

**City of Surrey**  
**PLANNING & DEVELOPMENT REPORT**  
**File: 7905-0177-00**

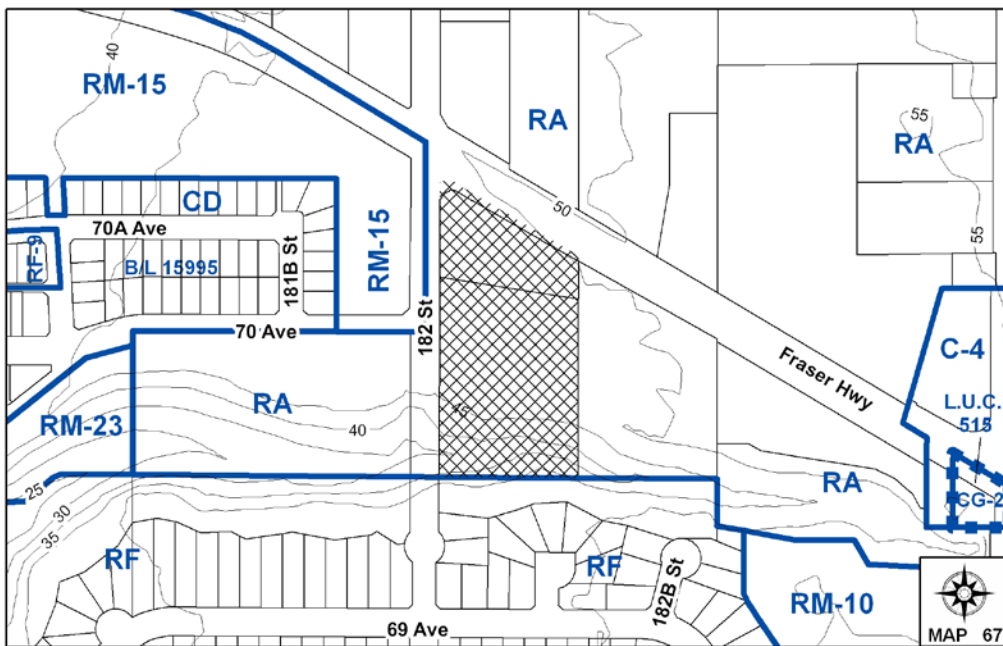
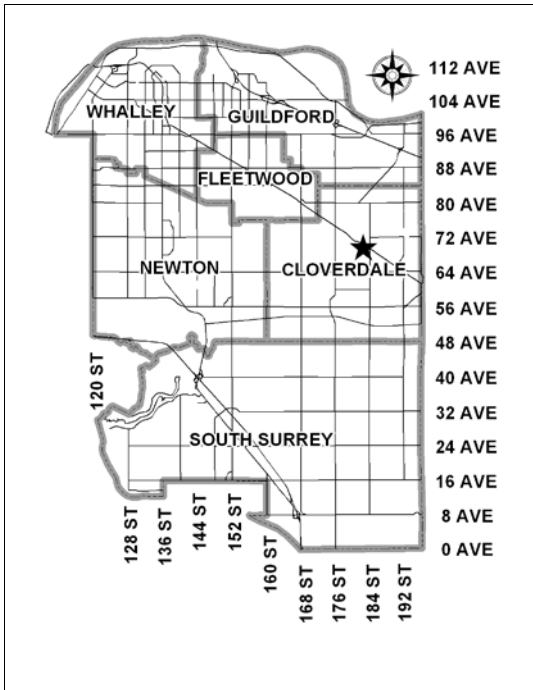
Planning Report Date: October 1, 2007

**PROPOSAL:**

- **NCP amendment** of a portion of the site from Townhouse Cluster (10-12 upa) to Small Lots and a portion of the site from Townhouse Cluster (10-12 upa) to Townhouse (15 upa)
- **Rezoning** from RA to RF-12 and RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 7 small single family lots and 23 townhouse units.

