

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0181-00

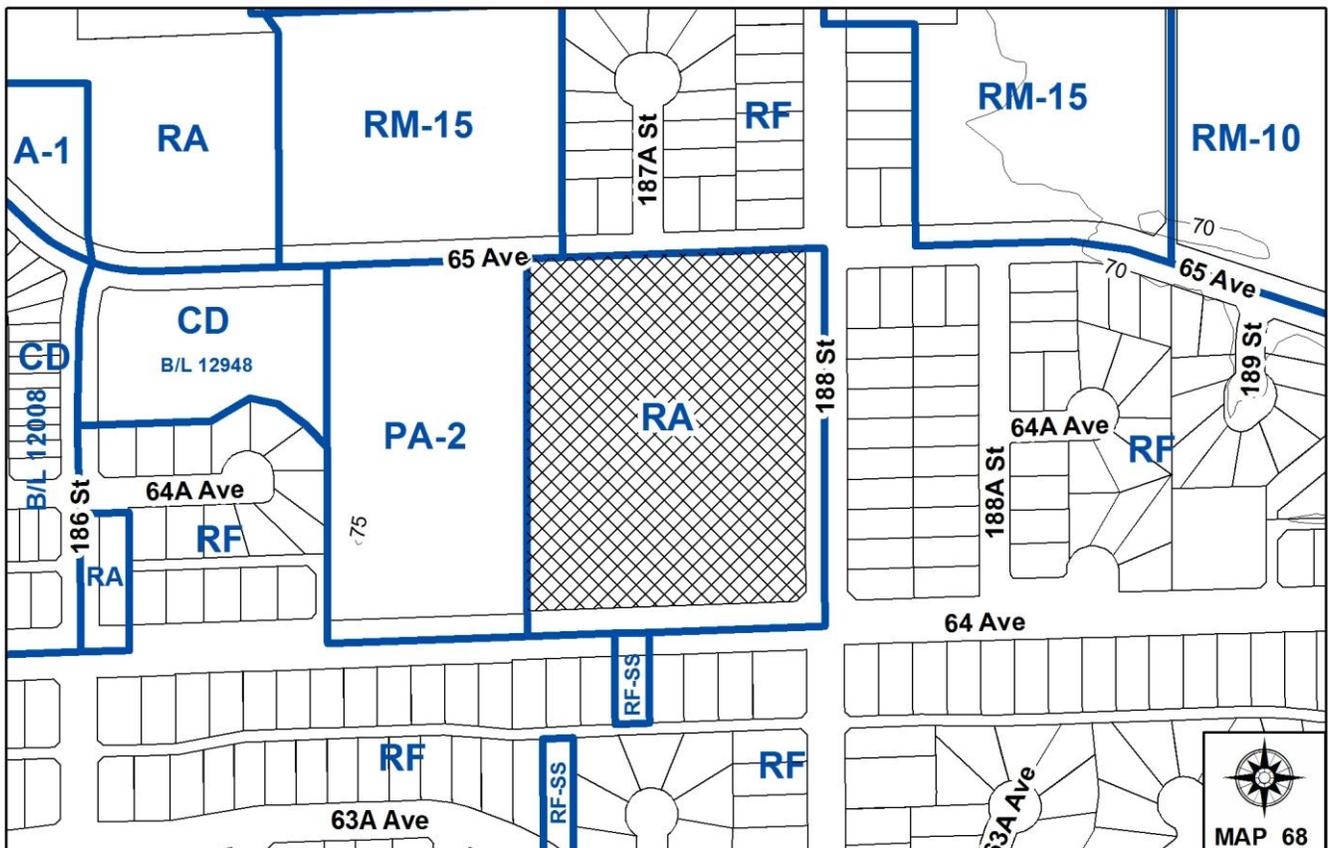
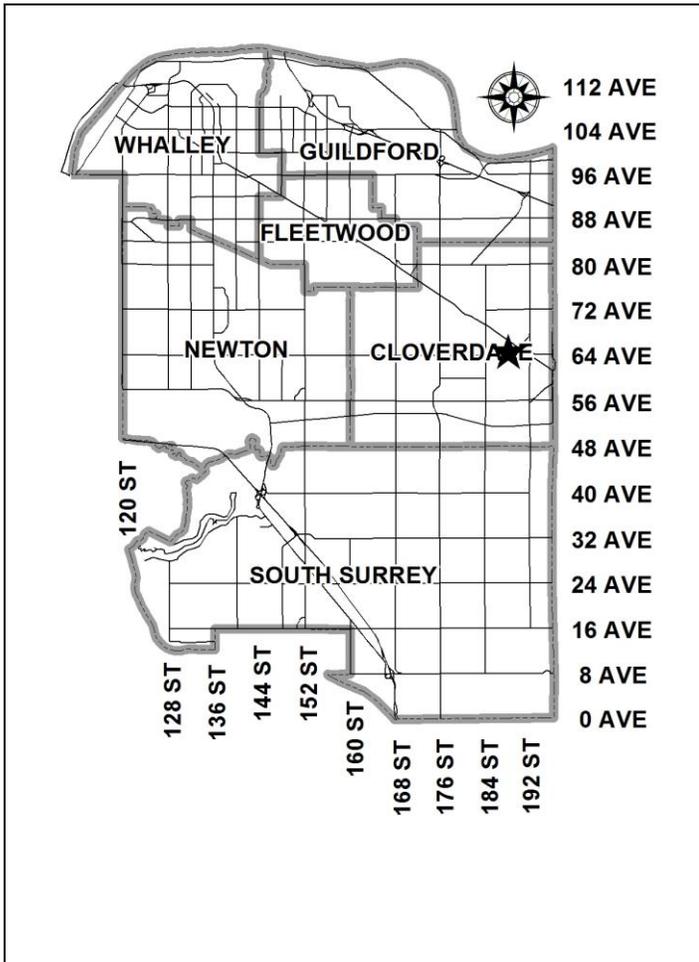
Planning Report Date: April 12, 2010

