing and further that the criteria [for approving the by-law] include that the applicant obtain provincial licensing approval or accreditation." (RES. R09-1355)"

- This report responds to Council's direction as noted above.
- In the July 27, 2009 (Appendix IV) Planning Report, the following are discussed in detail:
 - the location of the project and the evaluation of the land use proposal;
 - information on the Welcome Home Society, the Therapeutic Community (TC) Model, and the specifics of the Welcome Home program;
 - the public consultation process undertaken to date including two Public Information Meetings; and
 - a brief review of the project design.
- Further information was requested from Welcome Home representatives by staff on the program, status of licensing or accreditation, and occupant selection process. This information is attached in Appendix XII.
- These additional Planning Comments provide further information, the proposed CD By-law, the status of licensing and accreditation, a summary of public consultation process and further details on the design.

Proposed CD By-law

- The proposed CD By-law (Appendix VIII) has been drafted based on the RM-30 Zone, but has been modified to allow a private care facility. Childcare centres has been deleted as a permitted use.
- To further control the private care facility, a Housing Agreement enabling bylaw will be required. This is discussed further below.
- The table below show a comparison of the proposed CD Zone and the RM-30 Zone.

Varied Item	RM-30 Zone	Proposed CD Zone	Planning Comment
Use	Multiple unit residential buildings or ground oriented multiple unit residential buildings and Child care Centre	Care facilities and Private care facility	The private care facility and care facility (as defined in the Zoning By-law), are to accommodate the Welcome Home Program that deals with people recovering from drug and alcohol abuse and those that had a problem with the law. A childcare facility is not compatible with supportive housing for drug and alcohol rehabilitation.
Density	Maximum FAR: 0.9 excluding amenity buildings	Maximum FAR: 0.6 including amenity buildings, and 36 units maximum to house 100 people maximum	The maximum 0.6 FAR is to limit the floor area to the only the proposed structures on the subject site, which includes 36 private care dwelling units and associated amenity space.

Varied Item	RM-30 Zone	Proposed CD Zone	Planning Comment
Setbacks	Minimum: 7.5 m (25 ft.) on all sides	2.6 m (8.5 ft.) north side; 4.6 m (15 ft.) west side; 3 m (10 ft.) south side (corner only) and 6.5 m (21.3 ft.) east side	The proposed setback relaxation is to achieve the required siting of the project, support the proposed unique architecture and to accommodate the size of the auxiliary structure needed for the Welcome Home program.

Setbacks

- To accommodate all of the program uses (private care units, class rooms, chapel and indoor recreation facility) reduction to the required setbacks typical in the RM-30 Zone are required. The building structure needs to be situated at a 2.6 metres (8.5 ft.) setback from the north property line, 4.6 m (15 ft.) from the west (135A Street) property line; 3 m (10 ft.) from south property line (68 Avenue corner only) and 6.5 metre (21.3 ft.) from the east property line. The RM-30 zone requires 7.5 metres (25 ft.) from all property lines.
- The proposed setback relaxations are not expected to have negative impact on the nearby properties. The north setback abuts a commercial zoned lot with a building sited at zero setback from the north property line. The resulting separation between the existing build on that lot and the proposed building will be approximately 18.6 metres (61 ft.). The west and east abut a road and south (southeast corner only) is at the intersection of King George and 68 Avenue, which will not have an impact on the properties across both streets.

Density

- The proposed floor area ratio (FAR) is 0.6 for phase one, which includes the main structure that houses the 36 dwelling units and a second structure that houses the amenity space. At built out (72 units) the FAR will be 0.84, which is less than the 0.9 FAR permitted in the RM-30 Zone.
- Issues related to maximum number of the occupants in the first phase of the development and the number of occupants per housing unit are addressed in the Housing Agreement.

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.
- Pursuant to Section 879 of the Local Government Act, it was determined that it was necessary to consult specifically with the Surrey School District (No. 36) with respect to the proposed OCP amendment.
- No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

Justification For Plan Amendment

- The applicant is proposing to amend the subject site's Official Community Plan (OCP) designation from "Commercial" and "Urban" to "Multiple Residential" to accommodate a private care facility, including an amenity building, and from "Commercial" to "Urban" to create a single family lot fronting 135 Street (Appendix V). The applicant is also proposing to amend the Newton Local Area Plan (LAP) from "Urban Residential" to "Multiple Residential".
- The applicant has provided the following rationale to support the proposed OCP amendment:
 - The proposed project is to enable a needed program by a non-profit organization that already owns the land. The program needs to be location at the subject site because of its proximity to the Life Training Centre, which is being used as training facility for the participants in the program. It is large enough to accommodate the size of the facility that the organization is seeking;
 - They are already operating the program in the area in a few single family homes;
 - The site is located next to two major arterial roads, which are served by transit and ideal for participants to access, to connect with other transit corridors in the lower main land;
 - Part of the training involves participation in the community activities. The location of the site at the edge of a residential neighbourhood will help in the integration of the program participants into the community; and
 - They have submitted a petition with community support.

