

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0204-00

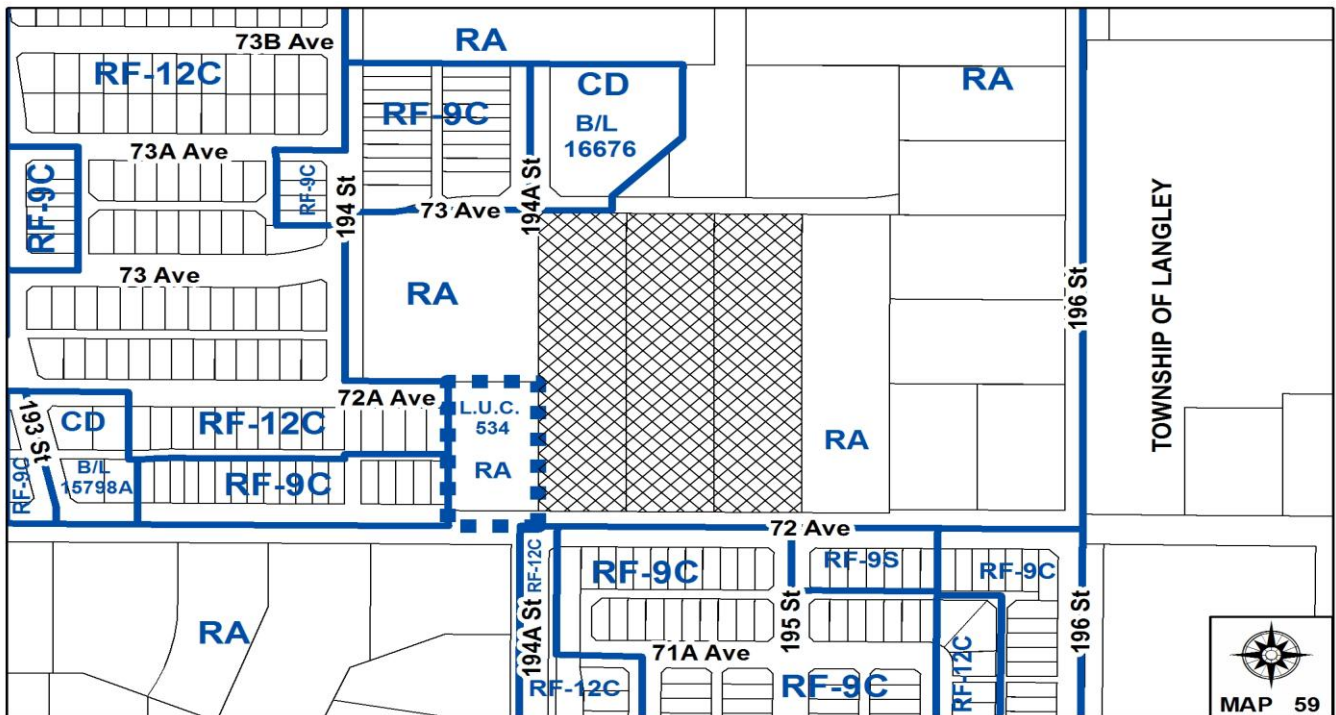
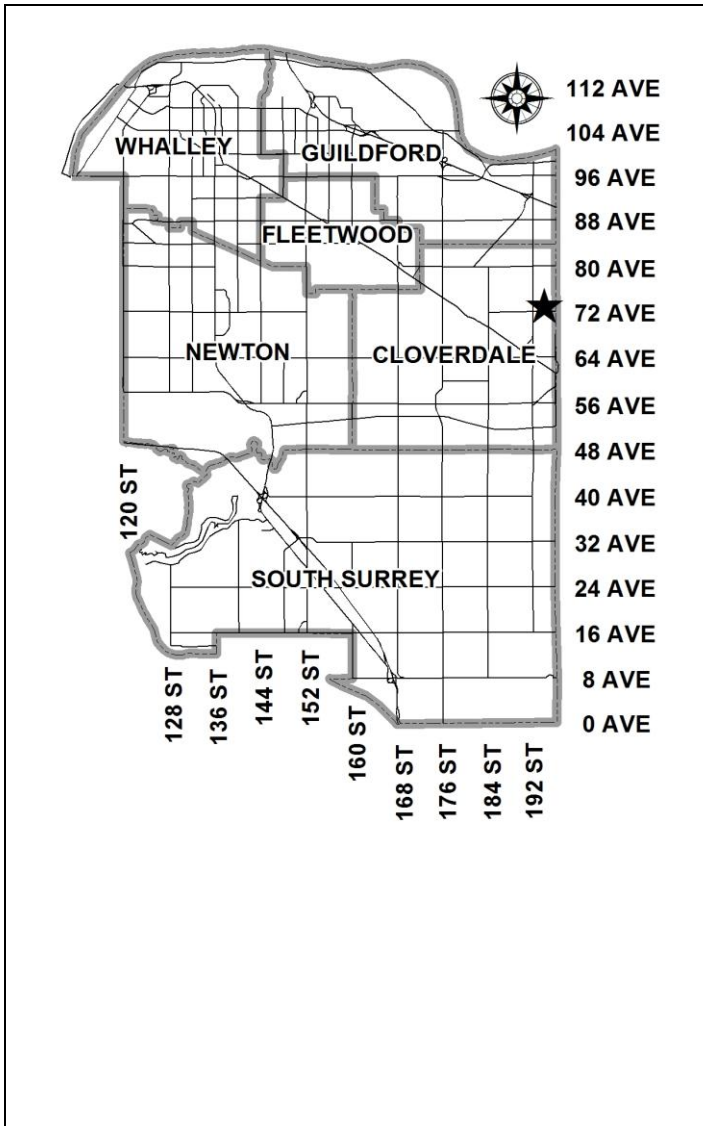
Planning Report Date: January 11, 2010

