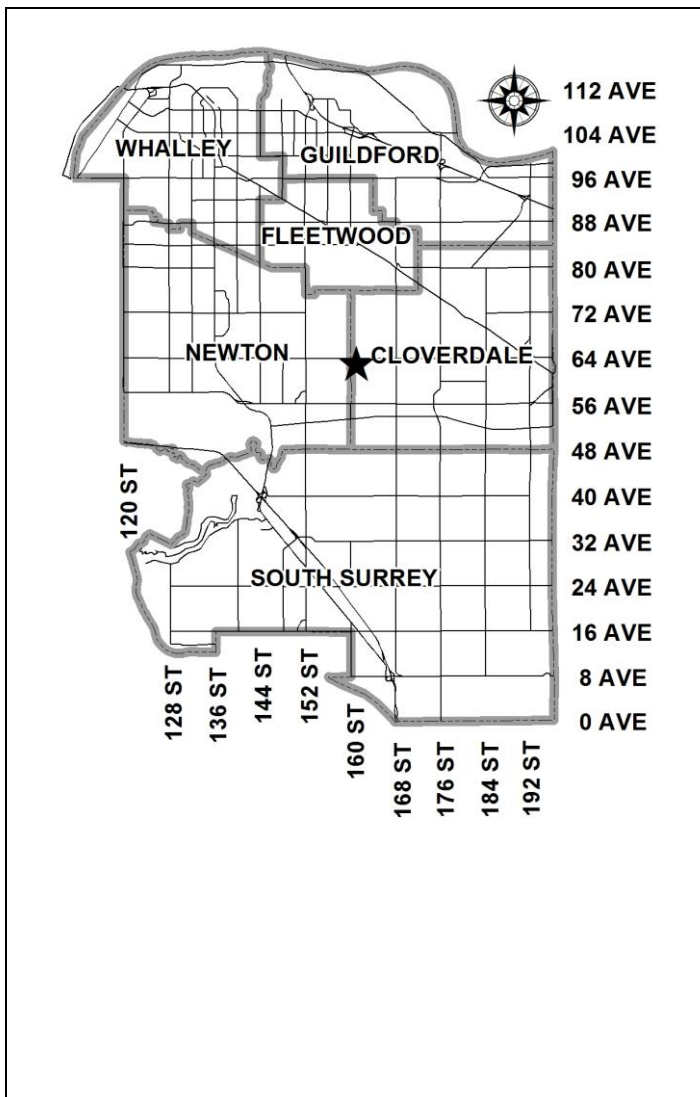


Planning Report Date: July 27, 2009

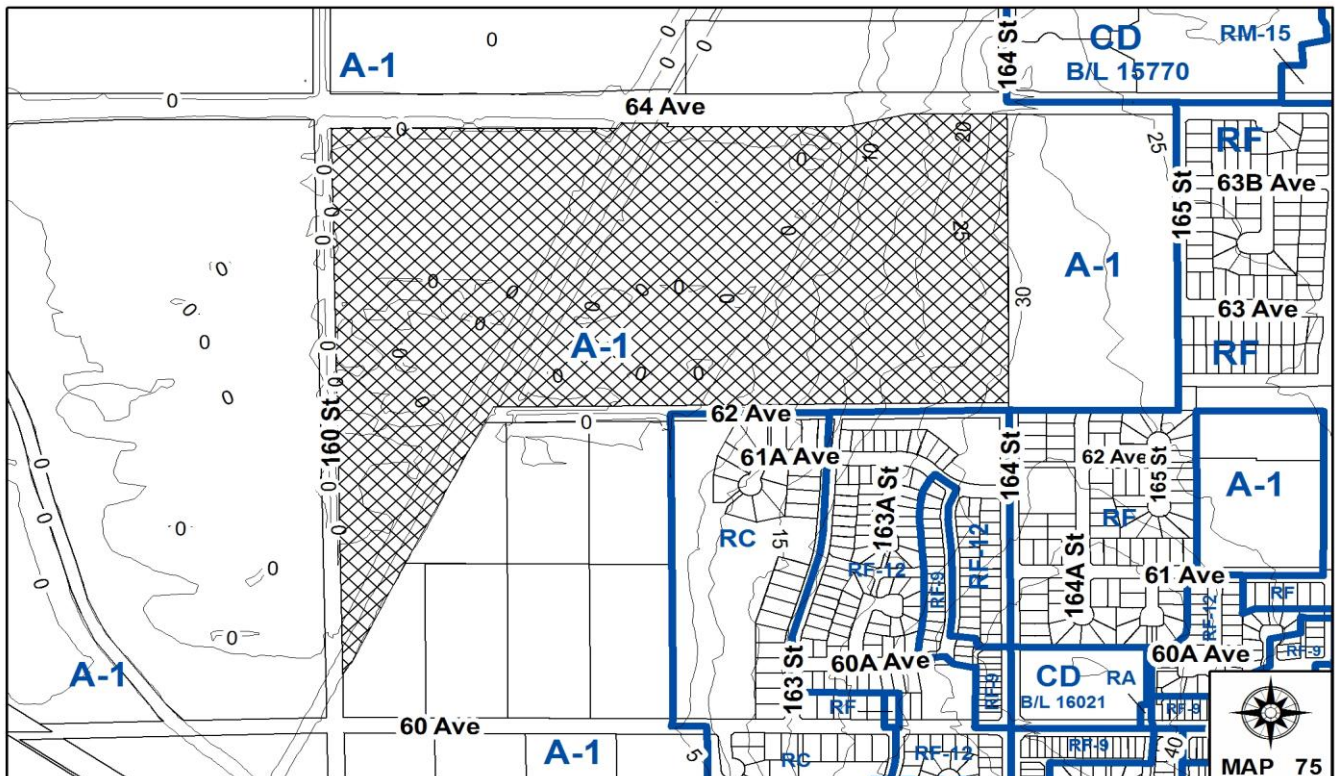


PROPOSAL:

- **OCP Amendment** of portions Suburban to Multiple Residential and from Suburban to Agricultural
- **NCP Amendment** of a portion from Suburban Residential Cluster 2 upa to Townhouse/ Apartments 35 upa
- **Rezoning** of a portion from A-1 to CD (based on RM-45)
- **Development Permit**
- **Non-farm Use and Subdivision within the ALR**
- **Heritage Revitalization Agreement**

in order to permit the development of approximately 253 units in 4 apartment buildings with retention and restoration of the existing heritage farm structures.

LOCATION: 16390 - 64 Avenue
OWNER: 452323 B.C. Ltd.
ZONING: A-1
OCP DESIGNATION: Agricultural and Suburban
NCP DESIGNATION: Suburban Residential Cluster 2 upa



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment;
 - Rezoning; and
 - Heritage Revitalization Agreement.
- Approval to forward to the Agricultural Land Commission (ALC).
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an OCP amendment of portions from Suburban to Multiple Residential and from Suburban to Agricultural.
- Requires an NCP Amendment of a portion from Suburban Residential Cluster 2 upa to Townhouse/Apartments 35 upa.
- Does not fulfill Policy O-23 regarding density gradient towards the ALR and 37.5-metre (123 ft.) of buffering on the developable side of the ALR boundary.

RATIONALE OF RECOMMENDATION

- The applicant has offered to transfer to the City, at no cost, approximately 5.57 hectares (13.76 acres) of the subject site, known as the "Bose Heritage Forest".
- The applicant will be restoring and adaptively re-using the Bose farmhouse, barn and dairy building (the latter two in their current location).
- Landscaping will be provided along the escarpment, buffering the proposed residential use from any active farming.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating Block A of the subject site Suburban to Multiple Residential and Block B from Suburban to Agricultural (Appendix III).
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 in the attached Survey Plan (Appendix I) from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000).
4. A By-law be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement for the restoration, adaptive re-use and maintenance of the Bose Farmhouse, barn and dairy building (Appendix IX).
5. Council authorize referral of the proposed non-farm use, subdivision and Restrictive Covenant within the ALR to the Agricultural Land Commission.
6. Council authorize staff to draft Development Permit No. 7907-0115-00 in accordance with the attached drawings (Appendix II).
7. Subject to approval from the Agricultural Land Commission, Council instruct staff to bring forward the OCP amendment and rezoning by-laws, to set a date for Public Hearing.
8. Subject to approval from the Agricultural Land Commission, 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 habitat compensation to deal with stream protection setback relaxation to the satisfaction of the Department of Fisheries and Oceans (DFO);