Licensing and Accreditation

- In order to ensure appropriate standards of care for the facility and third party oversight, as a condition of final adoption of the zoning By-law, the applicant is required to demonstrate that the proposed facility can be licensed under the Community Care and Assisted Living Act, or be accredited by a recognized accrediting body. The procedural requirements for either of these two (2) alternatives will have to be satisfied to a sufficient level prior to final approval.

Provincial Licensing

- Community Care licensing programs are administered locally by medical health officers and licensing officers in the regional health authorities. In order to be licensed as a care facility the applicant must demonstrate as to how the program provides the necessary prescribed services as defined in the Community Care and Assisted Living Act regulation. These facilities are required to obtain a license from the Fraser Health Authority (FHA).
- The timeline for the licensing process varies depends on the nature of the facility and may include:
 - The facility must be inspected to ensure all the physical plant requirements in the Adult Care Regulations are met;
 - The policies and procedures must be in-place and meet the legislative requirements;
 - Requirements for staff must be in-place;

- The format of the Care Plans must meet the requirements of the legislation (e.g., nutritional, recreational, health care and oral care plans); and
- Medication systems must meet the legislative requirements.
- Prior to the issuance of a license, the following approvals are required:
 - Community Care Facilities Licensing approvals;
 - Public Health Inspector approvals, if proposing seven (7) or more persons in care; and
 - City/Municipality approvals.
- A facility cannot be licensed before it is built as it must be inspected by Community Care Facilities Licensing to ensure that it meets all the physical plant requirements.
- The applicant has indicated that they will be exploring whether the proposed facility can be licensed. Meetings with FHA have been held, and the FHA has requested that the applicant provide a detailed account of their program in order to have a preliminary assessment of the proposed facility and program, to determine whether it can be licensed. The applicant has not yet submitted the necessary information to FHA or proceeded with the assessment process for licensing as they are waiting to see if the Licensing Option is a viable alternative given their program.

Accreditation

- Typically accreditation is a requirement of Provincial or Federal Agencies for anybody that is seeking Government funding. There are several recognized accrediting bodies that can be retained to facilitate this process.
- The Government of BC guide to accreditation describes it as:

"one way to examine the extent to which an organization that agrees to provide services on behalf of government is providing them according to the contract, specifically whether service delivery meets specified standards of practice. It involves comparing an organization's actual performance with existing industry standards of operation. Skilled and trained surveyors/peer reviewers from a third-party accrediting body check an organization against national or international standards."
- Accreditation is generally accepted as a quality assurance mechanism. Compliance with comprehensive standards has a high probability of contributing to or resulting in good quality of service. Quality assurance techniques facilitate the development of management controls and organizational skills required for consistent, client-focused, deliberate service delivery activities and to prevent organizational or service delivery problems. In addition, accrediting bodies require activities that go beyond maintenance of quality to the continuous improvement of quality.
- The applicant has initiated discussions with Commission on Accreditation of Rehabilitative Facilities (CARF), to provide accreditation for this project. CARF was founded in 1966 in the USA, and is an international, independent, non-profit accreditor of human service providers that is recognized by government agencies (including the BC Ministry of Children and Family Development) and addictions specialists as a legitimate accreditation body. CARF has been accrediting Canadian organizations since 1969 and CARF Canada was incorporated in 2002. With offices in Edmonton and Ottawa, over 200 organizations in Canada have CARF accreditation.

- CARF can accredit programs ranging from small one-person programs to large government systems.
- CARF has experience in accrediting Therapeutic Community (TC) programs, such as the proposed Welcome Home program. Specifically, CARF's Community Housing Program Standards apply to residences that are "designed to assist the persons served to achieve success in and satisfaction with community living. The services are focused on home and community integration and engagement in productive activities.