PROPOSAL:

- **OCP amendment** from Suburban to Urban and Multiple Residential
- **NCP amendment** of a portion from 10-15 upa (Medium Density) to 15-25 upa (Medium-High Density)
- **Rezoning** of portions from RA to RM-30 and RF-9C
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 89 townhouse units and 11 small single family lots with coach houses.

LOCATION: 19471/87 and 19515 - 72 Avenue
OWNERS: Solterra Development (72 Ave.) Corp., Inc. No. 0743293 et al
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: 10-15 upa (Medium Density)
 15-25 upa (Medium-High Density)
 & Public Open Space



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development does not comply with the setbacks of the RM-30 Zone.
- A portion of the proposal requires an amendment to the East Clayton NCP Extension – North of 72 Avenue.
- Portions of the 10-15 upa (Medium Density) designation are proposed to be amended to 15-25 upa (Medium-High Density).

RATIONALE OF RECOMMENDATION

- Requires an OCP Amendment to comply with NCP Designations.
- Generally complies with NCP Designation.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton NCP Extension – North of 72 Avenue Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and 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 Block A of the subject site as shown on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and to rezone Block B of the subject site as shown on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space for the townhouse component (Block A).
5. Council authorize staff to draft Development Permit No. 7909-0204-00 in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7909-0204-00, (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face and 3.6 metres (12 ft.) to the porch;
 - (b) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.) to the building and 2.1 metres (7 ft.) to the eave on Unit 85;
 - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) to the building face and 4.1 metres (13 ft.) to the porch;
 - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.7 metres (12 ft.) to the porch;
 - (e) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.) from 72A Avenue; and
 - (f) to vary the tandem parking requirements in the RM-30 Zone to allow one (1) tandem parking space to be unenclosed for 41 proposed units.