- (f) resolution of all parks and trails issues to the satisfaction of the Park, Recreation & Culture Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (h) resolution of all heritage issues, including heritage proposal and interpretative signage, to the satisfaction of the General Manager, Planning and Development;
 - (i) registration of a Section 219 Restrictive Covenant on the title of proposed Lot 1 which acknowledges that the development is located in close proximity to an active agricultural area and that there is potential for noise, smell, dust and/or other nuisances arising from agricultural activities in the area;
 - (j) registration of a Section 219 "No-build" Restrictive Covenant on the escarpment lands within the ALR and maintenance of this buffer; and
 - (k) registration of statutory rights-of-way for public access for the three (3) public walkways on the site.
8. Council pass a resolution to amend the West Cloverdale North NCP to redesignate Block A of the subject site from "Suburban Residential Cluster 2 upa" to "Townhouse/Apartments 35 upa" should the project be considered for final approval.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
Parks, Recreation & Culture:	The Parks Department finds the development proposal to be acceptable, subject to the applicant providing NCP amenity contributions for park development and finalizing the details of the Hook Greenway.
Heritage Advisory Commission (HAC):	The proposed Heritage Revitalization Agreement is scheduled to be reviewed by the HAC on July 23, 2009, which is after the finalization of this report.
Agricultural Advisory Committee (AAC):	A proposal to exclude approximately 1.6 hectares (4.1 acres) from the ALR was considered at the July 9, 2009 AAC meeting. The AAC recommended that the exclusion be denied due to the loss of agricultural land, it is contrary to the Residential Buffering Adjacent to the ALR/Agricultural Boundary (Policy O-23), and there is a lack of a treed vegetative buffer. The application has since been modified to not propose any exclusions, but instead proposes non-farm use and subdivision within the ALR.

Environmental Review Committee (ERC): The application proceeded to the ERC on May 20, 2009 and was granted a relaxation from a 30-metre (100 ft.) to a 20-metre (66 ft.) stream protection setback for the existing Class B watercourse located immediately north of the forest, on the condition that habitat compensation be provided elsewhere on the site.

SITE CHARACTERISTICS

Existing Land Use: Existing unoccupied farm buildings which are part of the historic Bose Farm and significant forest area. The barn, dairy building and farmhouse are on the City's Heritage Registry.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 64 Avenue):	Existing single family house on a large multi-acreage property.	Agricultural in the OCP	A-1
East:	Agriculture	OCP: Suburban and Urban NCP: Suburban Residential Cluster 2 upa and Urban Residential	A-1 and RF
South (across 62 Avenue):	Single family residential lots approved under Application No. 7906-0228-00 and forested land.	OCP: Agricultural, Suburban and Urban NCP: Public Open Space and Park, Single Family Residential Cluster 7.5 upa and Suburban Residential	RF-12 and RF-9
West (across 160 Street):	Agricultural land within the ALR	OCP: Agriculture	A-1

JUSTIFICATION FOR PLAN AMENDMENT

The applicant is seeking an Official Community Plan amendment on portions from Suburban to Multiple Residential (Block A) and from Suburban to Agricultural (Block B) and NCP amendment on a portion (Block A) from Suburban Residential Cluster (2 upa) to Townhouse/Apartments 35 upa. The applicant has provided the following rationale to support the proposed amendments (staff comments are noted in italics):

- Approximately 5.57 hectares (13.76 acres) of the subject property, which contains forested lands, is being dedicated to the City as open space. This dedication will allow for the protection and retention of this significant natural amenity for the benefit of the larger community. The value of the land as parkland is approximately \$8,500,000.

The West Cloverdale North NCP designates the subject property as Suburban Residential Cluster at 2 upa and shows the preservation of the Bose forest. However, at a density of 2 upa (which translates into approximately 50 units), it is unlikely in today's market that a property owner would convey to the City, land which is reportedly valued at \$8,500,000 if developing at a density of 2 upa.

- The development proposal preserves three significant heritage buildings, namely the Bose barn, the dairy barn and the farmhouse. An adaptive re-use is proposed for each of the buildings. The applicant's heritage consultant estimates the heritage value at \$850,000 which does not include the cost of preserving, repairing and refinishing these old structures. A Heritage Revitalization Agreement is proposed that will facilitate the rehabilitation and maintenance of the buildings.