CARF Accreditation Process

- For a new organization, the process of achieving accreditation generally takes about one year. CARF is able to identify "milestones" or points in the process that provide an indication of an organization is working toward accreditation.
- The accreditation process culminates in a site survey. This is a peer review process with the surveyors being people who are selected on the basis of their professional leadership and experience (e.g. Executive Directors or program/clinical managers or directors). The surveyors must be from out of province. The site survey usually happens over a two-day period and involves surveyors
- Based on the results of the site survey, if an organization demonstrates "substantial fulfillment of standards", CARF provides a three-year accreditation. If there are "some deficiencies but evidence of capability and commitment", CARF issues a one-year accreditation and gives the organization 12 months to make the recommended changes. Once accredited, organizations are expected to integrate continuous quality improvement into their daily operations.
- A detailed description of Licensing and Accreditation is attached as Appendix XI.

The applicant has started discussions with CARF, but City staff have recently been advised by CARF representatives that there has been no action taken to advance the Accreditation process at this time. The applicant advises that the Accreditation process was postponed until their new training facility is in operation, which has just occurred.

Housing Agreement

- A Housing Agreement (Appendix IX) is required to ensure that proposed facility is licensed under the BC Community Care and Assisted Living Act, or alternatively is accredited by an independent and recognized accrediting body, and that Licensing or Accreditation is maintained in perpetuity.
- The Housing Agreement will also to address any site specific and operational issues with the Community, such as safety and security, which were raised in the two Public Information Meetings.
- The Housing Agreement will limit the maximum number of occupants to 100 (including program participants and staff members).
- The Housing Agreement will also cover the operation and administration of the facility. In addition, the agreement will cover elements such as noise and disorder, criminal activity, loitering, cleanliness, safety, and community involvement.

- The Housing Agreement must be adopted by Council by By-law.

Design Proposal And Review

Context

- The proposed new facility sits at the northwest corner of King George Highway and 68th Avenue. The neighbouring properties fronting King George Highway are primarily highway commercial uses with varying setbacks from the street. To the west and south are single family residential lots fronting onto 135A Street and 68th Avenue, respectively.
- The proposed site plan places the residential uses for both the current and future phases adjacent to the existing residential uses fronting the site. The residential massing (Building C, Appendix II) is meant to define the corner for the site at this important urban intersection of King George Highway and 68th. The amenity building for the site is located adjacent to existing commercial uses, where it will respond to its neighbouring context with similar building typologies and massing.

Vehicular and Pedestrian movement

- Vehicular access to the site from King George Highway is from the adjoining lot to north, keeping it as far from the intersection with 68 Avenue as possible. A reciprocal/shared access agreement will be registered to formally establish this access. From this entry point, visitor drop-off and surface parking as well as permanent underground parking are accessed. Loading is accessed off 135A Street. This street is extended through the site to connect with the vehicular circulation on the property to the north (6875 King George Hwy) via an easement, whereby allowing service vehicles to approach from the northern site, as well as north bound traffic on King George Hwy and west bound traffic on 68th Avenue to access the parking area on the property.
- Pedestrian access to the site will be from the King George Highway side of the site, through and entry gate alongside the amenity building. Pedestrian movements within the site are via internal pathways connecting the residential building and recreational uses to the amenity building, which are portrayed on the landscape plan.
- All internal and external pathways and secured entry points are designed for disabled access. Elevators serve both the residential and amenity buildings and provide access to the parking levels from both buildings. A number of residential suites are designed to have potential for conversion to provide universal access within the suite, with appropriate hall widths, turning radii and kitchen and bathroom fit-out. The amenity building is designed to assembly building standards, with universal access provided throughout.

Form and Character

- The amenity building is constructed as an enclosed volume, with all the communal program and administrative functions orderly arranged off the wide corridor that runs east-west, connecting the courtyards at either ends.

- The front entry is marked with a two storey glazed lobby. The south façade of this wall is largely glazed to open to the courtyard spaces. The upturned overhanging roof forms of both the communal and residential buildings, allows additional light to enter the buildings while providing shade to the glazing below.
- The residential building uses a stepped unit plan that allows most of the suites to enjoy through ventilation and views to both the street and the interior courtyard. The building has been divided into three segments, allowing the length of building to be articulated along its length and to allow it to step back from the corner of King George Highway and 68th Avenue.
- The materials chosen for the project reflect the mixture of uses. Brick masonry is used to establish a baseline in the perimeter fencing and for the buildings. Painted tilt concrete panels on the amenity building are softened with stained wood siding, which is also found on the residential building. Large window areas in both buildings, allow for ample day-lighting and a sense of transparency into the buildings. Wooden trellises and stepped landscape features animate the outdoor spaces around the buildings.