7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) completion of the acquisition of a portion of the City-owned property located at 19471 – 72 Avenue;
 - (g) registration of a Section 219 Restrictive Covenant on the townhouse site, to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) registration of an access easement to allow for vehicular and/or pedestrian circulation between the lane and the townhouse site;
 - (i) registration of a 10.0-metre (33 ft.) wide statutory right-of-way for public access over the proposed greenway and the 72A Avenue cul-de-sac to accommodate a public east-west connection through the site; and
 - (j) registration of a Section 219 Restrictive Covenant to secure the required landscaping within the 3.0-metre (10 ft.) wide buffer area along 72 Avenue.
8. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan Extension - North of 72 Avenue to redesignate a portion of the land from 10 - 15 upa (Medium Density) to 15 - 25 upa (Medium-High Density) when the project is considered for final adoption (Appendix VIII).

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:**

18 Elementary students at Clayton Elementary School
9 Secondary students at Clayton Heights Secondary School

(Appendix IV)

Parks, Recreation &
Culture:

The applicant is required to provide NCP Amenity contributions on a per unit basis as per the East Clayton NCP Extension – North of 72 Avenue and to complete the purchase of a portion of City-owned land for the proposed development.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 73 Avenue):	Recently approved 30-unit townhouse development (under File No. 7907-0086-00) and acreage parcel (under File No. 7905-0406-00).	Public Open Space and Park and Medium High Density (15-25 upa)	CD (By-law No. 16676) and RA
East:	Single family homes on acreage parcels.	Low Density 6 to 10 upa, Medium Density 10 to 15 upa and Special Residential 10 to 15 upa.	RA
South (Across 72 Avenue):	Single family small lots with coach houses and single family small lots with limited commercial.	Low Density 6 to 10 upa, Special Residential 10 to 15 upa and Medium Density 10 to 15 upa	RF-9C and RF-9S
West (Across future 194A Street):	Single family homes on acreage parcels.	Medium Density 10 to 15 upa and Medium-High Density 15 to 25 upa	RA and LUC No. 534 (underlying RA Zone)

JUSTIFICATION FOR PLAN AMENDMENT

OCP Amendment

- The approximately 1.9-hectare (4.7-acre) subject site is designated Suburban in the Official Community Plan (OCP). The applicant is seeking an Official Community Plan (OCP) amendment from Suburban to Multiple Residential and to Urban (see Appendix VII).

- Council, on July 28, 2004, approved Stage 1 (Corporate Report No. Co09), which deals with land use designations and road network in the area of the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue. On June 20, 2005, Council approved the corresponding Stage 2 Report (Corporate Report No. Co11).
- Currently, the land use designations that are reflected in the East Clayton NCP Extension – North of 72 Avenue require corresponding OCP designation amendments from the current Suburban designation. The approved Stage 2 Report (Corporate Report No. Co11) directed staff to bring forward specific OCP amendments on a site-by-site basis concurrently with site-specific rezoning applications.
- The proposed OCP amendments from Suburban to Multiple Residential and Urban are consistent with the proposed NCP designations and are appropriate.

NCP Amendment

- The proposal is generally consistent with the designations in the East Clayton NCP Extension – North of 72 Avenue. However, an amendment will be required for a portion of the subject site from 10 to 15 upa (Medium Density) to 15 to 25 upa (Medium-High Density) (Appendix VII).
- The proposed townhouse development has a unit density of 24 units per acre, exceeding the maximum 10 to 15 upa permitted on a portion of the subject site.
- The proposed townhouse form is consistent with the 15 to 25 upa (medium-High Density) NCP designation.
- In addition, the higher density allows for the construction of a number of smaller, more affordable townhouse units.