The project design preserves three heritage buildings: the barn and dairy are to be preserved in their original locations, and the farmhouse will be relocated to the centre of the site. The barn is being restored and adaptively re-used to accommodate amenity uses. The dairy is being restored as a gardening shed for the garden plots. The existing farmhouse is being restored and adaptively re-used as two residential units (i.e. duplex). A Heritage Revitalization Agreement between the applicant and the City will regulate the heritage restorations and preservation.

- The development is helping to pay for the enhancement of the adjoining low level farmland by way of a significant improvement to the drainage of that area and renders it more suitable for a wide range of field crops, vegetables and berries.

Subsurface tile drainage has recently been installed at 15-metre (50 ft.) intervals on the lowland area of the subject property, which is in the ALR. Review by DFO and AAC is pending.

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 16390 – 64 Avenue and encompasses a total site area of approximately 33.2 hectares (82 acres). The majority of the subject property (25.5 hectares/ 62.9 acres) is within the Agricultural Land Reserve except for the eastern 7.79 hectares (19.2 acres) which is designated Suburban Residential Cluster 2 upa in the West Cloverdale North Neighbourhood Concept Plan (NCP).
- The applicant is proposing to subdivide the subject property into three lots, with one lot to remain within the Agricultural Land Reserve (ALR), one lot to be developed as a multiple residential development and one lot to be dedicated to the City for retention of the Bose forest (Appendix II).

Development Proposal

- The applicant proposes the following:
 - an OCP amendment on portions from Suburban to Multiple Residential (Block A) and from Suburban to Agricultural (Block B);
 - an NCP amendment of a portion from Suburban Residential Cluster 2 upa to Townhouse/Apartments 35 upa (Block A);

- a rezoning of a portion (Block A) from General Agriculture Zone (A-1) to Comprehensive Development Zone (CD);
- a subdivision within the ALR and non-farm uses to permit the conversion of the heritage barn to an amenity space, conversion of the dairy building to a gardener's shed and to permit a public walkway;
- a Heritage Revitalization Agreement to allow for the retention, restoration and adaptive re-use of the Bose farmhouse, dairy building and barn; and
- a Development Permit

to permit the development of 253 residential units within 4 apartment buildings and the converted farmhouse.

Proposed Development Site

- The portion of the subject property to be developed is approximately 3.86 hectares (9.53 acres) in size. The farmhouse, dairy building and barn are located on this portion of the site.
- The applicant is proposing to retain, restore and adapt the Bose farmhouse, dairy building and barn into new uses including a duplex, gardening shed and amenity building. The barn and dairy building are to be preserved in their original locations, whereas the farmhouse will be relocated to a more central location. The applicant will be required to enter into a Heritage Revitalization Agreement with the City to ensure that the heritage buildings are restored and maintained over time.
- Excluding the portion of the development site which is within the Agricultural Land Reserve, the proposed net unit density is approximately 84 units per hectare (34 units per acre), with a floor area ratio (FAR) of 0.78.
- While the proposed density is significantly higher than the 5 units per hectare/2 units per acre permitted under the current NCP designation, it is recognized that the applicant is conveying a significant heritage and natural resource to the City and the proposed development does comply with the intention of the development for the site, which is a clustered development in order to retain the forest. Taking into consideration the area of the forest land to be dedicated to the City, the gross density of the proposal is approximately 27 units per hectare (11 units per acre).
- The proposed unit breakdown is as follows:

Unit Type	Number	Range in Floor Area
1-bedroom	79	41 square metres (444 sq.ft.) to 59 square metres (635 sq.ft.)
2-bedroom (including 2 units within farmhouse)	132	76 square metres (823 sq.ft.) to 91 square metres (975 sq.ft.)
2-bedroom and den	42	99 square metres (1,070 sq.ft.) to 100 square metres (1,075 sq.ft.)
TOTAL	253	

- The proposed development is required to provide 759 square metres (8,170 sq.ft.) of indoor amenity space based on 3 square metres (32 sq. ft.) per unit. The proposed development reflects 890 square metres (9,580 sq.ft.) of indoor amenity space, which will be situated in the renovated barn. The indoor amenity space exceeds the minimum required under the Zoning By-law.
- The proposed development is required to provide 759 square metres (8,170 sq.ft.) of outdoor amenity space based on 3 square metres (32 sq. ft.) per unit. The proposed development reflects 2,109 square metres (22,700 sq.ft.) of outdoor amenity space, which will include garden plots and walkways.
- The proposed development is required to provide 415 total parking stalls, with 364 residential stalls and 51 visitor parking stalls.
- The proposed development will exceed the minimum parking requirements as it proposes a total of 460 parking stalls, which consists of 401 residential parking stalls and 59 visitor parking stalls. 309 bicycle storage spaces are proposed within the underground parking structure.