Sustainability

- The new amenity facility is designed to take advantage of the south facing orientation towards the courtyard. South facing assembly and classroom functions take advantage of daylight exposure but are shaded from heat gain by generous overhangs. Mechanical systems will be designed to ensure that energy use and operating costs will be minimized. Most of the units within the residential building have been designed to permit east-west through ventilation, whereby enhancing the comfort for residents. Generous overhangs shade windows from excessive direct sunlight exposure. The material palette for both buildings will draw from renewable or recycled construction and finish materials, where possible.
- Other sustainable measures such as rainwater harvesting, collection of rainwater into bio-swales and directing it toward the main water feature, use of drought tolerant and native species, and the reduction of the use of potable water for irrigation, will be additional practical measure that will be employed on this project.

Future Expansion

- The site plan anticipates a future expansion (second phase) of the proposed development with a care facility building. This second phase would include another building, similar to the first phase building, constructed on the west side of the site, fronting 135A Street. This second building would complete the enclosure of an internal courtyard space for the residents of the site and would present an appropriate low-rise residential façade to the neighboring single family residences to the west across 135A Street. This phase will increase the maximum FAR and unit density permitted in the proposed CD Zone, therefore, will require a rezoning process that includes a Public Hearing.

Landscaping & Signage

- The landscaping will cover the main space on the subject development which is the internal courtyard that is fully enclosed by either buildings or a perimeter fence. A range of open spaces includes community garden, open green, pathways, water feature, and covered seating area, are also provided in the property.

- The planting will take advantage of the topography, to create spatial and acoustic separation, and interest. Site lines have been carefully studied to provide supervision of all areas. The area designated for the second building phase will be used as an open field for recreation as well as gardening.

CPTED

- The internal courtyard will be a secure space monitored by the Welcome Home staff. A perimeter fence will be provided along all street and lane frontages with low level planting on the public side to provide full visual penetration into all public areas. The main entry courtyard will be well lit and be visible to both the street and to the building entry.

ADVISORY DESIGN PANEL

- ADP Meeting Date: November 15, 2007.
- ADP comments and suggestions have been satisfactorily addressed, as detailed in Appendix X.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III	Engineering Summary
Appendix IV	The July 27, 2009 Planning Report
Appendix V	OCP Redesignation Map
Appendix VI	LAP Redesignation Plan
Appendix VII	Survey Plan to accompany a zoning by-law
Appendix VIII	Proposed CD By-law
Appendix IX	Housing Agreement
Appendix X	ADP Comments and Applicant's Response
Appendix XI	A Detailed description of Licensing and Accreditation Process
Appendix XII.	Information Provided by the Applicant on The Welcome Home Program, Status of Licensing and Accreditation and Selection Process

INFORMATION AVAILABLE ON FILE

Complete Set of Architectural and Landscape Plans prepared by Walter Francl Architect & Teri Cantin Landscape Architect, respectively, dated June 2, 2009.

Public Information Meeting results dated November 5, 2007 and May 14, 2009

Jean Lamontagne
General Manager
Planning and Development

AGA/kms

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- (h) Civic Address: 6855 King George Highway
 Owner: The John Volken Foundation
 PID: 000-886-203
 Lot "B" Except: Part Within Heavy Outline Taken by Highway SRW Plan
 63551 Section 17 Township 2 New Westminster District Plan 11180
- (i) Civic Address: 6805 King George Highway
 Owner: The John Volken Foundation
 PID: 009-472-355
 Lot "D" (U48041) Except: Part Within Heavy Outline Taken by Highway
 Statutory Right of Way Plan 63551; Section 17 Township 2 New Westminster
 District Plan 11180
- (j) Civic Address: 6825 King George Highway
 Owner: The John Volken Foundation
 PID: 001-847-554
 Strata Lot 1 Section 17 Township 2 New Westminster District Strata Plan
 NW1611 Together With an Interest in the Common Property in Proportion to
 the Unit Entitlement of the Strata Lot as Shown on Form 1
- (k) Civic Address: 6815 King George Highway
 Owner: The John Volken Foundation
 PID: 001-847
 Strata Lot 2 Section 17 Township 2 New Westminster District Strata Plan
 NW1611 Together With an Interest in the Common Property in Proportion to
 the Unit Entitlement of the Strata Lot as Shown on Form 1
- (l) Lane Dedicated by Plan 11180

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone a portion of the property (and road allowances).
- (c) Introduce a By-law for a Housing Agreement.