DEVELOPMENT CONSIDERATIONS

- The subject site, consisting of three properties located at 19471/87 and 19515 -72 Avenue, is located on the north side of 72 Avenue east of the future 194A Street in the East Clayton Neighbourhood Concept Plan Extension – North of 72 Avenue area.
- The applicant is proposing to purchase a 0.973-acre (3,938 square metre) portion of City-owned land located at 19471 – 72 Avenue which was previously acquired for park purposes. The NCP shows a major north-south linear park on approximately one-half of this City-owned property. The applicant proposes to acquire the remainder portion of the property not affected by the linear park. This property has been included in the development application accordingly.
- The 1.9-hectare (4.7-acre) subject site is currently zoned One-Acre Residential Zone (RA) and designated Suburban in the Official Community Plan (OCP) and 10 to 15 upa (Medium Density) and 15 to 25 upa (Medium High Density) in the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.
- As described above, the proposal requires an OCP amendment and a NCP amendment on a portion.

- The applicant is proposing to rezone the northern portion of the subject site (Block A on the Survey Plan) from One-Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30) and the southern portion of the subject site (Block B on the Survey Plan) to Single Family Residential (9) Coach House Zone (RF-9C) in order to allow the development of 89 townhouse units and 11 single family small lots with coach houses.
- The applicant is also seeking a Development Permit for the proposed townhouse units.
- There is an existing Class C, green-coded watercourse located on the subject site. The applicant has retained Chris Macmillan of Arran Environmental Services Ltd. to confirm the watercourse classification. The information submitted by Arran Environmental Services Ltd. has been reviewed by the City's Environmental Coordinator and deemed sufficient. Preservation of the Class C, green coded watercourse is not required.

Rezoning from RA to RM-30 (Block A in Appendix I)

- The applicant proposes to rezone Block A from RA to RM-30 in order to allow the construction of approximately 89 townhouse units on the northern portion of the site. The proposal reflects a proposed unit density of 24 units per acre (upa) and a floor area ratio (FAR) of 0.81. A companion Development Variance Permit application to vary building setbacks has also been submitted.
- The proposed FAR of 0.81 and 24 upa conforms to the maximum 0.90 FAR and 30 upa of the RM-30 Zone for sites 1 hectare (2.5 acres) or larger.
- The proposed townhouse development is located on the east side of the future north-south linear park and gains access from the future 72A Avenue cul-de-sac.
- The proposed RM-30 Zone is consistent with the 15 to 25 upa (Medium High Density) designation in the East Clayton NCP – North Extension, except for the southern portion which is designated 10 to 15 upa (Medium Density) in the NCP and requires an amendment.
- A 10-metre (33 ft.) wide statutory right-of-way for pedestrian access, connecting from the future 72A Avenue to the north-south linear park, is being provided along the proposed greenway through the townhouse development. The applicant is required to construct a 2.5-metre (8.2 ft.) wide concrete pathway within this right-of-way.

Rezoning from RA to RF-9C (Block B in Appendix I)

- The applicant proposes to rezone the southern portion of the subject site (Block B on the Survey Plan) from RA to RF-9C in order to create eleven small lots with coach houses. The proposed RF-9C Zone is consistent with the 10 to 15 upa (Medium Density) designation in the East Clayton NCP Extension.
- Proposed Lots 1 to 10 conform to the minimum requirements of the RF-9C Zone *Type I Interior Lot* in terms of lot area, width and depth. The proposed RF-9C lots are 270 square metres (2,906 sq.ft.) in area, 9.57 metres (31.4 ft.) in width and 28 metres (92 ft.) in depth.
- Proposed Lot 11 conforms to the minimum requirements of the RF-9C Zone *Type I Corner Lot* in terms of lot area, width and depth with an area of 294 square metres (3,165 sq.ft.), 10.7 metres (35.1 ft.) in width and 28 metres (92 ft.) in depth.

- All of the proposed lots will front onto 72 Avenue and gain access from the rear lane via the future 195 Street.

Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Bryce Rositch of Rositch Hemphill and Associates Architects as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes will not be permitted.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Mike Fadum, Certified Arborist of Mike Fadum and Associates Ltd. The report has identified 84 mature trees. As the development proposal reflects a multiple residential development and small lots with coach houses, all of the trees within the development footprint will need to be removed. The one tree proposed to be retained is a shared tree and is subject to Parks review. The following chart reflects the trees proposed for retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Aspen, Trembling	1	0	1
Cottonwood, Black/ Alder, Red	76	0	76
Cherry	1	0	1
Chestnut	1	0	1
Fir, Douglas	3	1	2
Maple, Sugar	1	0	1
Maple, Sycamore	1	0	1
Poplar, Lombardy	1	0	1
TOTAL	84	0	83

- The proposal indicates that 198 trees will be planted on site, which exceeds the 94 replacement trees required by the Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on December 1, 2009 and staff did not receive any comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW (Multiple Residential Portion- Block A)

Building Design, Access and Circulation

- The proposed townhouse project consists of 89, 2 and 3-bedroom units in 24 buildings, with an average floor area of 117.5 square metres (1,265 sq.ft.) per dwelling unit.
- The proposal includes 18 buildings that consist of two, three or four units with double car garages. The remaining 6 buildings consist of 6 and 7 tandem garage units with 1 double car garage end unit.
- The proposal indicates 3-storey buildings with garages at grade. The kitchen, dining and living rooms are located at the second floor, with the bedrooms at the third floor area.
- One primary vehicular entry to the site is proposed from 72A Avenue and will be defined by concrete unit pavers. The 72A Avenue cul-de-sac will include a circular decorative paving detail consisting of coloured stamped concrete with a roll over curb edge.
- An emergency vehicle access to 73 Avenue is located at the northeast corner of the site. A reciprocal access easement for pedestrian and vehicular circulation between the dedicated east-west lane and the townhouse development will be registered.
- A pedestrian entrance is located along the north and south sides of the vehicular entrance from 72A Avenue. A statutory-right-of-way for public access will be registered over the east-west pedestrian connections through the site to the north-south linear park (see Greenway Section below).
- Buildings 1-6, 23 and 24 which front 195 Street include seventeen (17) street-oriented units with direct access from front yard patios.
- Buildings 15 and 16 include five (5) units with private pedestrian access from a front yard patio to the linear park along the west property line of the site.
- The proposed building design incorporates a flat roof with an emphasis on the horizontality of the buildings. Cladding materials include horizontal hardie siding, hardie shingle and hardie panel. Cladding materials are provided in three colour schemes: dark burgundy red siding with dark brown hardie shingle, beige siding with green hardie shingle and beige siding with dark blue hardie shingle. White window trim and black entry doors will provide an accent colour.

Linear Park, Greenway and Landscape Treatment

- The East Clayton North Extension NCP identifies a 20-metre (66 ft.) wide linear park along the west portion of the subject site on City-owned land located at 19474 – 72 Avenue.
- The applicant is proposing a 10-metre (33 ft.) wide east-west greenway through the townhouse development to provide a pedestrian connection from 195 Street to the north-south linear park. A statutory right-of-way for public access will be registered on the proposed greenway.
- The proposed greenway includes a 2.5-metre (8.2 ft.) wide pathway with a 0.25-metre (0.82 ft.) concrete band on each side and a 2.0-metre (6.6 ft.) wide dark grey coloured light broom finish or light textural stamp concrete path. Stormwater surface swales will be included on the south side of the greenway to collect pathway and landscape stormwater flows.
- In keeping with the East Clayton sustainable drainage requirements, all planted areas will be topped with a minimum 450 mm of topsoil. All area lawn drain leads will be perforated pipes in drain rock trenches to allow for infiltration of storm flow back into the ground.
- A 3-metre (9.8 ft.) wide landscape strip is proposed along the 73 Avenue frontage in accordance with the East Clayton North Extension NCP. The landscaping strip is continuous with breaks to accommodate a gate and pathway to provide front yard patio access to eight (8) street fronting units.