Proposed CD By-law

- The proposed CD By-law is based upon the Multiple Residential 45 Zone (RM-45) and will generally encompass the majority of the provisions permitted by the RM-45 Zone.
- Density will be restricted to the maximum number of units permitted, which will be 253.
- Lot coverage will be specific to the development at a maximum of 25%, which falls under the 45% permitted under the RM-45 Zone.
- Building height will be higher than that permitted under the RM-45 Zone, at a maximum of 16.7 metres (55 ft.) to accommodate the grading of the development site.

Tree Preservation and Replacement

- Within the development site itself, an arborist assessment prepared by Norm Hol, Certified Arborist of Arbortech Consulting Ltd. has been submitted.
- Seven (7) trees were identified within the development site (i.e. excluding the forest to be conveyed to the City). Five (5) of the proposed 7 trees are proposed for removal due to their poor condition, with 2 trees to be retained. These trees are itemized below:

Tree Species	Number of Trees	Proposed for Retention	Proposed for Removal
Bigleaf Maple	1	0	1
Pear	1	0	1
Katsura	1	1	0
Hemlock	1	0	1
English Hawthorn	1	0	1
Red Alder	1	0	1

Tree Species	Number of Trees	Proposed for Retention	Proposed for Removal
Western Red Cedar	1	1	0
TOTAL	7	2	5

- The applicant is required to provide a 2:1 replacement for each bylaw tree to be removed and 1:1 for each alder or cottonwood bylaw tree to be removed. A total of 9 replacement trees would be required.
- The landscape plan will be finalized in the next step of the process. Tree replacement and landscaping will be finalized at this stage.

Bose Forest

- The southeastern portion of the subject property (area to the south of the development site) is proposed to be subdivided off and conveyed to the City, for the retention of the Bose Forest for the benefit of the larger Surrey community.
- The forest land to be dedicated is approximately 5.6 hectares (13.8 acres) in size.

Subdivision and Non-Farm Uses within the Agricultural Land Reserve

- The original application proposed an exclusion from the ALR of approximately 1.6 hectares (4.1 acres) in area. The applicant proposed to have the ALR boundary relocated from its current location to near the toe of the slope (at the 2-metre/6.6-ft. contour).
- The ALR exclusion proposal was not supported by the City's Agricultural Advisory Committee (AAC), when reviewed on July 9, 2009.
- Subsequently, the applicant is now requesting a subdivision within the ALR along the toe of the slope and a non-farm use for the restoration and adaptive re-use of the existing barn into the indoor amenity building for the proposed residential development and conversion of the dairy building into a gardening shed. The extension of the Hook Greenway through the subject site will also require a non-farm use application.
- This will result in the proposed development lot being split-designated Agricultural and Multiple Residential. However, the portion of the development lot within the ALR (i.e. proposed Lot 1 on the subdivision plan) will be subject to a Section 219 "no-build" and buffer maintenance Restrictive Covenant.
- Should Council decide that the proposed subdivision, non-farm use and Restrictive Covenant within the ALC have merit, they will be forwarded to the Agricultural Land Commission (ALC) for consideration.
- A Public Hearing will only be requested to be scheduled should a positive decision be given by the ALC.

