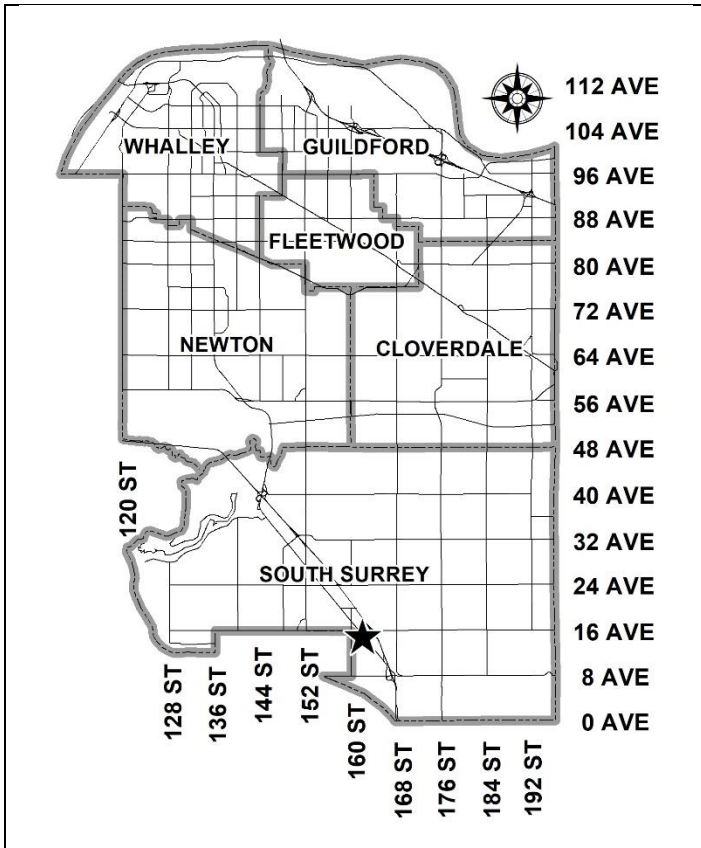


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0169-00

Planning Report Date: April 17, 2023



**PROPOSAL:**

- **LAP Amendment** from Single Family Residential (6 upa) to Single Family Small Lots
- **Rezoning** from RF to RF-SD