PROPOSAL:

- **OCF Amendment** Urban to Multiple Residential
- **NCP amendment** from Townhouse/Cluster (8-15 upa) to Townhouse/Cluster (30 upa)
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of 147 townhouse units.

LOCATION: 18725 - 64 Avenue
OWNER: Cloverdale Baptist Church Inc.
ZONING: RA
OCF DESIGNATION: Urban
NCP DESIGNATION: Townhouse/Cluster 8-15 upa



RECOMMENDATION SUMMARY

- Refer the application back to staff to work with the applicant to resolve concerns with respect to the proposed density and built form of the proposed townhouse development.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an OCP amendment from Urban to Multiple Residential.
- Requires an amendment of the North Cloverdale East NCP from Townhouse/Cluster 8-15 upa to Townhouse/Cluster 30 upa.
- Seeking reduced building setback requirements and reduced parking stall depth for some units.

RATIONALE OF RECOMMENDATION

- The community has demonstrated significant opposition to the applicant's request to amend the North Cloverdale East Neighbourhood Concept Plan in order to increase the maximum allowable density from 15 units per acre to 25 units per acre.
- Although townhouse development is planned for this site, the 3-storey built form and 25 units per acre density is inconsistent with expectations.
- While there may be merit for greater density at this location, as it is centrally-located and well-served by transit, the interface with the neighbourhood are a concern.
- Nearby townhouse developments (zoned RM-15 and RM-10) are 2-storey units with living areas (i.e. kitchen and family room) on the ground floor, which is compatible with the adjacent single family homes.
- Two 3-storey townhouse developments (zoned CD By-law No. 12948 and RM-30) have been approved in this neighbourhood. The other RM-30 site has 2-storey elements fronting the public streets (66 Avenue and 186 Street) with 3-storey buildings oriented towards the adjacent commercial area.

RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff in order for staff to work with the applicant to address concerns with respect to the proposed density and build form.

This report is being forwarded to Council in advance of a full application review process since the application has generated significant neighbourhood opposition. It was not considered practical to undertake all of the work associated with refining and detailing the proposal until it is determined if Council is prepared to consider the proposed OCP and NCP amendments.