**LOCATION:** 6986 and 7040 - 182 Street  
**OWNER:** Vesta Properties (Provincetown) Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Townhouse Cluster (10-12 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development does not comply with the Townhouse Cluster (10-12 upa) designation in the North Cloverdale West NCP.
- The 15-metre (49 ft.) wide landscaped buffer area required along Fraser Highway in the North Cloverdale West NCP is reduced to 14 metres (46 ft.).
- The proposed development does not comply with the front and side yard setback requirements of the RM-30 Zone in the Surrey Zoning By-law.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density and building form is reflective of what is most frequently proposed for townhouse projects today and is appropriate for this part of Cloverdale due to constraints related to riparian setbacks.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A as shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to ~~"Single Family Residential (12) Zone (RF-12)"~~ **"Multiple Residential 30 Zone (RM-30)"** (By-law No. 12000) and Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to ~~"Multiple Residential 30 Zone (RM-30)"~~ **"Single Family Residential (12) Zone (RF-12)"** (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7905-0177-00 in accordance with the attached drawings (Appendix VIII).
4. Council approve Development Variance Permit No. 7905-0177-00, (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.3 metres (11 ft.) to the post and 4.5 metres (14.5 ft.) to the building face;
  - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.3 metres (11 ft.) to the post and 4.5 metres (14.5 ft.) to the building face; and
  - (c) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the building face.
5. 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 cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

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- (h) registration of a Section 219 Restrictive Covenant for "no build" within the 14 metre wide area abutting Fraser Highway on a portion of 7040 - 182 Street to prohibit construction within the landscape buffer; and
  - (i) the applicant adequately address the impact of no indoor amenity space.
6. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the land from Townhouse Cluster (10-12 upa) to Small Lots and Townhouses (15 upa) when the project is considered for final adoption (Appendix VII).

**REFERRALS**

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

School District: **Projected number of students from this development:**  
 4 Elementary students at Don Christian Elementary School  
 2 Secondary students at Lord Tweedsmuir Secondary School  
 (Appendix IV)

Parks, Recreation & Culture: Support. The applicant should provide park amenity contributions on a per unit basis as per the Stage II NCP adopted by Council. At the land clearing stage, permanent hard fencing should be installed at the property line bordering the proposed park.

**SITE CHARACTERISTICS**

**Existing Land Use:** Two acreage parcels, one vacant and one with an existing single family dwelling that will be demolished.

**Adjacent Area:**

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Fraser Highway):	Acreage parcels.	Suburban in the OCP.	RA
East:	Acreage parcel.	Townhouse Cluster (10-12 upa) in the North Cloverdale West NCP.	RA
South:	Park (greenbelt), and existing single family residential lots.	Creek Area and Single Family Residential in the North Cloverdale West NCP.	RF

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
West (Across 182 Street):	Townhouses (under construction), and vacant acreage parcel under Application No. 7906-0305-00 to amend the North Cloverdale West NCP from Single Family Cluster (6 upa) to Small Lots and to rezone from RA to RF-12 to permit subdivision into approximately 10 single family lots.	Townhouse (15 upa) and Single Family Cluster (6 upa) in the North Cloverdale West NCP.	RM-15, RA

**JUSTIFICATION FOR PLAN AMENDMENT**

- The applicant is requesting an NCP Amendment to change the designation on the northern portion of the site from Townhouse Cluster (10-12 upa) to Townhouse (15 upa) and on the southern portion from Townhouse Cluster (10-12 upa) to Small Lots (Appendix VII).
- The proposal conforms to the Urban designation in the Official Community Plan (OCP).
- Approximately 23.6 hectares (58 acres) of land to the west of the subject site was rezoned and constructed under Application No’s 7902-0358-00, 7904-0364-00, 7905-0178-00 and 7906-0333-00. These applications accommodated several similar projects to that proposed for the subject site, including the Provinceton development to the west across 182 Street. As part of Application No’s. 7902-0358-00, 7904-0364-00, and 7906-0305-00, NCP amendments were requested and approved (see Appendix IX).
- The proposed combined net density on the two components of this application (i.e. small lots and townhouses) results in an overall density of 10.35 units per acre. This overall density complies with the current Townhouse Cluster (10-12 upa) designation in the NCP.
- The applicant has demonstrated how lands to the east can proceed under the current Townhouse Cluster (10-12 upa) designation in the NCP.

**Multiple Family**

- The North Cloverdale West Neighbourhood Concept Plan (NCP) was developed in the early 1990s, when almost all townhouse projects were built at a maximum density of 15 units per acre (upa) and this is reflected in the text and land use plans of the NCP. In today’s development environment, however, 30 upa is the density most frequently proposed for townhouse projects.
- Due to the sliding density scale in the RM-15 Zone, and the site being less than 1 hectare, a maximum of 19 units would be permitted on the site. If the sliding scale did not apply, however, 22.5 units would be permitted. Rezoning to RM-30 allows 23 units on the site.
- The applicant has proposed to contribute, as a community benefit, \$25,000 towards the construction of the City park at 70 Avenue and 182 Street.