Indoor Amenity Space

- No indoor amenity space is being proposed. The applicant has indicated that the primary purchasers in this townhouse development will be first-time homebuyers with limited financial resources. The added cost of constructing an indoor amenity facility is added directly to the purchase price. Maintenance of the facility will also increase monthly maintenance costs. The applicant does not want to burden first-time home buyers with these increased costs.
- The applicant has agreed to provide a monetary contribution of \$93,450 (based on \$1,050 per unit) in accordance with the City policy, to address the shortfall in required indoor amenity space.

Landscaping and Outdoor Amenity Space

- The 195 Street streetscape elevation includes a landscape feature wall with a 1.2-metre (4 ft.) high timber fence with landscaping in front, with each private pedestrian entry defined by a private gate.
- The 73 Avenue streetscape elevation includes a 3-metre (9.8 ft.) wide landscaping strip consisting of potentilla, rhododendrons, golden elder and kinnikinnick with a 1.2-metre (4 ft.) high timber fence with low landscaping in front and behind and a private pedestrian entry defined by a private gate.
- The west elevation, adjacent to the linear park, includes park-oriented units with similar landscape, fencing and pedestrian entry as above.

- An outdoor amenity area is provided in the central portion of the site. This area includes a children's playground spinner on fibre play material in a naturalistic playground with mounded landscape, boulders and logs and seating area with benches.
- The outdoor amenity space measures 297 square metres (3,197 sq.ft.), exceeding the minimum 267 square metres (2,874 sq.ft.) required under the RM-30 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.
- The site includes a north-south and an east-west pedestrian connection.

Parking

- The proposed development includes a total of 196 parking spaces, consisting of 178 resident parking spaces and 18 spaces for visitors, which complies with the Surrey Zoning By-law. Visitor parking spaces are centrally located, two of which meet the dimensional requirements for disabled parking spaces.
- Resident parking spaces will be provided in double garages for forty-eight (48) of the units and within tandem garages in forty-one (41) of the units.
- In the RM-30 Zone of the Zoning By-law, all tandem parking spaces must be enclosed and attached to ground-oriented units. The applicant is proposing that one tandem parking space be located on the driveway. Due to the narrow design of the units, tandem parking is the only option available without compromising density.
- All of the tandem spaces are provided with one parking space to be located inside the garage, with the second space behind on the driveway. A development Variance Permit is required to allow this parking configuration.
- To ensure that the tandem garage parking spaces are not converted into livable space, the applicants are required to register a Section 219 Restrictive Covenant as a condition of Final Adoption.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found generally satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum north front yard (along 73 Avenue) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the face of the building and 3.6 metres (12 ft.) to the porch;
- To reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.) to the building and 2.1 metres (7 ft.) to the eave on Unit 85;

- To reduce the minimum east side yard (along 195 Street) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) to the face of the building and 4.1 metres (13 ft) to the porch;
- To reduce the minimum west (adjacent to linear park) side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the face of the building and 3.7 metres (12 ft.) to the porch; and
- To reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.) from 72A Avenue.

Applicant's Reasons:

- The reduced setback along 73 Avenue and 195 Street reinforces the urban character and is in keeping with the character of the existing neighbourhood.
- The units are closer to the street and will present a friendly face to the street, promoting social interaction, as well as casual surveillance.
- The reduced south rear yard setback is to accommodate a relaxation for the side of an east-west oriented unit. The south rear yard setback of the north-south oriented units maintains a 6-metre (20 ft.) setback in order to provide for usable private outdoor space.
- The reduced setback to the 72A Avenue cul-de-sac is required as a result of the new road provided as a dedication rather than a private internal road.

Staff Comments:

- The reduced setbacks along the north (73 Avenue) and east (195 Street) property lines reinforce the urban character, create a strong street orientation and have direct pedestrian access from the street.
- The reduced setback along the west property line adjacent to the linear park provides for better visual monitoring and natural surveillance of the pedestrian pathway.
- The reduced setbacks are in keeping with what has been approved in similar developments in East Clayton.
- Staff support the proposed setback variances.