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:**

24 Elementary students at Hillcrest Elementary School
12 Secondary students at Clayton Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture: The increase in units and density proposed under this development will have an impact on the adjacent Hillcrest Park. The applicant is required to pay the NCP amenity contributions on a per unit basis in keeping with the North Cloverdale East NCP adopted by Council.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot, owned by the adjacent Cloverdale Baptist Church, and used as a sports field.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 65 Avenue):	Single family dwellings.	Single Family Residential in the North Cloverdale East NCP	RF
East (Across 188 Street):	Single family dwellings.	Single Family Residential in the North Cloverdale East NCP	RF

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South (Across 64 Avenue):	Single family dwellings and single family dwelling with secondary suite.	Urban in the OCP	RF, RF-SS
West:	Existing Cloverdale Baptist Church.	Institutional in the North Cloverdale East NCP.	PA-2

APPLICANT'S JUSTIFICATION FOR OCP AND NCP AMENDMENTS

- The 2.77-hectare (6.84-acre) subject site is designated Urban in the Official Community Plan (OCP). The applicant is seeking an Official Community Plan (OCP) amendment from Urban to Multiple Residential (see Appendix VII).
- In regards to the subject site, it is designated Urban in the OCP and Townhouse/Cluster 8-15 upa in the North Cloverdale East Neighbourhood Concept Plan. The applicant is therefore seeking an OCP designation of Multiple Residential in order to permit a development with a density of 25 units per acre (upa), and a subsequent amendment to the density proposed in the North Cloverdale East NCP to redesignate the subject site from Townhouse/Cluster 8-15 upa to Townhouse/Cluster 30 upa (Appendix V).
- The applicant has provided a written submission of their rationale (Appendix IX). The following summary of the submission was prepared by staff:
 - Increased density will help to increase bus ridership and improve service;
 - Increased density is a more efficient use of land;
 - The proposed development will provide a greater range of housing diversity and provide much-needed, smaller, more affordable ground-oriented housing;
 - The higher density will justify a higher land price that will in turn help the land owner, the Cloverdale Baptist Church, realize the proposed expansion plans;
 - The following additional road improvements are economically viable with the increased density:
 - The eastern half of a new north-south street will be dedicated and constructed along the western property line;
 - Road and intersection improvements based on traffic studies
 - Smaller townhomes are more affordable, promote efficient land use, provide increased energy efficiency and reduced car ownership rates, supporting the principles in Surrey's Sustainability Charter.

DEVELOPMENT CONSIDERATIONS

Site Context

- The 2.77-hectare (6.84-acre) subject site is located on the north side of 64th Avenue at the intersection of 64th Avenue and 188th Street in the North Cloverdale East NCP. The site is bounded by 65th Avenue to the north, and the Cloverdale Baptist Church to the west.
- The subject site is zoned "One Acre Residential Zone" (RA) and is vacant and used primarily as a sports field by its current owner, the adjacent Cloverdale Baptist Church.

- There are five townhouse developments in the neighbourhood. The closest three townhouse developments (zoned RM-15 and RM-10) are 2 storeys in height and located on 65 Avenue. Two, 3-storey townhouse developments (zoned CD By-law No. 12948 and RM-30) have been approved in this neighbourhood. The RM-30 site has 2-storey elements fronting the public streets (66 Avenue and 186 Street) with 3-storey buildings towards the adjacent commercial area.

Current Application

- The applicant is proposing to rezone the site to "Comprehensive Development Zone" (CD) based on "Multiple Residential 30 Zone" (RM-30), and to subdivide into two lots, in order to develop in two phases a three-storey townhouse development with related amenity space.
- The applicant's initial proposal was to construct 153 units at a density of 26 units per acre (64 uph) and a Floor Area Ratio (FAR) of 0.76. The applicant's proposal was met with significant opposition by the community and commentary from City staff (see Pre-notification and Community Response section).
- Subsequent to a series of Public Information Meetings with the community and meetings with staff, the applicant revised the application by reducing the proposed number of units by 6. The revised application proposes rezoning to permit the construction of a 147-unit townhouse development, at a density of 25 units per acre (62 uph) and a Floor Area Ratio (FAR) of 0.73. The townhouse development is proposed to be phased over the two proposed lots.
- The southernmost lot, "Block B" on the attached Survey Plan (Appendix I), is proposed to be developed first and consists of 76 units, and be the location of the indoor amenity space building for the entire site. The northernmost lot, "Block A", consists of 71 units and is proposed to be developed second.
- The proposed townhouse development gains access via private driveways off of both 188th Street and from a future north-south road that is proposed to be located on the west side of the site.
- The proposed access to the site from 188th Street is to be restricted to right-in/right-out access.
- The applicant is required to dedicate additional road widening of 10 metres (33 ft.) along 65th Avenue and 1.95 metres (6.5 ft.) along 188th Street. In addition, as a result of the proposed increase in density, the applicant is required to dedicate 11.5 metres (38 ft.) for a new road along the west property line. This new road (187 Street) was not envisioned at the time the NCP was developed, but given the proposed increase in density and related vehicles, improved circulation in the neighbourhood is warranted.
- Due to the narrow design of the units, tandem parking is the only option available without compromising density.
- A total of 294 parking spaces across the entire site is proposed for residents based on 2 spaces per unit, meeting the minimum parking requirements in Surrey Zoning By-law No. 12000, and proposed to be provided as follows:
 - in a tandem parking arrangement (for 45 units, or 31%) where both spaces are to be located within the garage; and