Heritage Value of the Henry Bose Farm

- The subject site formed part of the larger Henry Bose and Sons Farm. With the death of Henry Bose Sr., in 1951, the farm was operated in partnership by his sons, Harry and Norman. The partnership was dissolved in 1963 and this farm was operated as a farm by Harry Bose and his family. The farm comprises a principal house (built in 1926), a large barn (built in stages from 1936), a dairy building and a small office. The eastern half of the historic Bose Farm, known today as the Norman Bose Farm, consists of the property to the east and is not part of this development application.
- The property has historic value for its close association with the Bose family, which has played an important role in Surrey for more than a century and as a family business which spanned three generations over the course of a century. The property has further significance as a cultural landscape that illustrates what was considered, in the mid-twentieth century, to be a highly modern farm. The barn, the dairy building and the house have value for being representative of rural and agricultural architecture of their time.
- The buildings also have heritage value. The large, gambrel-roofed barn was built in stages by Harry and Norman Bose. Each portion was designed for specific purposes: potato and machinery storage (1936), milking and hay/grain storage (1939) and loafing (1949/1950). Mr. Oland, who built the central (1939) portion is significant as he erected many other barns in the Fraser Valley. Barns of similar design are found in farming manuals of the time. This reflects an interest in applying modern specific farming methods promoted by organizations such as the Farmers' Institute in which the Boses were active. This continued with the loafing barn, whose design was provided by the Department of Agriculture at UBC. The adjacent one-storey dairy likewise demonstrates best practices of the time. A small office is located east of the dairy.
- The house located east of the barn was built in 1926, when Harry and his wife, Frida, were married. The design of the 1-1/2-storey bungalow represents a type that was popular in both rural and urban BC.
- The applicant is proposing to retain, restore and adapt the Bose farmhouse, dairy building and barn into new uses including a duplex, gardener's shed and amenity building. The barn and dairy building are preserved in their original locations, whereas the farmhouse will be relocated to a more central location. The applicant will be required to enter into a Heritage Revitalization Agreement with the City to ensure that the heritage buildings are restored and maintained over time.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

A pre-notification letter was sent to an expanded notification area encompassing 1,260 property owners on June 19, 2009, advising of this proposed development. Thirteen (13) e-mails and 1 phone call were received in opposition or with the following concerns:

- Do not want to see a secondary vehicular connection of the development to 164 Street due to increased noise and traffic.

- Concern regarding increased traffic generated from proposed multiple residential development.
- The proposed multiple family residential development is too large for a single family residential neighbourhood.
- Concern regarding decrease in property values of the existing single family homes.
- Concern regarding shortage of parking for visitors and overspill into the existing single family residential neighbourhood.
- Concern over insufficient capacity at local AJ McClellan Elementary School.
- Concern over the proposal's main vehicular access being from 64 Avenue, considering it is on a considerable slope.
- Concern regarding the proposed exclusion of land from the Agricultural Land Reserve (ALR).
- Concern that the proposed restoration of the heritage buildings will not be open to the general public.
- Concern that there is already existing traffic congestion in the area. Residents would like speed controls implemented around the elementary school and park.
- Concern over the possibility of rental units within the proposed development.
- Concern over construction traffic driving through existing single family residential neighbourhood.
- Concern regarding narrowness of travel lanes along 60 Avenue, between 164 Street and 168 Street.
- Concern regarding the proposed roundabout at 60 Avenue and 164 Street.

A Public Information Meeting was held by the applicant on Tuesday, July 7, 2009 at the Northview Golf and Country Club. Approximately 53 residents attended the meeting. Thirteen (13) comment sheets were received, with 12 responses generally in opposition to the proposed development and 1 in support, with some concerns. The main concerns are identified as follows (with staff comments in italics):

General

- Residents are concerned about the proposed connectivity of the site, with the secondary access connecting to 164 Street in the interim (with the ultimate future connection to a future 63 Avenue).

Planning and Engineering Department staff believe that connectivity of the site is beneficial as it promotes a connection to the larger neighbourhood and encourages pedestrian connectivity to the local schools and parks by residents.

- Concern that the proposed multiple residential development is not compatible with the existing single family residential neighbourhood to the east and south.

Although it appears that the proposed multiple residential development is not compatible with the existing single family residential, the development site is buffered by the existing Bose Forest to the south and will be set into the grade along the east. The proposed existing multiple residential development will allow for clustering to ensure that the forest will be retained for the enjoyment of all Surrey residents.

- Concern that the proposed smaller units and starting price point of \$135,000.00 will attract a criminal element to the existing single family neighbourhood.

The applicant has indicated that they wish to provide affordable housing to starter families and young people who are currently prevented from entering the housing market.

- Concern regarding existing school capacity.

A boundary move was implemented for 2006, from A.J. McLellan to George Greenaway Elementary. The School District is reviewing the space utilization of surrounding schools and feasibility for a future addition to elementary school space in this area. There are no approved capital projects for additional secondary school space in the area, a new Clayton North Area Secondary School site is in the process of acquisition with a future, secondary school proposed in the capital plan (timing is subject to feasibility and funding approval by Ministry) to help relieve overcrowding at Lord Tweedsmuir and Clayton Heights.

- Feel that the proposed smaller residential units will depreciate property values of existing single family neighbourhood.

There has been no proven information that this would occur.