(b) Requested Variance:

- To vary the parking requirement in the RM-30 Zone to allow only one tandem parking space to be unenclosed, for 41 proposed townhouse units.

Applicant's Reasons:

- The proposed change to the parking configuration provides for more marketable units.
- Other projects in Surrey have included this parking configuration.

Staff Comments:

- An additional room can be accommodated on the ground level which provides an opportunity for natural surveillance of the internal walkways, public greenway and front yards.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Redesignation Map
Appendix VIII.	NCP Redesignation Map
Appendix IX.	Development Variance Permit No. 7909-0204-00

Jean Lamontagne
General Manager
Planning and Development

JLM/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: Craig Marcyniuk, Solterra Development Corp.
 Address: 460 Fraser View Place
 Delta, BC
 V3M 6H4
 Tel: 604-528-6010

2. Properties involved in the Application
 - (a) Civic Addresses: 19471, 19487 and 19515 – 72 Avenue

 - (b) Civic Address: 19471 – 72 Avenue
 Owner: City of Surrey
 PID: 002-387-158
 The West Half Lot 2 Section 22 Township 8 New Westminster District Plan 2600

 - (c) Civic Address: 19487 – 72 Avenue
 Owner: Solterra Development (72nd Ave.) Corp., Inc. No. 0743293
 PID: 002-892-278
 The East Half Lot 2 Section 22 Township 8 New Westminster District Plan 2600

 - (d) Civic Address: 19515 – 72 Avenue
 Owner: Solterra Development (72nd Ave.) Corp., Inc. No. 0743293
 PID: 008-308-195
 West Half Lot 3 Section 22 Township 8 New Westminster District Plan 2600

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 the property.

 - (c) Proceed with Public Notification for Development Variance Permit No. 7909-0204-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.896 ac
Hectares	0.363 ha
NUMBER OF LOTS	
Existing	3
Proposed	11
SIZE OF LOTS	
Range of lot widths (metres)	9.57 m - 10.71 m
Range of lot areas (square metres)	270 m ² - 294 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	33 upha/13 upa
Lots/Hectare & Lots/Acre (Net)	36upha/15 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	29%
Total Site Coverage	81%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
LOT AREA* (in square metres)			
Gross Total		19,592 m ²	
Road Widening area			
Undevelopable area		15,965 m ²	
Net Total			
LOT COVERAGE (in % of net lot area)			
Buildings & Structures	45%	42%	
Paved & Hard Surfaced Areas		31%	
Total Site Coverage		73%	
SETBACKS (in metres)		To Bldg.	To Porch
Front (North)	7.5 m	5.0 m	3.6 m
Rear (South)	7.5 m	2.7 m	2.1 m
Side #1 (East)	7.5 m	5.2 m	4.1 m
Side #2 (West)	7.5 m	4.5 m	3.7 m
BUILDING HEIGHT (in metres/storeys)			
Principal	13.0 m	10.6 m	
Accessory	4.5 m	4.5 m	
NUMBER OF RESIDENTIAL UNITS			
Bachelor			
One Bed			
Two Bedroom		41	
Three Bedroom +		48	
Total		89	
FLOOR AREA: Residential		12,314 m ²	
FLOOR AREA: Commercial			
Retail			
Office			
Total			
FLOOR AREA: Industrial			
FLOOR AREA: Institutional			
TOTAL BUILDING FLOOR AREA		12,314 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)	30 upa	24 upa
FAR (gross)	0.9	0.81
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	267 m ²	0 m ²
Outdoor	267 m ²	297 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	82	82
3-Bed	96	96
Residential Visitors	18	18
Institutional		
Total Number of Parking Spaces	196	196
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		82/41.6%
Size of Tandem Parking Spaces width/length		3.2 m x 6.0 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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