

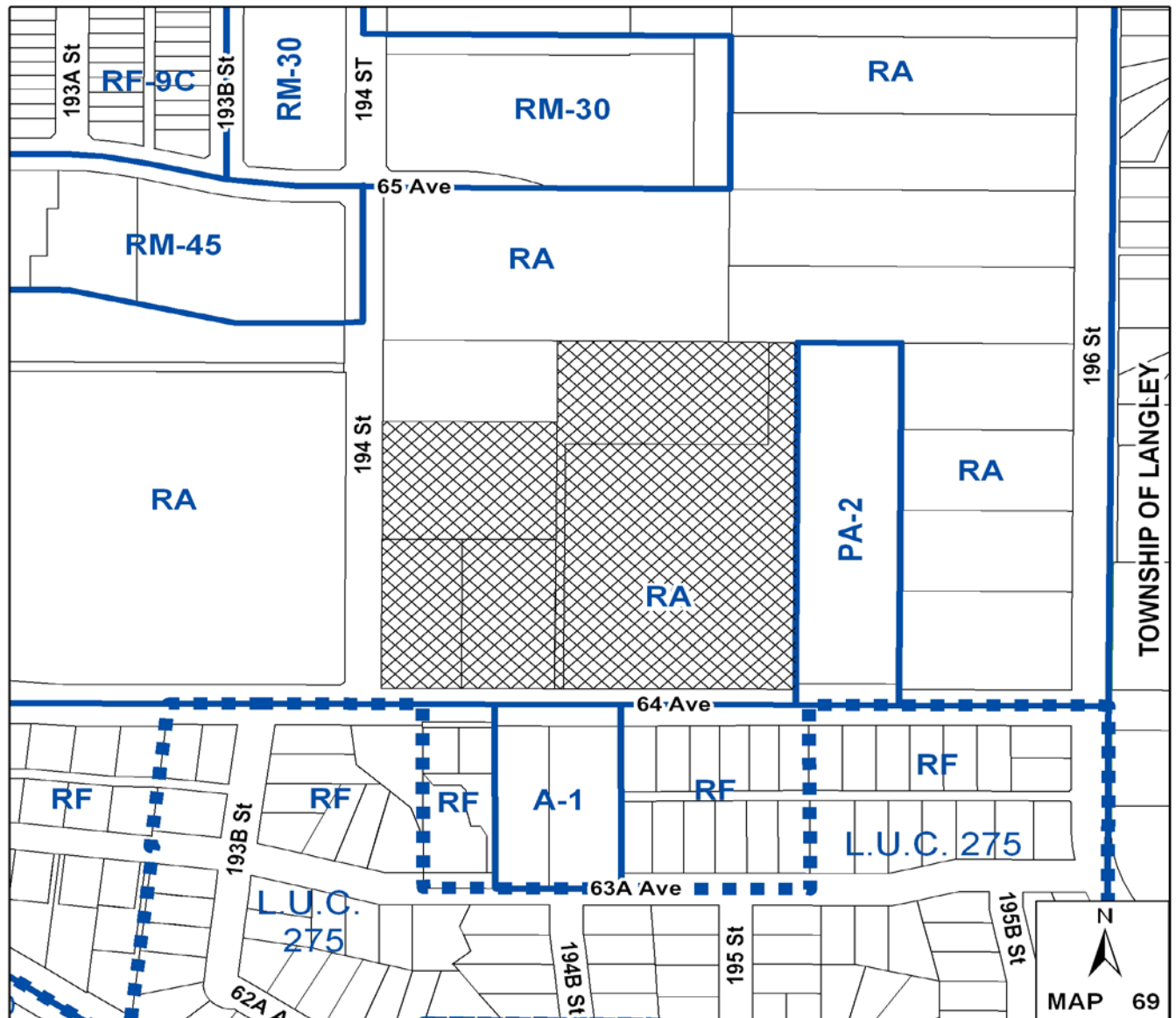
**Proposal:** OCP Amendment from Urban to Multiple Residential. NCP Amendment to road and park layout. Rezone from RA to CD (based on RM-45). DP to permit eight, 4-storey buildings with a total of 487 units and a DP for Phases 1 and 2. DVP to vary Sign By-law.