- Questioned plans for the forest.

The forest is intended to remain relatively undisturbed. However, some trees along the east and south-eastern edge may need to be removed to facilitate a temporary road connection to 164 Street, as well as some trees being determined as hazardous for removal (to be determined by Parks staff).

- Concern that the heritage buildings to be restored will not be for the enjoyment of all Surrey residents, but limited to the residents of the multiple residential development.

A more public use was previously been proposed for the heritage buildings, first as an equestrian centre at the lowland (western portion of the site) and then to provide for agricultural exhibit space to the Surrey Museum. Unfortunately, the first proposed use could not be supported due to the relocation of the heritage buildings and as to the second proposal, the lack of City funding and human resources for the maintenance of the exhibition space precluded the realization of this proposal. The current proposal reflects the conversion of these buildings for the exclusive use of the residents of the proposed multiple residential development, which owner paid amenity fees will help to maintain.

- Concern regarding rental units being permitted.

The intent of the proposed development is for market units. It will be up to the future strata corporation to determine what limitations may be required to limit rental units.

- Concern regarding the exclusion of land from the ALR.

The ultimate decision of any proposed changes within the ALR rests with the Agricultural Land Commission (ALC), which is the provincial body governing this land.

Traffic

- Concern that others not residing in the proposed development will use the private road for "short cutting" to 164 Street.

The applicant has indicated that the private road will be designed with speed controls to make the road very inconvenient to utilize as an alternate route.

- Concern about construction traffic accessing single family residential neighbourhood.

The applicant has indicated that he promises to have all construction traffic accessing the development site from 64 Avenue and will even gate off access to 164 Street until the construction is completed. The applicant will work with Engineering staff to achieve this.

- Concern about overflow parking due to insufficient visitor parking.

The proposed 59 visitor parking spaces exceeds the minimum visitor parking requirement of 51 parking spaces under the Zoning By-law.

- Residents are concerned with the possibility of increased traffic accessing 164 Street and would like traffic calming along the existing 164 Street, south of the development site.

If the residents would like to pursue traffic calming along 164 Street, they may submit a petition to the Engineering Department for consideration of this request.

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 and invited to the public information meeting.

DESIGN PROPOSAL AND REVIEW

Vehicular and Pedestrian Access

- The applicant has proposed vehicular access to the development from 64 Avenue, which connects through a private internal road through the site with a connection through to 164 Street in the interim. Ultimately, the driveway connection will be diverted to connect with the future 63 Avenue.
- After considerable consultation with the Engineering Department, the applicant will be permitted a right in/right-out and a west-bound left turn into the development from 64 Avenue.
- The original proposal submitted reflected a private road, which was to be gated at the southeastern end of the subject property. City staff have indicated that gated communities are not supportable in the City of Surrey. The intention of the road is to allow for access to the larger neighbourhood. To achieve connectivity with the larger neighbourhood, including the elementary school, a road connection at the southwest corner of the site is required.
- Public walkways are proposed along the edges of the development site, along the west, east and south. A statutory right-of-way will be registered on these walkways to allow for public rights-of-passage for pedestrian access to these walkways.
- The proposed development consists of four (4), 4-storey buildings built above an underground parking structure.
- The central vehicular access is to be from 64 Avenue, with an internal private driveway connection through the site, with a second interim access to 164 Street at the southeast. This access will be diverted to 63 Avenue, when the site to the east is developed. All proposed visitor parking is to be located at grade along the internal road. Permeable paving is proposed for the at-grade parking.
- The preservation of the barn and dairy building in their original location and the significant east to west slope of the site were the primary considerations in the design of the site. The proposed apartment condominium buildings will be wedged into the slope of the land, with four storeys visible on the west side and three storeys at the east. The proposed buildings pick up on elements of the historic farmhouse, including the roof gables and shingle accents, but do not imitate the historic buildings.
- Ground level units have private fenced yards to emphasize territoriality of the semi-private outdoor spaces.
- The landscape design builds on the agricultural character of the site. The proposed orchard planting with meadow grasses along 64 Avenue help to maintain the site's character from the street. Community gardens are proposed at the centre of the development site, surrounding the relocated farmhouse.
- The old Bose dairy building is to be restored and converted into a gardening shed for the storage of soils and tools.