- The architecture of the townhouse component of the proposed development is designed to reflect the historical context and original character of the area, and is consistent with the neighbouring townhouse developments.
- Council has previously approved amendments to the townhouse designation along Fraser Highway to the east of the subject property from Townhouse Cluster (10-12 upa) to Townhouse (15 upa) under Application No. 7902-0358-00 and Application No. 7904-0364-00 (Appendix IX).
- As a result of the above, Planning staff support the requested NCP amendment.

#### Single Family

- The single family designation to the west of the subject site was also recently amended to Small Lots as part of the Provincetown project (Application No. 7902-0358-00) to allow the development of small lots, row housing and manor houses (Appendix IX).
- In addition, there is an application across 182 Street to the west of the subject site (Application No. 7906-0305-00) to amend the North Cloverdale West NCP from Single Family Cluster (6 upa) to Small Lots (this application is Pre-Council).
- Along with these development patterns either approved or under application to the west, small single family lots will provide a suitable transition from the Single Family Residential (RF) development to the south.
- Since the proposed small single family lots would provide a good interface from the single family houses to the south, staff support the proposed NCP amendment.

#### DEVELOPMENT CONSIDERATIONS

- The subject site consists of two properties located on the southeast corner of the intersection of Fraser Highway and 182 Street in the North Cloverdale West NCP area. The site is designated Urban in the Official Community Plan (OCP) and Townhouse Cluster (10-12 upa) in the North Cloverdale West Neighbourhood Concept Plan (NCP).
- The subject site is currently zoned "One-Acre Residential Zone" (RA). The applicant is proposing to rezone the northern 0.714-hectare (1.8 acre) portion of the site (Block A on the Survey Plan) to "Multiple Residential 30 Zone" (RM-30) to allow the construction of 23 townhouse units.
- The southern 0.67-hectare (1.65-acre) portion of the subject site consists primarily of vacant, undeveloped land and contains a Class "A" stream traversing the most southerly portion from the east to west. This creek area is to be dedicated to the City as parkland.

- The applicant is proposing to rezone the 1.0-hectare (2.5 acre) portion of the site (Block B on the Survey Plan) between the proposed townhouses and the land to be dedicated as parkland to "Single Family Residential 12 Zone" (RF-12) to permit subdivision into 7 small single family lots.
- The applicant is proposing to dedicate 70 Avenue to an 18-metre (59 ft) wide road standard, with corner-cuts at the intersection of 70 Avenue and 182 Street. The applicant will also provide a statutory right-of-way and cash-in-lieu for the cul-de-sac bulb turnaround on 70 Avenue at the east side of the subject site. This cul-de-sac bulb will be constructed, if required, once the future development pattern to the east of the subject site is determined.
- The portion of 70 Avenue on the subject site will be aligned with 70 Avenue on the west side of 182 Street.

#### Multi-family Component (Block A on the Survey Plan)

- The applicant is proposing a 23-unit (RM-30) townhouse development on the northern portion of the site, arranged around an internal roadway system accessed from the future 70 Avenue.
- The density of the proposed townhouse component is 17.25 upa (42.6 uph) with a floor area ratio (FAR) of 0.59.
- The proposed RM-30 Zone is consistent with the Townhouse designation in the North Cloverdale West NCP, but not with the maximum 10-12 upa indicated for the site. However, the proposed townhouse project complies with the Urban designation of the Official Community Plan, as the Urban designation permits densities up to 30 upa if in accordance with an approved NCP.
- Based on the sliding density scale for RM-30 sites less than 1.0 hectare, and the portion of the site proposed for townhouses being 0.608 hectare, a total of 34 units would be permitted (at 23 upa). Given the site constraints, the applicant has proposed 23 units (which is 15 upa). Due to the sliding scale in the RM-15 Zone (which allows 15 upa for sites 1 hectare or greater) the applicant is proposing rezoning to RM-30.
- The intent of the multi-family townhouse/clustering along Fraser Highway is to achieve a strong landscaped buffer adjacent to this major arterial road. As part of the overall pedestrian network, the NCP shows a 15-metre (50 ft.) wide landscaped buffer and pedestrian path along Fraser Highway. That portion of Fraser Highway fronting the subject site is proposed to form part of this landscaped buffer.
- The applicant is proposing a 14-metre (46 ft.) wide landscaped buffer. The applicant will be required to register a Section 219 "No Build" Restrictive Covenant over the landscape buffer area.
- A 4-metre (13 ft.) wide pedestrian pathway has been constructed along the south side of the Fraser Highway as part of the Fraser Highway widening project.