**Recommendation:** Approval to Proceed

**Location:** 19400 Block of 64 Ave      **Zoning:** RA

**OCP Designation:** Urban

**NCP Designation:** 22-45 upa & Open Space      **Owner:** J.H. Property Investment Ltd. et al



## PROJECT TIMELINE

Initial Application Submission Date:	May 13, 2005
Revised Application Submission Date:	July 12, 2006
Application Revision & Re-submission Date:	October 17, 2006
	February 2, 2007
	February 26, 2007
	March 8, 2007
	March 22, 2007
	March 29, 2007
	April 20, 2007
	May 30, 2007
	June 1, 2007
	June 28, 2007
Planning Report Date:	July 23, 2007

## PROPOSAL

The applicant is proposing:

- an OCP amendment from Urban to Multiple Residential;
- an NCP amendment to allow for changes to the road and open space layout;
- a rezoning from RA to CD (based on RM-45);
- a general Development Permit for the whole site;
- a detailed Development Permit for Phases 1 and 2; and
- a Development Variance Permit to vary Sign By-law, 1999, No. 13656 as follows:
  - to increase the number of free-standing identification signs on site from 1 to 3 and to increase the sign area of one sign from 2.3 metres (24 sq.ft.) to 5.6 square metres (60 sq.ft.)

in order to permit the development of a total of eight, 4-storey apartment buildings and approximately 487 units, with Phase 1 consisting of Buildings 1 and 2 and the amenity building and Phase 2 consisting of Building 3.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate Block A as shown on the Survey Plan from Urban to Multiple Residential and a date for Public Hearing be set (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 as shown on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
4. Council authorize staff to draft Development Permit No. 7905-0136-00 in accordance with the attached drawings (Appendix VI) for the general siting of the buildings, and draft Development Permit No. 7905-0136-01 in accordance with the attached drawings (Appendix VII) for Phase 1 of the development.
5. Council approve Development Variance Permit No. 7905-0136-00 (Appendix XIV), varying the following to proceed to Public Notification:
  - (a) to vary Section 23(2) of Part 4 of Sign By-law, 1999, No. 13656, to increase the number of free-standing identification signs from 1 to 3 and to increase the sign area of one sign from 2.3 square metres (24 sq.ft.) to 5.6 square metres (60 sq.ft.).
6. 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 raptor study by a registered biologist to the satisfaction of the City Landscape Architect and Environmental Coordinator;
  - (e) submission of revised architectural and landscape drawings to the satisfaction of the Acting City Architect and City Landscape Architect;
  - (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (g) the applicant to resolve Parks, Recreation and Culture staff's requirements regarding the proposed pathways;
  - (h) registration of a Section 219 Restrictive Covenant for the protection and maintenance of a landscape buffer along 64 Avenue and the east property line;
  - (i) registration of a statutory right-of-way for public rights-of-passage for edge pathways along 64 Avenue and along the east property line; and

- (j) demolition of all existing buildings and structures to the satisfaction of Building Division staff.
7. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to allow for a change in the road layout and open space layout prior to the application being considered for final adoption.

### REFERRALS

**Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix VIII).

**Parks:** Parks, Recreation and Culture has no objections to the proposed development. However, the applicant is advised to work with Parks staff in determining detailed plans for the pathway along 64 Avenue and along the east property line (Appendix IX).