- The barn is to be converted into the amenity building for the project. The amenity building will include an outdoor swimming pool and patio.
- Rustic landscape materials are used throughout the site, such as boulder retaining walls, timber and stone fencing and entry features, and weathered unit pavers. Historic photographs of the site influenced the design of the entry trellis and heritage rock gardens.
- A planted drainage swale is proposed along the south and west boundaries for storm water management.

ADVISORY DESIGN PANEL

ADP Date: July 9, 2009

The application was reviewed by the ADP. Generally, the Panel felt that the design proposal was acceptable subject to some minor design issues being resolved prior to Final Adoption, to the satisfaction of the Acting City Architect and City Landscape Architect, including the following:

- proposed signage to be clarified and resolved as to height;
- clarification of seating/trellis structures, along westerly public walkway and maintenance; and
- resolution of outstanding landscape items and confirmation of the number of replacement trees and planting.

The applicant has agreed to address these issues.

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.	OCP Redesignation Map and Block Survey Plan
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	ADP Comments
Appendix VII.	Proposed NCP Amendment
Appendix VIII.	Proposed CD By-law
Appendix IX.	Heritage Revitalization Agreement By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Focus Architecture Incorporated and Sharp and Diamond, Landscape Architect Inc., respectively, dated July 22, 2009.
- Conservation Plan prepared by McGinn Engineering and Preservation Ltd. dated July 23, 2009.
- Traffic Assessments prepared by Ward Consulting Group, dated February 23, 2009 and May 20, 2009.

Jean Lamontagne
General Manager
Planning and Development

GF/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: Carson Nofle, Focus Architecture Inc.
 Address: #109 - 1528 McCallum Road
 Abbotsford, BC
 V2S 8A3
 Tel: 1-604-853-5222

2. Properties involved in the Application

- (a) Civic Address: 16390 - 64 Avenue

- (b) Civic Address: 16390 - 64 Avenue
 Owner: 452323 B.C. Ltd.
 Director Information:
 Henry Rempel
 John Rempel

Officer Information: (as at August 6, 2008)
Henry Rempel (Secretary)

PID: 007-907-541
North West Quarter Section 12 Township 2 New Westminster District Except
Portions in Plans 1435 and LMP36235 and Parcel 2 (Bylaw Plan 68893)

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate Block A from Suburban to Multiple Residential and Block B from Suburban to Agricultural.
- (b) Introduce a By-law to rezone Block A from A-1 to CD.
- (c) Introduce a Heritage Revitalization Agreement By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RM-45)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	82 ac
Hectares	33.2 ha
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	3.858 ha to 23.814 ha
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
LAND TO BE CONVEYED TO CITY	
Area	5.569 ha (13.761 ac)
% of Site Not Within ALR	23.4%
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	YES
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-45)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (64 Avenue)	7.5 m	16.57 m
Rear (South)	7.5 m	8.01 m
Side #1 (West)	7.5 m	14.49 m
Side #2 (East)	7.5 m	46.13 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m/4 storeys	16.68 m/4 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		-
One Bed		79
Two Bedroom		132
Two Bedroom + Den		42
Total		253
FLOOR AREA: Residential	49,501 sq.m.	23,563 sq.m.
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA	49,501 sq.m.	23,563.5 sq.m.

** 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) (including forest dedication)		27 uph/11 upa
# of units/ha /# units/acre (net) (excluding ALR land)		83.8 uph/33.9 upa
FAR (gross)		
FAR (net) (excluding ALR land)		
AMENITY SPACE (area in square metres)		
Indoor	759 sq.m.	890 sq.m.
Outdoor	759 sq.m.	2,109 sq.m.
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom	103	121
2-Bed	261	280
3-Bed		
Residential Visitors	51	59
Institutional		n/a
Total Number of Parking Spaces	415	460
Number of disabled stalls	5	15
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	YES	Tree Survey/Assessment Provided	YES
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MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CD (based on RM-45)

Required Development Data	Building #1	Building #2	Building #3	Building #3	Building #3
SETBACK (in metres)					
Front					
Rear					
Side #1 (N,S,E, or W)					
Side #2 (N,S,E, or W)					
Side #3 (N,S,E, or W)					
Building Height (in metres/storeys)					
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE					
Bachelor	n/a	n/a	n/a	n/a	n/a
One Bedroom	39	16	8	16	
Two Bedroom	27	21	46	36	2
Two Bedroom + Den	12	6	6	18	
TOTAL FLOOR AREA					