- for 102 units (69%), one parking space to be located inside the garage, with the second space behind on the driveway.
- The benefit of allowing for one external tandem parking space is that it allows for the addition of a den at the ground-level, therefore increasing the street-level interest of the design, and allowing for additional "eyes-on-the-street".
- The depth of some of the indoor/second parking spaces outside the garage is proposed to be reduced from 6 metres (20 ft.) to 4.8 metres (16 ft.). The proposed reduction is for approximately 41 of the 294 total parking stalls, or 14%.
- Based on the Zoning By-law requirement for visitor parking of 0.2 parking space per unit, a total of 29 parking spaces are required for visitors. The applicants are proposing to meet the By-law requirement.
- Zoning By-law No. 12000 requires indoor and outdoor amenity space be provided at a ratio of 3.0 square metres (32 sq.ft.) per dwelling unit for each. As the applicant is proposing to construct the proposed townhouse development over two separate lots, the proposed amenity space is not provided equally over the two lots.
- The applicant's proposal exceeds the requirement for outdoor amenity space, of which the majority will be located on the southernmost lot ("Block B"). The indoor amenity space will be located entirely on the southernmost lot ("Block B"). However, the site will have a shortfall of indoor amenity space of 117 square metres (1,215 sq.ft.).
- The developer has agreed to address the impact of the proposed reduction/elimination of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy.

Proposed CD Zone

- The proposed CD Zone is based upon the "Multiple Residential 30 Zone" (RM-30) with modifications to density, setbacks, height, amenity space and parking requirements. Several of the proposed modifications are specific reductions to ensure that the densities and building heights remain below those permitted in the RM-30 Zone.
- The table below shows a comparison between the proposed CD Zone and the RM-30 Zone:

	RM-30 Zone	Proposed CD Zone	
		North (Block A)	South (Block B)
Units Per Hectare/Acre	75 uph / 30 upa	68 uph / 27.5 upa	57 uph / 23 upa
		Total: 62 uph / 25 upa	
FAR	0.9	0.8	0.7
		Total: 0.73	
Building Setbacks	7.5 m (25 ft.) from all lot lines	East (front): 4.5 m. (15 ft.) West (rear): 3.0 m. (10 ft.) North: 4.5 m. (15 ft.) South: 4.2 m. (14 ft.)	East (front): 4.5 m. (15 ft.) West (rear): 3.0 m. (10 ft.) North: 10 m. (35 ft.) South: 4.5 m. (15 ft.)
Building Height	13 metres (43 ft.)	10 metres (33 ft.)	

	RM-30 Zone	Proposed CD Zone
Tandem Parking	All <i>tandem parking spaces</i> enclosed	Minimum of 1 <i>tandem parking space</i> per unit enclosed
Parking dimensions	Tandem parking length of 12.2 metres and single stall length of 6.0 metres (20 ft.)	Tandem parking length of 11 metres for 36 units and single stall length of 4.8 metres (15.7 ft.) for 5 units
Amenity Space	<i>Amenity space</i> shall be provided on every lot	<i>Amenity space</i> may be provided on an adjacent lot

PRELIMINARY DESIGN REVIEW

- A Development Permit will be required to govern the proposed townhouse development.
- Staff undertook a high-level urban design review of the site and subsequently provided the applicant with fundamental urban design principles that should be addressed and should guide any future development on this site. These five urban design principles are as follows and attached as Appendix VIII:
 - As this is a large block, an East-West pedestrian and vehicle link should be provided to break up the blocks;
 - A North-South pedestrian link is to be provided to allow for greater permeability through the site;
 - Buildings, particularly those along 64th Avenue, should be street-oriented;
 - The development should be organized around a large, central, green outdoor amenity space; and
 - The massing of the outward facing unit blocks should be reduced to a scale that reflects the adjacent residential.