**School District:**

#### **School Impacts:**

##### **Projected number of students from this development:**

Elementary students = 24 students  
Secondary students = 15 students  
Total new students = 39 students

##### **School Catchment Area/Current Enrollment/School Capacity:**

Latimer Road Elementary School = 388 enrolled/555 capacity  
Clayton Heights Secondary School = 1,192 enrolled/1,000 capacity

##### **Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:**

Elementary students = 177 students  
Secondary students = 224 students  
Total new students = 401 students

##### **Approved Capacity Projects and Future Space Considerations**

*Two new school sites have been purchased in the East Clayton area to address residential build out pursuant to the NCP and a new school is planned for possible opening by the 2007-2008 school year to relieve projected overcrowding at Clayton and East Clayton. There is a new secondary school site approved for purchase in the North Clayton area in the current year with construction proposed for approval in 2008. The proposed development will not have an impact on these projections.*

(Appendix X).

SITE CHARACTERISTICS

- **Existing Land Use** Single family homes, recently demolished, on each of the five properties.
- **Significant Site Attributes** Subject site slopes down substantially from north to south (64 Avenue).
- **East:** Existing church, zoned PA-2, designated Institutional in the East Clayton NCP.
- **South:** Across 64 Avenue, single family residential lots, regulated by Land Use Contract No. 275 and zoned RF and single family homes on acreage lots, zoned A-1.
- **West:** Across 194 Street, acreage single family residential lot, zoned RA, designated Natural Area and Riparian Protection Area in the East Clayton NCP.
- **North:** Acreage residential lot at 6498 - 194 Street, zoned RA, designated Public Open Space/ Park and Multi-Use pathway in the East Clayton NCP.
- **Further North** Acreage residential lot, zoned RA, designated 22-45 upa (High Density ) and 15-25 upa (Medium-High Density) in the East Clayton NCP, under Application No. 7906-0342-00 for a proposed 124-unit, multi-family project, received Third Reading on March 12, 2007.

PLAN AND POLICY COMPLIANCE

OCP Designation: Needs amendment to Multiple Residential (Appendix IV).

NCP Designation: Mostly complies. Needs amendment to allow for a change in the road layout and to allow for change to park layout on 6498 - 194 Street.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Official Community Plan amendment is required in order to ensure that the proposed development is compatible with the intended land use for the development site.
- The proposed development generally complies with the East Clayton NCP, except for the road layout. The proposed change to the road layout is acceptable as the applicant has amassed a substantial land assembly for development of the site (Appendix V).
- The applicant is voluntarily dedicating a 0.159-hectare (0.392 acre) sized park area which will form part of the City's park and greenway network.
- A substantial component of the proposed development is to be landscaped, allowing for more natural drainage into the soil. It is proposed that 31% of the development site consists of below grade parking and amenity space uncovered by building above. The proposed development

includes a detention pond at the southeast corner of the subject site, which will be surrounded by landscaping and will act as a water feature.

- The applicant is proposing to allow for public access to a walkway system along the 64 Avenue frontage and the eastern property line of the subject site. This walkway will connect to the park and greenway to the north.

### DEVELOPMENT CONSIDERATIONS

- The subject site encompasses five properties located at the northeast corner of 64 Avenue and 194 Street in East Clayton. The properties included under application are 19405, 19449, 19455, and 19461 - 64 Avenue and 6474 - 194 Street (Appendix V).
- The subject site area is approximately 4.4 hectares (10.86 acres) in size. The site is designated 22-45 u.p.a. (High Density) and Park/Open Space in the East Clayton Neighbourhood Concept Plan (NCP) and Urban in the Official Community Plan (OCP).
- The applicant is proposing an OCP amendment from Urban to Multiple Residential, an NCP amendment to allow for a change to the road and park layout, a rezoning from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD), a Development Permit and consolidation of the five properties, in order to develop the site for a comprehensively planned development encompassing eight, 4-storey buildings consisting of 487 apartment units. The project will also provide a separate amenity building.
- The applicant is proposing a general Development Permit for the overall proposed development, with a separate Development Permit to secure the design of Phase 1 and 2. Phase 1 will encompass Buildings 1 and 2 and the amenity building. Phase 2 will encompass Building 3. For future subsequent phases, the applicant will be required to submit separate Development Permit applications, which will require further Advisory Design Panel review.
- The development proposes a total residential floor area of 49,743 square metres (535,433 sq.ft.). The number and types of units will be broken down in each building as follows:

Phase	Building Number	Unit Type			
		1 bedroom	1 bedroom and den	2 bedroom	2 bedroom and den
1	1	18	8	16	0
1	2	24	7	20	0
2	3	47	16	15	0
3	4	8	6	26	0
4	5	11	16	25	9
5	6	8	7	52	12
6	7	0	3	48	4
7	8	11	16	52	2
	<b>TOTAL</b>	<b>127</b>	<b>79</b>	<b>254</b>	<b>27</b>

- The proposed development is reflecting a density of 111 units per hectare (45 units per acre) based upon a gross land area, including the park. Without the park area, the density would be 118 units per hectare (48 units per acre) based upon a net land area. The proposed floor area ratio (FAR) is 0.99 based upon the gross land area and 1.05 based upon a net land area. By

comparison, the maximum FAR permitted under the Multiple Residential 45 Zone (RM-45) is 1.3 and under the Multiple Residential designation in the OCP, the maximum FAR is 1.5. There is merit in the increase in density on the site as dedication of the parkland is voluntary and will benefit the larger community in general as it becomes a part of the Surrey parks system.

- The development proposes 5,020 square metres (54,035 sq.ft.) of outdoor amenity space, which consists of gardens, meandering trails and seating areas throughout the site. The proposed outdoor amenity area exceeds the minimum of 1,461 square metres (15,726 sq.ft.) required under the equivalent Multiple Residential 45 Zone (RM-45), based on 3 square metres (32 sq.ft.) per dwelling unit.
- The development proposes a total of 1,575.5 square metres (16,959 sq.ft.) of indoor amenity space, encompassing a separate 2-storey amenity building to serve the entire development and one guest suite within each of the 8 apartment buildings. The proposed amenity building consisting of 1,319 square metres (14,198 sq.ft.) will provide a meeting room, a kitchenette and a lounge/party room on the main floor. On the main floor, residents and guests will be able to access an outdoor patio, with a gas fire pit which is to extend over a water feature. On the lower floor, a swimming pool, exercise room and theatre are proposed. In the basement, a gymnasium is proposed. Each of the guest suites will provide sleeping accommodation only, with ensuite bathrooms. The proposed suites will range in size from 20.4 square metres (220 sq.ft.) to 39.2 square metres (422 sq.ft.). The total floor area of the guest suites encompasses 256.5 square metres (2,761 sq.ft.).
- The proposed development will provide 788 parking stalls, consisting of 690 residential stalls and 98 visitor stalls. Of the total, 45 are "small car" stalls. Out of the total number of stalls, 33 visitor stalls are at the surface, with the remainder to be located underground within two levels. The proposed parking meets the requirements of the Surrey Zoning By-law. The development would require 584 bicycle stalls and 605 bicycle stalls are proposed.
- The proposed development will be developed in 7 phases, as shown in the following table:

<b>Phase</b>	<b>Buildings</b>	<b>Parking Structure</b>
1	Buildings 1 and 2 and amenity building	Buildings 1 and 2 parking structure
2	Building 3	Building 3 parking structure
3	Building 4	Building 4 and portion of Building 5 parking structures
4	Building 5	Remainder of Building 5 parking structure and portion of Building 7 parking structure
5	Building 6	Building 4 parking structure
6	Building 7	Remainder of Building 7 parking structure
7	Building 8	Building 8 parking structure

Proposed CD By-law (Appendix XI)