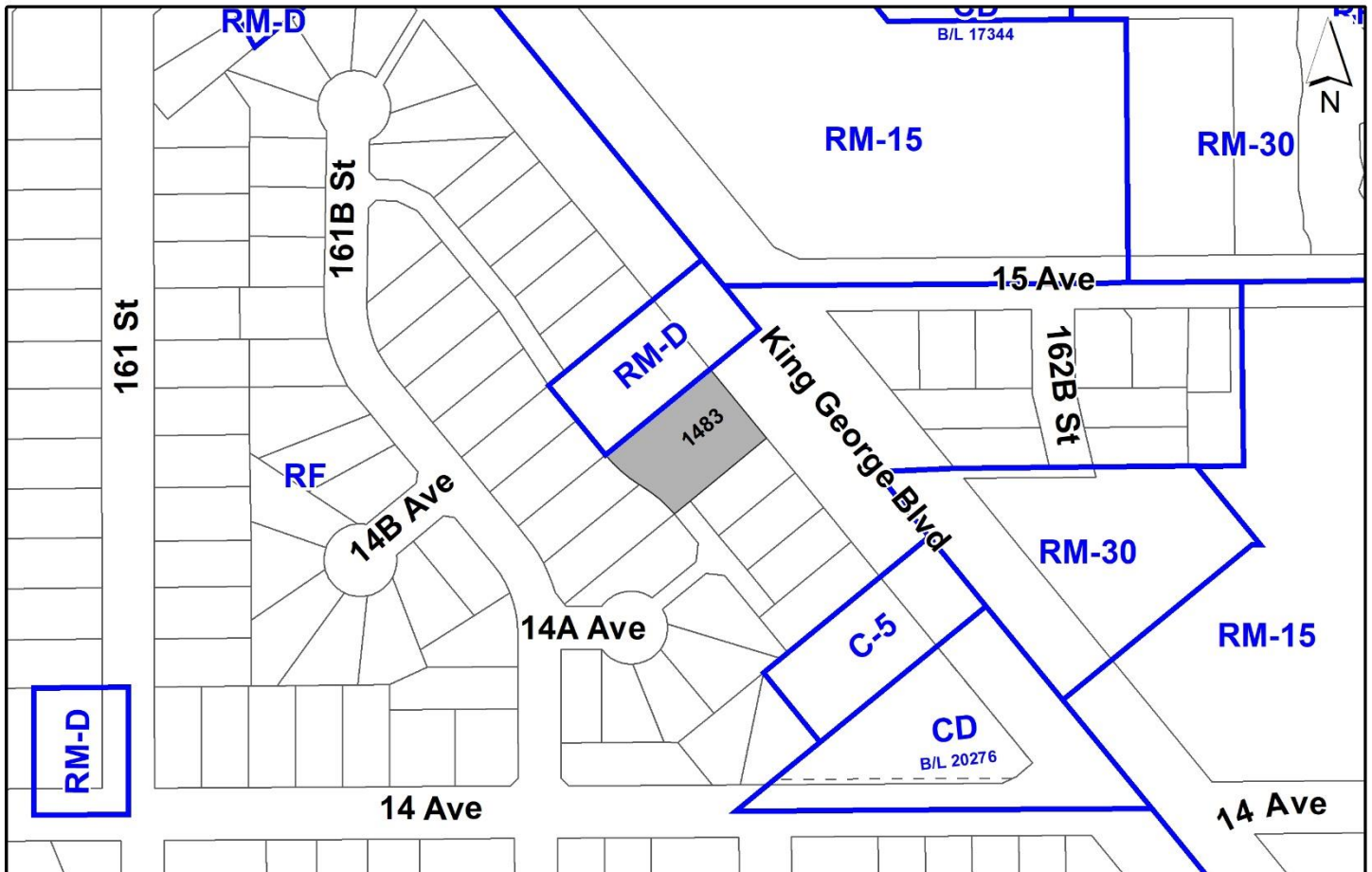
to allow subdivision into four (4) lots

**LOCATION:** 1483 King George Boulevard

**ZONING:** RF

**OCP DESIGNATION:** Urban

**LAP DESIGNATION:** Single Family Residential (6 upa)



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the King George Corridor Local Area Plan (LAP) from Single Family Residential (6 upa) to Single Family Small Lots.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed density and building form are appropriate for this part of King George Corridor, providing a modest increase in density from the existing Single Family Residential Density.
- The proposal will allow for a greater diversity in single family housing forms in keeping with the policies in the City's OCP. The semi-detached (duplex) form of housing will be complementary to the existing "Single Family Residential Zone (RF)" lots by allowing a form with two individual units, but which have similar massing and appearance to a single family home.
- The four proposed fee simple lots significantly exceed both the minimum required lot depth and lot area of the RF-SD Zone.
- The applicant will provide additional parking spaces for the development to address neighbourhood concerns around parking.
- The proposed buildings will have similar massing as a single family (RF) house but would contain two individual side by side units (4 units total, with no secondary suites). The proposed development will therefore achieve similar massing and density of two RF homes with secondary suites.
- The proposal will dedicate the full width of the rear lane to provide access to the lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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) Input from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 for structural independence;
  - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
  - (i) registration of access easements on proposed Lots 1 to 4 for the maintenance of exterior finishes and drainage; and
  - (j) registration of a Section 219 Restrictive Covenant for party wall agreements and corresponding easements for building maintenance on Lots 1 to 4.
3. Council pass a resolution to amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the land from "from Single Family Residential (6 upa)" to "Single Family Small Lots" when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single-Family Dwelling	Urban/ Single Family Residential (6 upa)	RF
North:	Duplex Dwelling	Urban/ Single Family Residential (6 upa)	RM-D
East (Across King George Boulevard):	Single-Family Dwelling	Urban/Townhouse (15 upa)	RF
South:	Single-Family Dwelling	Urban/ Single Family Residential (6 upa)	RF
West:	Single-Family Dwelling	Urban/ Single Family Residential (6 upa)	RF

### Context & Background

- The subject property is located along King George Boulevard. There is an existing driveway access to King George Boulevard to the east, as well as access from a rear laneway off 14A Avenue, from the west. This laneway at the rear of the property is facilitated by an existing easement, however, full dedication is proposed under this application.
- The subject property is designated "Urban" in the Official Community Plan (OCP), "Single Family Residential (6 upa)" in the King George Corridor Local Area Plan (LAP), and zoned "Single Family Residential Zone" (RF).
- The subject property is approximately 1,692 square metres in size, with a width of 34.5 metres and a depth of 46 metres.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the subject property from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" in order to allow subdivision into four (4) single family small lots. The proposed lots will be oriented towards King George Boulevard but will be accessed from the laneway to the rear (west side), which will be dedicated (8 metres wide) as part of the application.
- The proposed lots range in size from 325 square metres to 381 square metres, exceeding the minimum required lot size of 200 square metres for interior RF-SD lots.