The applicant has modified their site plan to respond to some of these urban design principles, however, the massing along the edge of the site, interfacing with the single family homes, remains 3 storeys in height with up to 9 units in a row.

Site Design, Landscaping and Sustainability Features

- One hundred and forty-seven (147), three-storey townhouse units with tandem garages attached to each unit are proposed.
- The proposal indicates 3-storey buildings with garages at grade. The proposed kitchen, dining and living rooms are located on the second floor, with the proposed bedrooms on the third floor area. Approximately 102 units will have a den on the ground floor.
- The townhouses are arranged around a private interior roadway. There are two vehicular access points to the site; one from the proposed road on the west side of the site, and one from 188th Street.
- The applicant has proposed two pedestrian pathways to serve as central organizing features of the development. The first runs east to west along the primary drive aisle, and the second runs north-south. Both pathways provide access to the outdoor amenity spaces.

- Approximately 36 units will incorporate raised rear yards that allow for the unit owners to exit directly from their second floor living area directly to their outdoor living space
- The applicant is also proposing to integrate several sustainability initiatives into the project, in order to achieve a Built Green Gold standard. In addition, the applicant points to the affordability of the proposed development.

PRE-NOTIFICATION AND COMMUNITY RESPONSE

Pre-notification letters were sent out on November 4, 2009.

Due to the proposed amendment to the North Cloverdale East NCP, to increase the density from a maximum of 15 upa, as permitted under the Townhouse/Cluster 8-15 upa designation, to a maximum of 25 upa, under the Townhouse/Cluster 30 upa designation, staff received a significant negative response from the surrounding community.

In summary, staff received the following responses indicating opposition to the proposal:

- 17 letters;
- 5 phone calls; and
- 6 petitions, totalling 306 signatures from 175 addresses (all within the general vicinity).

Staff received one letter in support of the proposal, and a second letter simply enquiring into the nature of the development.

Public Information Meeting

The applicant hosted two Public Information Meetings in the community, both of which were held at the Cloverdale Baptist Church:

- The first meeting was held on November 9th, 2009. Fifty-two (52) individuals signed the attendance sheet; and
- The second meeting was held on December 10th, 2009. Thirteen (13) individuals signed the attendance sheet.

Summary of Community Concerns

The community concerns have been very consistent and can be summarized as follows:

- **Density:** The proposed density of 25 units per acre is far too high for this neighbourhood. Residents moved in with the understanding that the North Cloverdale East Neighbourhood Concept Plan permitted a maximum density of 15 units per acre for this site.

Applicant's response:

- A density of 15 units per acre is not viable for this site.
- The North Cloverdale East NCP had anticipated 885 townhouses and 613 single family homes would ultimately be constructed in this neighbourhood. The applicant notes that, in reality,

- the projected 2016 "build-out" will be closer to 600-650 townhouses and 900 single family homes.
- NCP amendments to increase townhouse density in RM-15 areas from 15 upa to 25 upa have been approved in other areas of the City.

Staff comments:

- *A designation of 15 upa for townhouse developments is more common for older NCP areas. At present, townhouse developments are not typically constructed at 15 upa.*
 - *NCP amendments to increase townhouse density from 15 upa to 25 upa have typically occurred in newer NCP areas. The North Cloverdale East NCP was the first NCP approved in the City.*
- **Form:** The proposed development plan bears no resemblance to the existing single family and townhouse developments in the neighbourhood, which are primarily two stories in height. In addition, the block sizes are very large and are not staggered.

Applicant's response:

- The ground floor level is primarily used for resident parking spaces. These smaller, narrower townhouses are a highly affordable form of development.
- The buildings will have a neighbourly interface, and will provide additional opportunities for "eyes-on-the-street".
- Each unit is provided with an element of individuality, through the use of different roof forms, cladding materials, and entry details.