- The landscape buffer will be reduced from the 15-metre (50 ft.) required as indicated in the North Cloverdale West NCP in order to satisfy Engineering's requirements for 70 Avenue to be constructed to an 18-metre (59 ft.) wide, neo-traditional road standard, with parking on both sides and still allow for full-sized RF-12 lots to the south.
- In addition, the applicant is providing an approximately 24-metre (80 ft.) long landscaped walkway connecting the Fraser Highway multi-use pathway to 70 Avenue, for use by the general public.
- Off-street residential parking is to be provided in double garages. A total of 46 residential parking spaces and 5 off-street visitor parking spaces are to be provided on-site. The parking spaces provided meet the minimum requirements for parking required by Surrey Zoning By-law No. 12000.
- No indoor amenity space is proposed for the townhouse site. Instead, the applicants are proposing to provide cash-in-lieu of amenity space that will be based on \$1,050/unit, conforming to Council policy. The resolution of the cash-in-lieu payment is a subject condition of rezoning and Development Permit approval.
- The RM-30 Zone requires that buildings and structures be sited no less than 7.5 m (25 ft.) from all lot lines. The applicant is requesting building setbacks ranging from 3.3 metres (11 ft) to 4.5 metres (15 ft). The setbacks for the proposed development will require variances (see By-law Variance section).

#### Single Family Component (Block B on the Survey Plan)

- The applicant is proposing one Type II Corner RF-12 lot and six Type II Interior RF-12 lots on the southern 1.0-ha (2.5 acre) portion of the site
- All 7 proposed lots conform to the minimum requirements of the Type II RF-12 Zone in terms of lot area, width and depth. They range in size from 338 square metres (3,638 sq.ft.) to 404 square metres (4,349 sq.ft.), in depth from 22.4 metres (73.5 ft.) to 32.2 metres (105.5 ft.), and in width from 13.4 metres (44 ft.) to 17.1 metres (56 ft.).
- Proposed Lots 1-7 will front onto and gain access from 70 Avenue.
- The applicant for the subject site has retained Sandbox Design Works as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.



Tree Preservation/Replacement

- Arbortech Consulting Ltd. Prepared the Arborist Report and Trees Preservation/Replacement Plans. They have been reviewed by the City Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 26 mature trees on the entire subject site. The report proposes the removal of 19 trees because they are located either within the building envelopes, within the footprint of proposed driveways or underground services, or are assessed as hazardous. The Arborist Report proposes 7 trees be retained, all of which are in the riparian area to the south of the proposed single family portion of the development. As per the Arborist Report, twenty-nine (29) replacement trees will be planted (21 trees in the single family portion of the site and 8 trees in the townhouse portion) for a total of thirty-six (36) trees on site, providing for an average of 5 trees per lot. This is in addition to trees to be planted as per the Landscaping Plan prepared by DMG Landscape Architects for the townhouse development.
- Under the recently approved 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. As nine (9) alder and cottonwood trees are proposed to be removed, and ten (10) other trees are to be removed, a total of twenty-nine (29) replacement trees would be required for this application. As per the Arborist Report, the applicant proposes twenty-nine (29) replacement trees, in addition to the landscaping proposed as part of the townhouse development and landscape buffer along Fraser Highway.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent out on April 30, 2007 and staff received no comments.

Public Information Meeting (PIM)

- The applicant conducted a PIM on November 24, 2005. At that time, the application involved only the southern lot and consisted of a proposal for small lots (3 RF-9 lots and 9 RF-12 lots) and they showed an alternative (Option B) for 7 RF-12 lots and future townhouses. Seven people attended and no significant concerns were raised.
- In response to staff's expressed concerns, the application was modified by a new applicant in January 2007 to include the northern lot. The revised application is consistent with Option B (7 RF-12 lots and 23 townhouse units).