- RF-SD units require party wall agreements between owners, as units share common walls along shared interior property lines. A party wall agreement for shared maintenance, which will be registered as a Section 219 Restrictive Covenant on title, will be required as part of the subject application.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1,692 square metres
Road Dedication:	282 square metres
Net Site Area:	1,408 square metres
<b>Number of Lots:</b>	4
<b>Unit Density:</b>	11.5 upa (28.4 uph)
<b>Range of Lot Sizes</b>	325-381 square metres
<b>Range of Lot Widths</b>	7.4-9 metres
<b>Range of Lot Depths</b>	38.0-44.1 metres

### Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary students at South Meridian Elementary School  
1 Secondary students at Earl Marriott Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

**Parks, Recreation & Culture:**

The King George Highway Corridor Local Area Plan has proposed locations for Heritage Oak plantings within the King George Boulevard right-of-way adjacent to the property. Plans will be coordinated with the King George Corridor Guidelines indicating the locations of the Heritage Oaks. Planting of Heritage Oaks along King George Corridor are to be paid for through the Green City Fund. The proposed Heritage Oaks will continue Boulevard planting that was originally established to commemorate the completion of King George Highway to the United States Border.

South Meridian Park is the closest active park and contains amenities including, walking trails, a soccer field, open space, and natural area. The park is 725 metres walking distance from the development.

**Ministry of Transportation & Infrastructure (MOTI):**

The Ministry of Transportation & Infrastructure has no concerns regarding the proposed rezoning.

### **Transportation Considerations**

- The proposed development will dedicate 8 metres at the rear of the property to facilitate the construction of the full rear lane width to match the existing lane to the south. The proposed dedicated lane will replace the existing easement at the rear of the site that currently provides rear lane access.
- The proposed lots will take vehicular access from the rear lane, removing driveway access from King George Boulevard.

### **POLICY & BY-LAW CONSIDERATIONS**

#### **Official Community Plan**

##### Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).

##### Themes/Policies

- A3.1 - Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvement to the public realm.

#### **Secondary Plans**

##### Land Use Designation

- The proposed development will require an amendment to the King George Corridor Local Area Plan (LAP) from Single Family Residential (6 upa) to Single Family Small Lots.

### Amendment Rationale

- The "Semi-Detached Residential Zone (RF-SD)" requires that new lots in a subdivision be created in pairs so that two units, each contained on their own fee-simple lot, can be accommodated within one structure. Secondary suites are not permitted within semi-detached dwelling units in the Zoning Bylaw.
- While one RF-SD structure contains two separate side by side dwelling units (4 units total), the massing and size of the building is similar to that of an RF single family home. The proposed development will therefore achieve similar massing and density of two RF homes with secondary suites.

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Semi-Detached Residential Zone (RF-SD)", parking requirements.

<b>RF-SD Zone (Part 17H)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	20.2 upa (50 uph)	11.5 upa (28.4 uph)
<b>Lot Size</b>		
Lot Size:	200 square metres	325-381 square metres
Lot Width:	7.2 metres	7.4-9 metres
Lot Depth:	28 metres	38.0-44.1 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	2	2-3

### Lot Grading

- A preliminary lot grading plan, submitted by H.Y. Engineering Ltd., and dated February 10, 2023, has been reviewed by staff and found to be generally acceptable. The applicant does not currently propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated

Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,000.

### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 8, 2022, and the Development Proposal Signs were installed on January 30, 2023. Staff received no responses from neighbouring properties.

### TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Red Alder	1	1	0
<b>Coniferous Trees</b>			
Atlas Cedar	3	3	0
Western Red Cedar	10	10	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>13</b>	<b>13</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>6</b>	
<b>Contribution to the Green City Program</b>		<b>\$11,550</b>	



- The Arborist Assessment states that there are a total of 13 mature trees on the site, excluding Alder and Cottonwood trees. 1 existing tree, approximately 0.7 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 27 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site, the deficit of 21 replacement trees will require a cash-in-lieu payment of \$11,550 representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 6 trees are proposed to be replaced on the site with a contribution of \$11,550 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V	LAP Redesignation Map

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

SC/ar



Planning & Development Department  
 13450 - 104th Avenue, Surrey  
 British Columbia, Canada V3T 1V8  
 Tel. (604) 591-4441 Fax. (604) 591-2507