Staff comments:

- *There are two, 3-storey townhouse projects in the neighbourhood. The RM-30 site at 66 Avenue and 186 Street has 2-storey elements fronting the public streets with 3-storey buildings towards the adjacent commercial area. The CD-zoned townhouse site at 65th Avenue and 186 Street is a smaller site with much smaller townhouse block sizes.*
- **Open Space:** There is virtually no open space provided as part of the development, and there is limited green space in the neighbourhood.

Applicant's response:

- The outdoor amenity space provided exceeds that required by the zone. These spaces will be accessible to the surrounding community particularly along the north – south pedestrian route.
- Several pedestrian connections are provided between the townhouse development and the surrounding neighbourhood sidewalks, allowing for access through the site.

Staff comments:

- *No additional open space is planned for this area to supplement the existing open space at Hillcrest Elementary School.*
 - *Planning and Development Department staff support enhancing the outdoor amenity space within this development such that it provides a community benefit.*
- **Traffic:** The traffic impacts of 147 additional units and almost 300 additional cars would be substantial:
 - The intersection of 188th Street and 64th Avenue already has significant congestion.
 - The intersection of 188th Street and 65th Avenue, in particular, is a highly problematic intersection. Delays in exiting the neighbourhoods served by 65th Avenue are substantial, as

188th Street is not controlled. In addition, residents have indicated that collisions are a frequent occurrence at this location. Pedestrian safety is also highlighted as a concern.

Applicant's response:

- The intersection of 65th Avenue and 188th Street will be upgraded to allow for dedicated left-turn lanes and through lanes in order to ease the delays in this location.
- The proposed new north-south road located on the west side of the site will ease congestion in the neighbourhood.
- The applicant hired a traffic consultant (BWW Consulting) to prepare a Traffic Impact Study. The consultant concluded that the intersections at 188th Street, 64th Avenue and 65th Avenue would remain within their recommended capacity and service levels. Traffic volumes on all surrounding streets would increase less than 5% in most cases, and less than 10% in extreme cases.

Staff comments:

- *The proposed new north-south road (187 Street) will significantly improve access to and from the neighbourhood, and will ease congestion at the intersection of 64th Avenue and 188th Street.*
 - *65th Avenue on the east side of 188th Street and the future 190th Street will ultimately connect to 64th Avenue, when development conditions permit. This will significantly ease congestion at the intersection of 65th Avenue and 188th Street for residents on the east side of 188th Street.*
 - *Staff are supportive of the applicant's upgrade of the 65th Avenue and 188th Street intersection.*
 - *The applicant's traffic consultant, supported by Transportation Engineering staff, indicates that the intersection of 65th Avenue and 188th Street does not warrant a traffic signal.*
- **Parking:** The lack of available street parking in the community is cited as a major concern for the residents, particularly those located on the east side of 188th Street. Many of the existing multi-family developments are reported to not have adequate on-site parking, and residents are forced to park on the streets. The presence of no-parking areas exacerbates the problem for local residents. Residents believe that the addition of significantly more units than proposed in the NCP will create additional parking conflicts.

Applicant's response:

- The requirements of the Surrey Zoning By-law are being met with respect to the number of on-site residential and visitor parking spaces.
- According to the applicant's survey of similar developments in East Clayton (specifically Kew and Tate at 72nd Avenue and 189th Street), the average car ownership in these 2-bedroom units is 1.4 cars per household.
- The proposed new north-south road located on the west side of the subject site will provide for additional on-street parking.

Staff comments:

- *The community is underserved for residential and street parking spaces.*
 - *Traffic Operations staff have indicated that street parking is restricted along 65th Avenue east of 188th Street for reasons of traffic safety.*
 - *Additional street parking on the future 187th Street may not help the residents east of 188th Street, but may prevent the situation from worsening.*
- **School over-crowding:** Residents are concerned that the addition of 147 units will bring additional school-aged children into the neighbourhood. The adjacent Hillcrest Elementary School is at capacity and students are already forced into several portables. Additional students will exacerbate this problem.