- The proposed CD By-law will apply to proposed Lot A only and is based upon the Multiple Residential 45 Zone (RM-45). Generally most provisions of the RM-45 Zone are incorporated, except that the density and lot coverage will be restricted to the proposed development and the north building setback and principal and accessory building height will be varied.
- The density under the proposed CD By-law will be regulated by the maximum number of residential units, 487 and by a maximum floor area ratio (FAR) of 1.1. Under the equivalent RM-45 Zone, the maximum density permitted for this site would be 111 units per hectare (45 u.p.a.) or 471 units, with a maximum floor area ratio (FAR) of 1.3. The proposed number of units is supportable as the applicant is proposing to voluntarily dedicate parkland to the City which will comply with the intent of the NCP to continue the park and greenway system.
- The lot coverage proposed is 30%, whereas under the RM-45, a lot coverage of 45% would be permitted. The lower lot coverage reflects the large portion of the site proposed for open space and landscaping.
- The proposed siting of the apartment buildings will generally comply with the minimum 7.5-metre (25 ft.) building setbacks of the equivalent RM-45 Zone, except for proposed Building 7, where the corner of the tower will only be set back 5.6 metres (18.4 ft.) at the northwest and 6.9 metres (22.6 ft.) at the north, from the property line. Therefore, the north side yard setback is proposed to be varied from 7.5 metres (15 ft.) to 5.6 metres (18.4 ft.). The proposed reduced setback is supportable as a future park is proposed immediately to the north. The reduced setback will not impact other residential units.
- The maximum principal building height is proposed to increase from 15.0 metres (49 ft.) in the RM-45 Zone to 17.2 metres (56 ft.) and the accessory building height is proposed to increase from 4.5 metres (15 ft.) to 5.2 metres (17.0 ft.). The proposed building height is required due to the grading of the site and the proposed highest roof line relative to the existing grade, at the most extreme location. The proposed increase in height is supportable as the proposed height is compatible with the multi-family developments located to the north along 194 Street.
- All other aspects of the proposed CD By-law will comply with the RM-45 Zone.

Tree Preservation and Replacement (Appendix XII)

- The development application was submitted prior to final adoption of Tree Protection By-law No. 16011 and is covered by the one-year grace period, which ends on September 26, 2007.
- Under the new Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while Alder and Cottonwood trees are to be replaced at a ratio of 1:1.
- An arborist assessment has been prepared by Meredith Mitchell, Certified Arborist, for DMG Landscape Architects. The report originally identified 124 protected trees. The applicant has proposed to remove 96 trees and retain 28 trees.



- Based upon the new Tree Protection By-law, 192 replacement trees would be required. The applicant proposes to provide 428 replacement trees interspersed throughout the site, which exceeds the number required under the new Tree Protection By-law.
- Sixteen (16) trees were recently unintentionally removed during the demolition of the existing houses within the site, which were a part of the 96 trees proposed for removal. The tree removal was completed before the application proceeded to Council and without a tree cutting permit. The applicant was subject to a penalty for the illegal tree cutting and has paid the fine.

### PRE-NOTIFICATION

Pre-notification letters were sent on March 13, 2007 and staff received 3 telephone calls and met with 2 residents. The residents had the following concerns:

- Concern about increased traffic to the area.

*(The applicant is proposing to develop in accordance with the 22-45 u.p.a. (High Density) designation. A traffic study was provided with the initial development of the East Clayton NCP and anticipated that this density could be accommodated in this area.)*

- Concern about drainage for the proposed development.

*(The proposed 30% lot coverage, allowing for more open space and landscaped area, will allow for more natural infiltration of runoff into the ground, as opposed to runoff with higher areas of impervious surface. A detention pond is also proposed at the southeast corner of the site, which will assist in dealing with on-site drainage.)*

- Concern about development potential and status of 6498-194 Street.

