

## Project Data for 4800 Springs Boulevard and a portion of 5133 Springs Boulevard (LU007923)

Owner	Tsawwassen Golf and Country Club Ltd.	
Applicant	Ross Clouston	
Application Date	June 29, 2016	
	<b>Existing</b>	<b>Proposed</b> (Site areas are shown on Fig. 1, on pg 3 of 3)
Agricultural Land Reserve Status	Yes	Townhouse Lot: (Areas 1 & 1a): No
		Golf Course Lot: (Areas 2, 2a & 2b): Yes
Regional Growth Strategy Designation	Agriculture	General Urban
OCP Designation: Schedule A	Private Recreational Areas (CR)	Tsawwassen Golf & Country Club (TGCC)
Schedule D.1 (Tsawwassen Area Plan)	Major Parks and Recreational Areas (P)	Tsawwassen Golf & Country Club (TGCC)
Maximum Allowable Density	N/A	N/A
Density	4800 Springs Boulevard (Areas 1, 2, 2a & 2b): 1 dwelling; 0.4 uph (0.2 upa)	Townhouse Lot (Areas 1 & 1a): 60 dwellings; 34.9 uph (14 upa)
		Golf Course Lot: (Areas 2, 2a & 2b): N/A
	5133 Springs Boulevard (Areas 1a, 4 & 6): N/A	Remainder of 5133 Springs Boulevard (Golf Course; Areas 4 & 6): N/A
Development Permit Area	SD2 English Bluff (Tsawwassen Escarpment)	SD2 English Bluff (Tsawwassen Escarpment)
	Streamside Protection and Enhancement (SPEA)	Streamside Protection and Enhancement (SPEA) SD4 Tsawwassen Golf & Country Club
Zoning	4800 Springs Boulevard (Areas 1, 2, 2a & 2b): C5 Private Recreational	Townhouse Lot (Areas 1 & 1a): CD360-5
		Golf Course Lot: (Areas 2, 2a & 2b): CD360-1
	5133 Springs Boulevard (Areas 1a, 4 & 6): CD360-1	Remainder of 5133 Springs Boulevard (Golf Course; Areas 4 & 6): CD360-1 (No Change)

	<b>Existing</b>	<b>Proposed</b> (Site areas are shown on Fig. 1, on pg 3 of 3)
No. of Lots	2	2 (following consolidation)
Lot Size	4800 Springs Boulevard (Areas 1, 2, 2a & 2b): 2.8 ha (6.9 ac)	Townhouse Lot (Areas 1 & 1a): 1.6 ha (4.0 ac)
	5133 Springs Boulevard (Areas 1a, 4 & 6): 43.0 ha (106.3 ac)	Golf Course Lot: (Areas 2, 2a & 2b): 1.25 ha (3.0 ac)
		Remainder of 5133 Springs Boulevard (Golf Course; Areas 4 & 6): 42.9 ha (106.0 ac)
	<b>Permitted under C5 Zone (4800 Springs Blvd)</b>	<b>Proposed for Lot 1 (Areas 1 &amp; 1a):</b>
Maximum Building Size	N/A	Lot 1: 170.8 m <sup>2</sup> (1,839 ft <sup>2</sup> )
In-Ground Basement	N/A	No
Secondary Suite	No	No
Maximum No. of Storeys	N/A	Lot 1: 3
Maximum Building Height:	N/A	Lot 1: Roof peak: 10.5 m (34 ft)* Mid-roof: 9.5 m (31 ft)*
Maximum Building Site Coverage	N/A	Lot 1: 30.8%
Maximum Impermeable Area Coverage	N/A	Lot 1: 53.6%
Off-Street Parking:	N/A	2 spaces per unit (100% enclosed) plus 17 visitor parking spaces  Total: 137 spaces
<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
Trees to be Removed: 84 in total <ul style="list-style-type: none"> <li>▪ 62 on-site trees from 4800 Springs Blvd;</li> <li>▪ 19 on-site trees from 5133 Springs Blvd;</li> <li>▪ 1 Delta-owned tree; and</li> <li>▪ 2 trees shared with Delta.</li> </ul> Trees to be Retained: 0 from 4800 Springs Blvd	168 on-site replacement trees based on 2 for 1 replacement	172 trees proposed in total <ul style="list-style-type: none"> <li>▪ 97 in Areas 1, 1a, 2b, 3 &amp; 4</li> <li>▪ 75 in Area 2</li> </ul> Tree replacement security: \$84,000  No cash-in-lieu required for replacement trees

\* as measured from the 2.9 m geodetic Survey of Canada datum level

Street Trees (Private Road)	Required	Proposed
One tree for every 9 m (30 ft) of (municipal) street abutting the property	N/A	One tree for every 9 m (30 ft) is proposed along Springs Boulevard (Area 3)