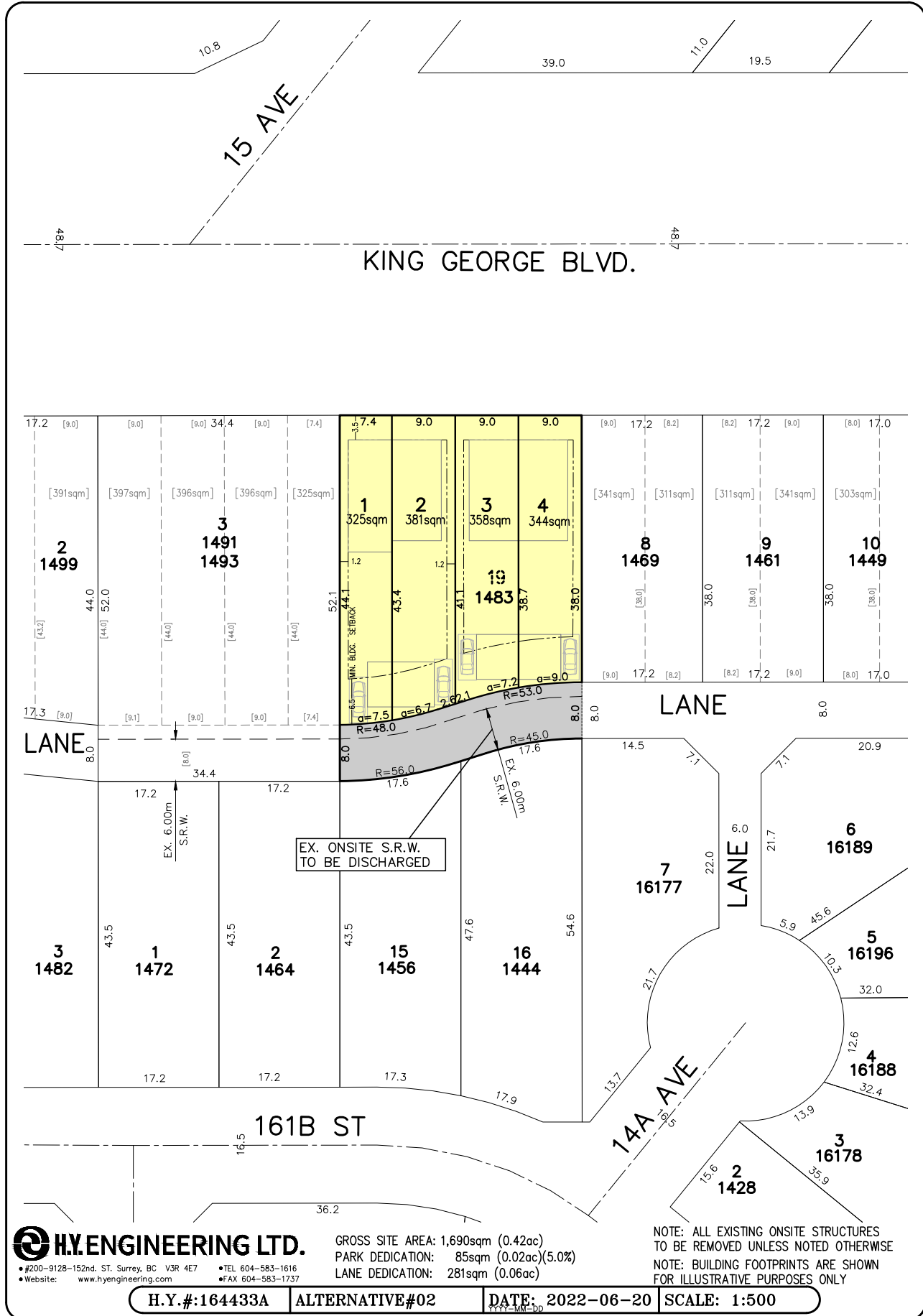
# PROPOSED SUBDIVISION LAYOUT

LAYOUT CONCEPT

File No: \_\_\_\_\_  
 EXIST. ZONE: RF  
 PROP. ZONE: RF-SD



CIVIC ADDRESS: 1483-KING GEORGE BLVD., SURREY, BC  
 LEGAL: LOT 19, SECTION 12, TOWNSHIP 1, N.W.D PART NW 1/4, PLAN LMP2376



**H.Y. ENGINEERING LTD.**  
 #200-9128-152nd. St. Surrey, BC V3R 4E7 • TEL 604-583-1616  
 Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 1,690sqm (0.42ac)  
 PARK DEDICATION: 85sqm (0.02ac)(5.0%)  
 LANE DEDICATION: 281sqm (0.06ac)