Applicant's response:

- The new Adams Road Elementary School at 18228 – 68th Avenue, with a capacity of 80 kindergarten and 350 student spaces, will be opening in the vicinity, and will address much of the over-crowding.

Staff comments:

- *The applicant's statement has been confirmed by the Surrey School District.*

- **Amenity Building Location:** The community has expressed concern about the location of the amenity building on 188th Street, directly across from single family houses. Residents are concerned that the amenity building will be the source of unacceptable levels of noise.

Applicant's response:

- Strata Corporations, on recommendation of the developer and the property manager, typically adopt by-laws that limit the hours-of-use and permitted noise for amenity buildings.

Staff comments:

- *Although difficult to guarantee that the future Strata Corporation will adopt similar by-laws, amenity buildings are not typically known to be significant generators of noise complaints.*

Community Workshop

- The applicant has offered to work with the community through a Community Workshop, in order to address the community's concerns.
- This proposed workshop, the format of which was to be similar to a charrette, was to be organized by City staff, and representatives from the community and the applicant were to be in attendance.
- The representatives from the community respectfully declined to participate, as they are of the position that their concern regarding density is non-negotiable.

PROJECT EVALUATION

The following is a summary of the benefits and concerns of supporting the proposed townhouse development.

Pros:

- This site has been vacant for a number of years, and may remain so if the current applicant declines to proceed with the application.
- Allowing the proposed development to proceed will result in the City collecting additional NCP amenity fees for the neighbourhood.
- The application will result in the development of the subject site, which is one of the last remaining, undeveloped parcels in the North Cloverdale East NCP.

- The proposed development will provide for additional housing options for Surrey residents, particularly those looking for affordable ground-oriented housing options.
- The proposed new 187 Street will provide additional connectivity for the neighbourhood, providing an additional route for access and egress, and will take pressure off of the intersection of 64th Avenue and 188th Street.
- The proposed upgrades to the intersection of 65th Avenue and 188th Street will improve safety and reduce congestion at this location.
- There may be merit for greater density at this location, as it is centrally-located and well-served by transit.

Cons:

- The community has been vocal and organized in their opposition to the proposed development. Allowing the development to proceed will generate significant additional opposition.
- There are fundamental urban design principles related to the site that should be addressed prior to the project proceeding.
- The proposed development is out of scale with the surrounding neighbourhood.
- The proposed development does not significantly enhance the amount of open space available to the community.

OPTIONAL COURSES OF ACTION

The following is a summary of the optional courses of action, and the benefits and concerns of either approach.

- Option A: Refer back to staff.

Pros:

- Referring the application back to staff will allow staff to work with the applicant to address the significant concerns of the neighbourhood and staff. The community has been vocal and organized in their opposition to the proposed development.
- This will permit staff to work with the applicant in order to address the fundamental urban design principles that relate to the site, particularly related to increasing the permeability through site and providing additional green space to benefit the community.
- Under this option, staff can work with the applicant to develop the site in accordance with the current land use policies and Council approved plans for the site.

Cons:

- This site has been vacant for a number of years, and may remain so if the current applicant declines to proceed with the application.
- Option B: Direct staff to prepare a CD By-law and conditions of approval that will allow the application to proceed to Public Hearing

Pros:

- Allowing the applicant to proceed will result in the City collecting additional NCP amenity fees for the neighbourhood.
- The application will result in the development of the subject site, which is one of the last remaining, undeveloped parcels in the North Cloverdale East NCP.
- The proposed development will provide for additional housing options for Surrey residents.
- The new road will provide additional connectivity for the neighbourhood, providing an additional route for access and egress, and will take pressure off of the intersection of 64th Avenue and 188th Street.

Cons:

- If the development of the subject site is allowed to proceed as proposed, it will generate considerable community opposition.
- While there may be merit for greater density at this location, as it is centrally-located and well-served by transit, buildings with up to nine, 3-storey units are out of scale with the surrounding single family homes.
- The development as proposed does not comply with the urban design principles developed by staff.

CONCLUSION

- The Planning & Development Department recommends Option A, which is to refer the application back to staff to work with the applicant to resolve the concerns with respect to the proposed density and built form of the proposed townhouse development.
- If Council is of the view that the relative merits of the application are sufficient to allow the application to proceed (Option B), staff should be directed to work with the applicant to complete and refine the application, prepare a CD By-law, and bring forward a subsequent Planning Report with conditions of approval that will allow the application to proceed to Public Hearing.