*(As a result of the application at 6520-194 Street (Application No. 7906-0342-00) for a proposed 124-unit multiple family residential project in a combination of apartment, townhouse and carriage house forms and the subject application, the park layout in the area has changed slightly, impacting the property at 6498-194 Street. The property owner at 6498-194 Street approached Planning staff about the future development potential of her property, in light of the neighbouring development applications. After discussion with Parks staff, it has been determined that the City intends to acquire 6498 - 194 Street some time in the future for inclusion into the park network.)*

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, public consultation took place as part of the preparation of the East Clayton NCP. Given that the proposed land use is in compliance with the NCP, 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

- The proposed development will be accessed from 194 Street, with an internal private road looping around the development, which differs from the grid layout currently proposed in the East Clayton NCP.
- Seven (7) of the proposed apartment buildings surround the looping road, with the proposed Building 4 and the amenity building at the centre.
- The grade of the site offers challenges, sloping from the northwest to the southeast. The buildings have been designed to work with the site grading by stepping down.
- The apartment buildings are 4 storeys in height. Each above-ground unit will have a balcony, with a patio proposed for the ground floor units. Roof decks are proposed on two of the eight buildings.
- Proposed Buildings 1 and 2, meeting at the corner of 194 Street and 64 Avenue, reflect a cantilevered roofline.
- There is to be a scheme of five colours: rustic red, hampton blue, cream, chesapeake green and sage green; which will also act as a wayfinding aid for visitors and residents.
- The building materials of the proposed apartment buildings will consist of vinyl siding, vinyl shake siding with cultured stone as an accent. White trim is proposed on all the buildings to pull the entire development together. The proposed roofing material is laminated variegated asphalt shingles.
- The proposed amenity building is two storeys in height and has been designed to slope so that drainage will flow into the surface ponds around the building. The building reflects tongue and groove cedar siding and soffits, stone veneer, exposed concrete, pre-finished metal panels and fascia, with glazing set in an anodized aluminum frame.
- Other than 33 visitor parking stalls located in small pods around the internal road, all other parking is being proposed underground, which will result in less paved surface and assist in natural percolation into the soils.
- A 6.0-metre (19.7 ft.) wide landscape buffer is proposed alongside a 1.5-metre (4.9 ft.) wide statutory right-of-way for public pedestrian access along the 64 Avenue frontage of the site. In addition, a 15.0-metre (49.2 ft.) wide linear pathway, with statutory right-of-way for public access is proposed along the eastern property line. This will allow for a pedestrian connection from 64 Avenue to 65 Avenue. Both areas will be maintained in the future by the Strata Council.
- Pedestrian entry plazas at 194 Street and 64 Avenue are marked with decorative pavers.
- The development is proposing a secondary access for emergency vehicles from 65 Avenue, which will be constructed of grasspave material.

- One free-standing sign is proposed at the intersection of 64 Avenue and 194 Street, one at the entry (194 Street) to identify the development and one identification sign is shown for the proposed amenity building. A Development Variance Permit will be required to allow for an increase in free-standing identification signs from 1 to 3 (see By-law Variance and Justification Section), as well as to increase the sign area of the 64 Avenue and 194 Street sign.
- The applicant proposes a variety of water storage devices to deal with storm water runoff, such as buried gravel filled trenches or rain water detention tanks wrapped with geotextile filter fabrics that are parallel to and connected with the storm water drainage sewers. Surface runoff from roads, lawns and paths will be directed into these via catch basins, lawn basins and bioswales. From these devices it is proposed that water will be directed into the gravel trenches and rain tanks for gradual release into the surrounding topsoil.

### ADVISORY DESIGN PANEL (Appendix XIII)

The application proceeded to the ADP on three separate occasions.

ADP Meetings:        March 14, 2007  
                              April 26, 2007  
                              June 7, 2007

Since the first meeting on March 14, 2007, ADP committee members have requested that the applicant bring forward more detailed drawings for Phases 1 and 2. Most of the recommendations have now been satisfactorily addressed, except for the following, which the applicant has agreed to address, to the satisfaction of the Acting City Architect and City Landscape Architect, prior to Final Adoption:

- Consider alternative emergency access gate detail, i.e. decorative metal. Coordinate with the access entry feature gate detail.
- Entry feature gate at the northeast should be more durable material than wood picket, i.e. decorative metal.
- The roof of the entry arbour should be a standing seam metal roof.
- Location of lower berms within section at 64 Avenue should be clarified.
- Disabled parking should be added to visitor parking at the northeast of the amenity building to service the area.
- At the west elevation of the amenity building, a metal roof should be shown at the free standing gable roof structure instead of the shingles shown.
- Clarification is required as to where the landscape irrigation systems will be located, as well as details of water storage devices .
- Screening is required for Unit 2B of Buildings 1 and 2, as the patios are adjacent to the entry.