NOTE: ALL EXISTING ONSITE STRUCTURES TO BE REMOVED UNLESS NOTED OTHERWISE  
 NOTE: BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

H.Y.#:164433A

ALTERNATIVE#02

DATE: 2022-06-20

SCALE: 1:500

DRAWING PATH: E:\PROJECTS\164433A\PLANNING\164433A-ALT02.DWG [LAYOUT] PLOT FILE UPDATED: JUNE 20 2022 - 9:36:39 AM BY: CGOLDSWAIN

---

TO: **Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **April 3, 2023** PROJECT FILE: **7822-0169-00**

---

RE: **Engineering Requirements  
Location: 1483 King George Blvd.**

#### NCP AMENDMENT

- Complete a sanitary sewer capacity analysis downstream of the subject site due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. Resolve any downstream pipe capacity constraints.

#### REZONE/SUBDIVISION

##### *Property and Right-of-Way Requirements*

- Dedicate 8.0 m for residential lane to match existing 8 m wide lane.
- Register 0.5 m SRW along King George Blvd.

##### *Works and Services*

- Construct south side of King George Blvd with 1.8 m sidewalk at property line.
- Ensure elevation at King George Blvd. is +/- 300mm to existing grade at legal centreline.
- Construct lane with speed hump.
- Confirm storm drainage downstream system capacity; upgrade the system as required.
- Provide onsite sustainable drainage works to meet the Fergus Creek ISMP requirements.
- Construct water, storm and sanitary service connections for each proposed lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

IK



December 21, 2022

Planning

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Since 2015, South Meridian Elementary has been operating over capacity is now declining. As of September 2021, there are 4 portables on site used as enrolling space. With a significant number of proposed townhouse development permits in process, in-migration should soon strengthen overriding out-migration resulting in a growth trend. The enrolment table should be considered unsettled and will change as more development comes online.

To provide additional enrolment space in the southeast corner of the peninsula, the Ministry of Education supported development of an 8-classroom addition. This addition will allow for boundary changes to move growth from Jessie Lee to the north and Peace Arch from the west where both schools rely on portables to meet current space needs.

To relieve the pressure at Earl Marriot, Grandview Heights Secondary, a new 1500 capacity high school opened in September 2021. New Boundaries approved in March 2019 are now in place.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 22 0129 00

**SUMMARY**

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	1
Secondary Students:	1

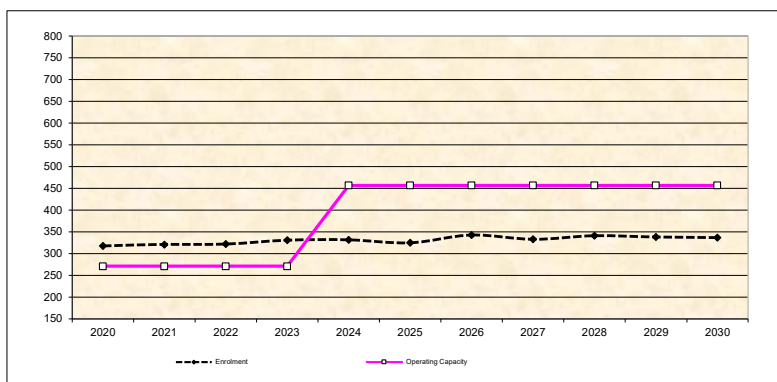
September 2022 Enrolment/School Capacity

<b>South Meridian Elementary</b>	
Enrolment (K/1-7):	39 K + 283
Operating Capacity (K/1-7)	38 K + 233
Addition operating capacity (K/1-7) 2024	38 K + 419
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1348
Capacity (8-12):	1500

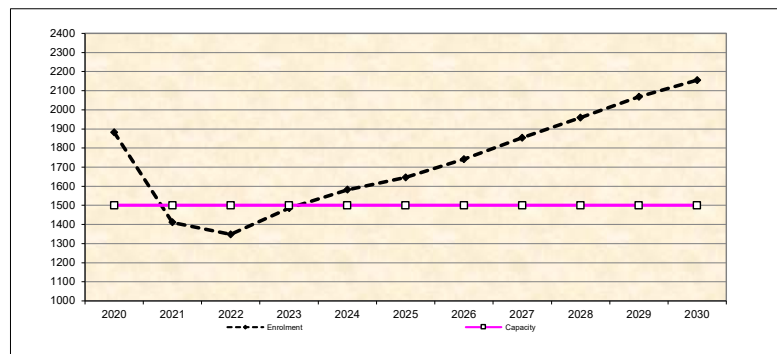
<b>Projected population of school-age children for this development:</b>	4
--	---