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 and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	NCP Plan
Appendix VI.	Public Information Meeting Map of Responses
Appendix VII.	OCP Designation Map
Appendix VIII.	Proposed Site Urban Design Principles
Appendix IX.	Applicant's Rationale for Development

INFORMATION AVAILABLE ON FILE

- Traffic Study prepared by BWB Consulting dated December 7, 2009.

Jean Lamontagne
General Manager
Planning and Development

CA/kms

v:\wp-docs\planning\plncom10\03080922ca.doc
. 3/8/10 9:35 AM

Information for City Clerk

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

1. (a) Agent: Name: Jeff Skinner, Mosaic Avenue Development Ltd.
 Address: #500 – 2609 Granville Street
 Vancouver, BC
 V6H 3H3
 Tel: 604-685-3888

2. Properties involved in the Application
 - (a) Civic Address: 18725 – 64 Avenue

 - (b) Civic Address: 18725 – 64 Avenue
 Owner: Cloverdale Baptist Church, Inc. No. 27467S
 PID: 006-127-461
 Lot 13 Except: Part Dedicated road on Plan LMP40532; Section 26 Township 8
 New Westminster District Plan 59668

3. Summary of Actions for City Clerk's Office

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RM-30)

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	6.85 ac	
Hectares	2.77 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	2	
SIZE OF LOTS	Block A	Block B
Range of lot widths (metres)	70 m/230 ft.	90 m/295 ft.
Range of lot areas (square metres)	1.05 ha/2.58 ha	1.34 ha/3.3 ac
DENSITY	n/a	
Lots/Hectare & Lots/Acre (Gross)		
Lots/Hectare & Lots/Acre (Net)		
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	41%	
Estimated Road, Lane & Driveway Coverage	31%	
Total Site Coverage	72%	
PARKLAND		
Area (square metres)	n/a	
% of Gross Site		
	Required	
PARKLAND		
5% money in lieu	NO	
TREE SURVEY/ASSESSMENT	NO	
MODEL BUILDING SCHEME	NO	
HERITAGE SITE Retention	NO	
BOUNDARY HEALTH Approval	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
LOT AREA* (in square metres)			
Gross Total		27,711.5 m ²	
Road Widening area		3,906.5 m ²	
Undevelopable area		0	
Net Total		23,805 m ²	
LOT COVERAGE (in % of net lot area)			
Buildings & Structures	45%	41%	
Paved & Hard Surfaced Areas		31%	
Total Site Coverage		72%	
SETBACKS (in metres)		Block A	Block B
Front (East)	7.5 m	4.57 m	4.57 m
Rear (West)	7.5 m	3.05 m	3.05 m
Side #1 (North)	7.5 m	4.57 m	10.67 m
Side #2 (South)	7.5 m	4.27 m	4.57 m
BUILDING HEIGHT (in metres/storeys)			
Principal	13 m	9.75 m	
Accessory/Amenity	4.5 m/11 m	7.3 m	
NUMBER OF RESIDENTIAL UNITS			
Bachelor			
One Bed			
Two Bedroom		40	
Two Bedroom + Den		107	
Total	176	147	
FLOOR AREA: Residential	21,426.3 m ²	17,336 m ²	
FLOOR AREA: Commercial			
Retail			
Office			
Total			
FLOOR AREA: Industrial			
FLOOR AREA: Institutional			
TOTAL BUILDING FLOOR AREA	21,426.3 m ²	17,336 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)	75 uph/30 upa	62 uph/25 upa
FAR (gross)		
FAR (net)	0.9	Total Block A & Block B = 0.73
AMENITY SPACE (area in square metres)		
Indoor	441 m ²	324 m ²
Outdoor	441 m ²	883 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	80	80
3-Bed + Den	214	214
Residential Visitors	29	29
Institutional		
Total Number of Parking Spaces	323	323
Number of disabled stalls	0	0
Number of small cars		50
Tandem Parking Spaces: Number / % of Total Number of Units		294/100%
Size of Tandem Parking Spaces width/length	3.2 m/12.2 m	3.2 m/12.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----