

## COMMUNITY "HEADS UP" - APPLICATION FOR DRAFT PLAN OF SUBDIVISION APPROVAL

**SUBJECT SITE:** 940 Old Montreal Road, being the large (11.4 ha) vacant site east of Trim Road extending south from Old Montreal Road up the ridge to Watters Road on the east side of Trim Road. The site also backs onto the existing residential properties along Gerald Street. (*Location map follows*)

**PROPOSED PLAN OF SUBDIVISION (Staff Contact - Michael Boughton, Ext. 27588):** The applicant is now requesting approval of a plan of subdivision on the entire 11.4 ha. site, where the application initially pertained only to the northern-most 7.7 ha portion of the subject site. City staff provided the applicant with extensive comments on the initial application. Therefore, in response to those comments, the revised application now proposes the development of 46 single and semi-detached lots, 5 blocks for 62 on-street townhouses, and a large block for 72 stacked townhouses (walk-up apartments). Another large block at the extreme south of the site is planned for a 6-storey, 165-room retirement home. The subdivision contains a park block of approximately 0.6 ha. in area adjacent to Old Montreal Road to preserve the majority of the existing woodlot. The residential lots front onto three local streets that are accessed from Old Montreal Road. The proposed retirement home is accessed by a private street from Watters Road. Also, a significant portion of the site area (4.0 ha) is to be conveyed to the City as future road allowance for the widening and reconstruction of Trim Road. Segments of the proposed streets are single-loaded and parallel to Trim Road to ensure that dwellings face Trim Road. The single lots, however, back onto the Gerald Street properties.

The proposed changes to the initial application are significant enough to warrant a complete recirculation of the application, including the holding of another public meeting in the community.

The public will have an opportunity to pose questions and to raise concerns directly to Claridge Homes and City staff at the upcoming scheduled public meeting to be held on **Thursday, 6 September 2007, from 7 to 9 p.m., at the South Fallingbrook Community Centre, 998 Valin Street** (attached to Maple ridge Elementary School). Claridge Homes has been asked to come prepared with more detailed plans of the subdivision, dwelling unit elevations, etc.