**Population:** The projected population of children aged 0-19 Impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**South Meridian Elementary**



**Earl Marriott Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## Tree Preservation Summary

**Surrey Project No:**

**Address:** 1483 King George Blvd Surrey

**Registered Arborist:** Glenn Murray

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>14</b>
<b>Protected Trees to be Removed</b>	<b>14</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad 1 \quad} \times \text{one (1)} = 1</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 13 \quad} \times \text{two (2)} = 26</math></li> </ul>	<b>27</b>
<b>Replacement Trees Proposed</b>	<b>6</b>
<b>Replacement Trees in Deficit</b>	<b>21</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>7</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad \quad \quad} \times \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 7 \quad} \times \text{two (2)} = 14</math></li> </ul>	<b>14</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>14</b>

Summary, report and plan prepared and submitted by:



\_\_\_\_\_  
(Signature of Arborist)

Mar 16, 2023

\_\_\_\_\_  
Date

# APPENDIX 3

## TREE REMOVAL AND RETENTION PLAN

### REPLACEMENT TREES

QTY	Type	Size
2	Japanese Snowbell	6cm
2	Paperbark Maple	6cm
2	Saucer Magnolia	6cm

- (JS)
- (PM)
- (SM)

NOTES:  
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

TWO ENGLISH OAKS TO BE PLANTED BY THE CITY ON THE FUTURE

### TREE INVENTORY

#	Type	Action	DBH	TPZ
367	Western Redcedar	Remove	37cm	2.2m
368	Western Redcedar	Remove	35/30cm	3.0m
369	Western Redcedar	Remove	35/18cm	2.7m
370	Western Redcedar	Remove	40cm	2.4m
371	Western Redcedar	Remove	30/28cm	2.7m
372	Western Redcedar	Remove	82cm	4.9m
373	Sitka Spruce	Remove	55cm	3.3m
374	Red Alder	Remove	41cm	2.5m
375	Paper Birch	Retain	75/50cm	6.0m
376	Beech	Retain	25cm	1.5m
377	Cherry	Retain	25cm	1.5m
378	Apple	Retain	18cm	1.1m
379	Japanese Cypress	Retain	20cm	1.2m
1969	Sitka Spruce	Remove	92cm	5.5m
1970	Sitka Spruce	Remove	71cm	4.3m
1971	Western Redcedar	Remove	35/30cm	3.0m
1972	Western Hemlock	Remove	35cm	2.1m
1973	Excelsa Cedar	Remove	35/22cm	2.8m
1974	Excelsa Cedar	Remove	54cm	3.2m
1976	Excelsa Cedar	Remove	56cm	3.4m
1977	Pyramid Cedar	Remove	22/22cm	2.0m
1978	Red Oak	Remove	45cm	2.7m
1979	English Walnut	Remove	18cm	1.1m
1980	Lawson Cypress	Remove	37cm	2.2m
1981	Lawson Cypress	Remove	35/35/35cm	4.0m
1983	Katsura	Remove	25/20cm	2.1m

DBH-trunk diameter, TPZ-protection zone

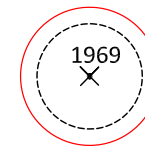
### TREE PROTECTION FENCING

#### Minimum Radial Distance from trunk

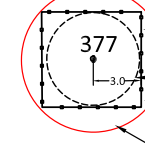
#	Type	DBH	Metres	Feet
376	Beech	25cm	1.5m	4.9ft
377	Cherry	25cm	1.5m	4.9ft

### LEGEND

TREE PROPOSED FOR REMOVAL



TREE PROPOSED FOR RETENTION



PROTECTION ZONE (TPZ) FROM OUTSIDE OF TRUNK  
FENCING DIMENSIONS IN METRES  
PROTECTION FENCING  
NO BUILD ZONE (NBZ)

- NOTES:
- SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
  - REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
  - ALL MEASUREMENTS ARE METRIC