BY-LAW VARIANCE & JUSTIFICATION (Appendix XII)

## (a) Requested Variance:

- To vary Section 23 (2) of Part 4 of Sign By-law, 1999, No. 13656 to increase the number of free-standing identification signs permitted on the site from 1 to 3 signs and to increase the sign area of one sign from 2.3 square metres (24 sq.ft.) to 5.6 square metres (60 sq.ft.).

## Applicant's Reasons:

- One sign is to identify the vehicular access to the site, one sign located at the corner of 194 Street and 64 Avenue will be to identify the entire development and one sign will be for the purposes of identifying the amenity building to visitors as well as residents, especially as a meeting place for social functions and recreational activities.
- The increased sign area is required for the sign at the 194 Street and 64 Avenue intersection, as the sign encapsulates the extent of the wall width.

## Staff Comments:

- For a site of this size, the two additional signs are not unreasonable and have been designed to integrate with the overall development.
- The increased sign area is considered to be negligible as it blends in with the design of the wall.
- Staff can support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Survey Plan to Accompany OCP Amendment and Rezoning By-laws
Appendix IV.	Proposed OCP Amendment Map
Appendix V.	Location of Site in East Clayton NCP
Appendix VI.	Proposed Site Plan, Typical Floor Plans and Elevations and Landscape Plans
Appendix VII.	Proposed Elevations, Typical Floor Plans for Phase I Development
Appendix VIII.	Engineering Summary
Appendix IX.	Parks Comments
Appendix X.	School District Comments
Appendix XI.	Proposed CD By-law
Appendix XII.	Summary of Tree Survey and Tree Preservation
Appendix XIII.	ADP Comments and Applicant's Response
Appendix XIV.	Development Variance Permit No. 7905-0136-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 29, 2007.
- Arborist Report dated January 21, 2007.
- Soil Contamination Review Questionnaire prepared by Maciej Dembek dated July 12, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

PL/kms

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## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD (Based on RM-45)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		4.4 ha
Road Widening area		
Undevelopable area		
Net Total		4.125 ha
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	26.8%
Paved & Hard Surfaced Areas		23.0%
Total Site Coverage		49.8%
<b>SETBACKS</b> ( in metres)		
Front (194 Street)	7.5 m	7.8 m
Rear (East)	7.5 m	18.8 m
Side #1 (North)	7.5 m	5.6 m
Side #2 (South) (64 Avenue)	7.5 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	15 m	17.2 m
Accessory	4.5 m	5.2 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bedroom		127
One Bedroom + Den		79
Two Bedroom		254
Two Bedroom + Den		27
Total		487
<b>FLOOR AREA: Residential</b>		49,743 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		n/a
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		n/a
<b>FLOOR AREA: Institutional</b>		n/a
<b>TOTAL BUILDING FLOOR AREA</b>	57,200 m <sup>2</sup>	49,743 m <sup>2</sup>

*\* 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	111 uph/45 upa	111 uph/45 upa
# of units/ha /# units/acre (net)		
FAR (gross)	1.3	1.05
FAR (net)		
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	1,461 m <sup>2</sup>	1,575.5 m <sup>2</sup>
Outdoor	1,461 m <sup>2</sup>	5,020 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom	268	268
2-Bed	422	422
3-Bed		
Residential Visitors	97	98
Institutional		n/a
Total Number of Parking Spaces	787	787
Number of disabled stalls		
Number of small cars		45
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