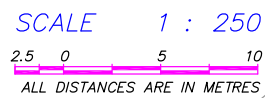
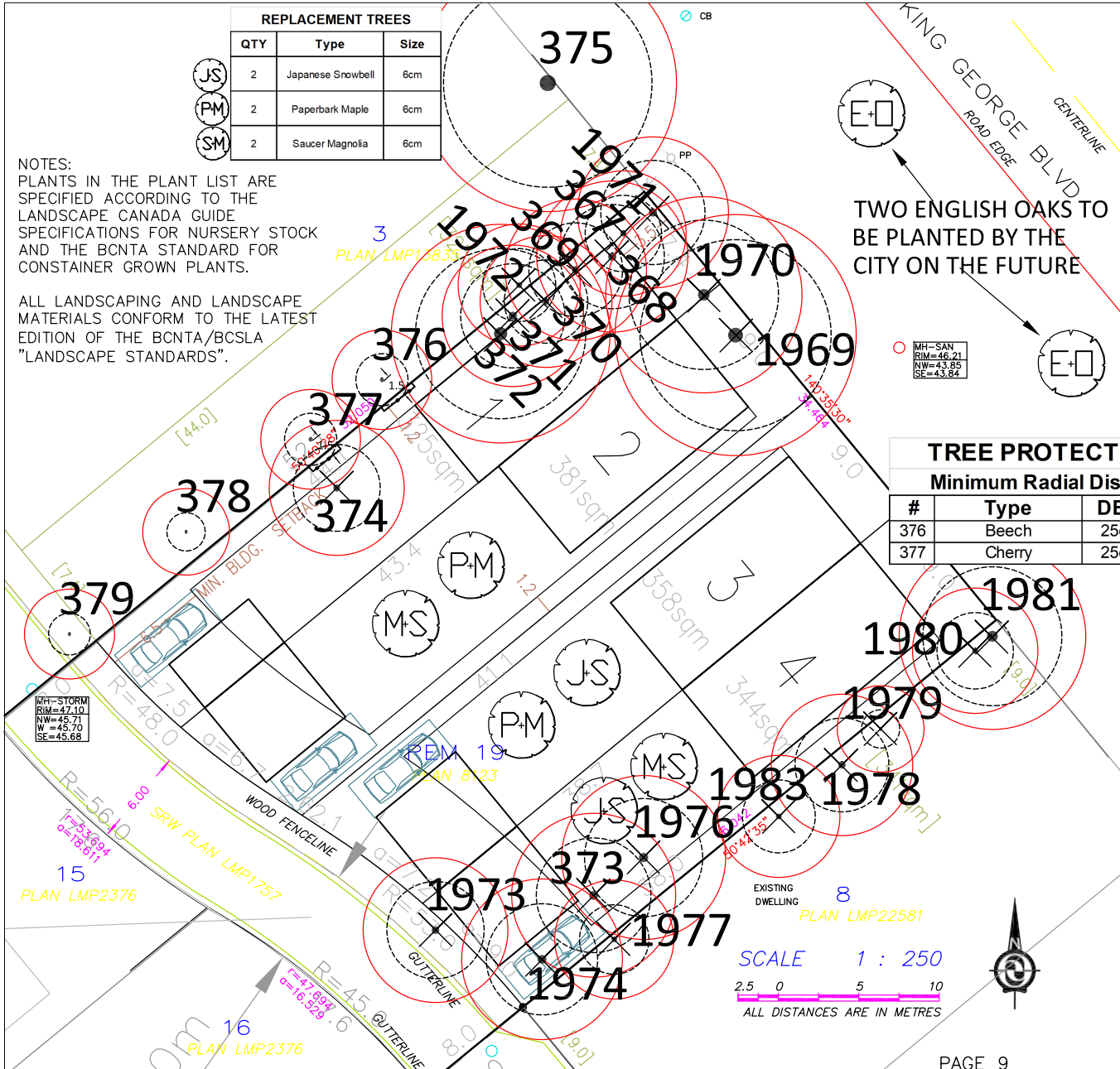
Froggers Creek  
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4  
Telephone: 604-721-6002 Fax: 604-437-0970

1483 King George Blvd SURREY, BC

TREE REMOVAL AND RETENTION PLAN  
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES, PROTECTION FENCING AND REPLACEMENT TREES IN RELATION TO PROPOSED LAYOUT

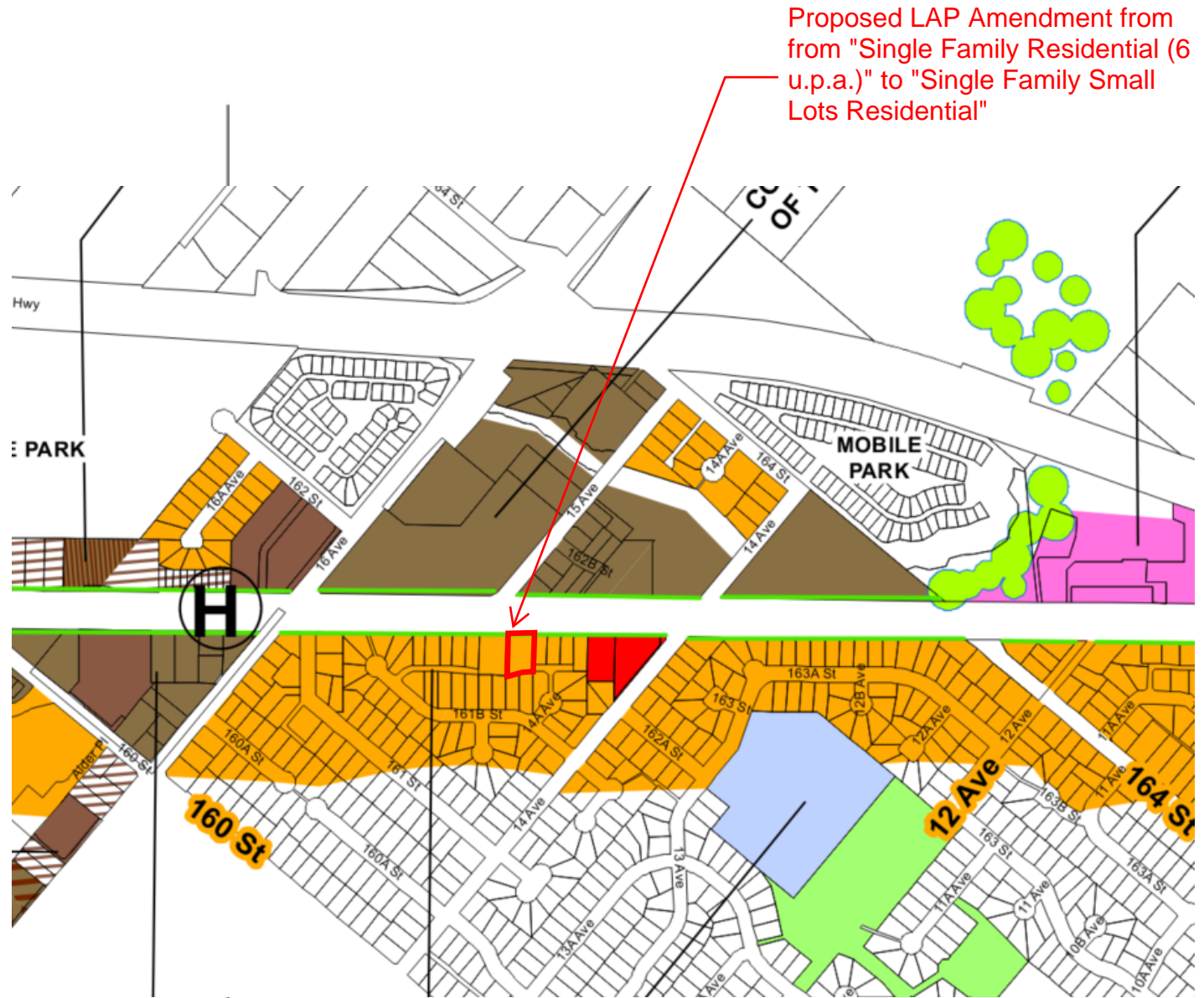
March 16, 2023



**Legend**

-  Bubble Buffer
-  Suburban 1-Acre Residential (1 u.p.a.)
-  Suburban 1/2 -Acre Residential (2 u.p.a.)
-  Clustering At Suburban Single Density (2 u.p.a.)
-  Single Family Residential (6 u.p.a.)
-  Single Family Small Lots
-  Mobile Home Park
-  Clustering At Urban Single Family Density (8 u.p.a.)
-  Urban Residential
-  Low Density Multiple Residential (10 u.p.a.)
-  Townhouse (15 u.p.a.)
-  Townhouse (22 u.p.a.)
-  Townhouse (23.5 u.p.a.)
-  Townhouse (25 u.p.a.)
-  Townhouse (30 u.p.a.)
-  Townhouses and Apartments
-  Garden Apartments (30 u.p.a.)
-  Apartment (45 u.p.a.)
-  Apartment
-  Apartment (55 u.p.a.)
-  Institutional
-  Senior Multiple Residential
-  Proposed Public Park
-  Industrial/Business Park
-  Park
-  Golf Course
-  Tourist Commercial
-  Commercial
-  Commercial Residential
-  Shopping Centre
-  School
-  Cemetery
-  Proposed Landscape Buffer (15 m. Wide)

Protection and Enhancement of area of mature trees along the R.O.W.



Proposed LAP Amendment from from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots Residential"