DESIGN PROPOSAL AND REVIEW

- A Development Permit will govern the proposed townhouse development on the northern portion of the site.
- The multi-family portion of the site is comprised of five, three-storey townhouse clusters with double garages. The townhouses are arranged around a private interior roadway that is accessed from the future 70 Avenue.

- The units are designed to be consistent in appearance with recent townhouse developments in the area and reflect a style that recalls the historical context of the area. The building exteriors include traditional details such as wood posts, board and batten siding, and framed windows, and the landscaping includes picket fences and trellises.
- The predominant colours will be "Secret Garden" (green) for Buildings 1 and 3, "Sommelier" (red) for Building 2, and "Naval" (blue) for Building 5. Each building will have accents of blacks, pearly white, greys, and browns. The roof materials will consist of grey asphalt shingles.
- While the Zoning By-law requires 69 square metres (743 sq.ft.) of outdoor amenity space, the applicant is proposing a total of 199.8 square metres (2,150.5 sq.ft.) of outdoor amenity space. The outdoor amenity area is located at the north side of the site within a portion of the landscaped buffer area, and consists of an exercise pathway. In addition, a publicly accessible landscaped pathway will be located on the north-east corner of the site, connecting the Fraser Highway multi-use pathway to 70 Avenue.
- Front and rear decks with ground level patios will provide private outdoor use opportunities. Pedestrian pathways and reduced front yard setbacks will strengthen the interface of the units fronting the existing 182 Street and the future 70 Avenue.

#### Landscaping Plan

- The primary landscaping feature of the site will be the landscaped buffer on the northern portion of the site, between the townhouses and Fraser Highway. The buffer area will be heavily landscaped with varieties of larger trees, including firs, maples, and red cedars, as well as shrubbery.
- The landscaped buffer will also incorporate an active amenity space consisting of an exercise path, children's play structure, benches, and smaller trees and shrubbery.
- The remainder of the townhouse site will be landscaped with numerous smaller trees, including dogwood and cherry trees, as well as shrubbery.
- The entrance to the subject site will consist of a 1.14-metre (3.75 ft) high stone wall with landscaping and decorative pavers.
- The applicant will also construct a neighbourhood entry feature at the corner of 182 Street and Fraser Highway, which acts as the entrance to the larger Provincetown neighbourhood. The entry feature will incorporate landscaping, two trellis structures with benches, and a 1.14-metre (3.75 ft.) high stone-faced wall.

#### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found acceptable.

The applicant has been working with staff to address any outstanding design concerns. The applicant is agreeable to revising the drawings to (1) include detail of typical entry porches at double unit entries; (2) clarify the extent and type of fence and wall at the cul-de-sac and east walkway; (3) provide a portion of

a low stone wall at the cul-de-sac similar to the entry feature; and (4) clarify use of symbols and articulation of the fence along 182 Street.

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the front (182 Street) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.3 metres (11 ft) to the post and 4.5 metres (14.5 ft) to the building face.
- To reduce the south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.3 metres (11 ft.) to the post and 4.5 metres (14.5 ft.) to the building face.
- To reduce the rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft) to the building face.

Applicant's Reasons:

- The net developable area for the proposed development is constrained after providing for the required road dedications and the landscape buffer adjacent to Fraser Highway.

Staff Comments:

- The reduced setbacks along the front (west) property line allow the units to provide a strong street-oriented character, particularly along 182 Street.
- The reduced setbacks along the south property line allow the units to interface well with the single family residential to the south.
- The reduced setback along the east property line provides for better visual monitoring and natural surveillance of the pedestrian path.
- Staff support the proposed setback variances.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Proposed NCP Amendment
Appendix VIII.	Development Variance Permit No. 7905-0177-00
Appendix IX.	Surrounding NCP Amendments

INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Jacques Whitford, AXYS dated February 21, 2007.

Jean Lamontagne  
General Manager, Planning and Development

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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:            Clarence Arychuk, Hunter Laird Engineering Ltd.  
                  Address:       #300 - 65 Richmond Street  
                                  New Westminster, BC  
                                  V3L 5P3  
                  Tel:             604-525-4651
  
2.     Properties involved in the Application
  - (a)    Civic Address:       6986 and 7040 - 182 Street
  
  - (b)    Civic Address:       6986 - 182 Street  
          Owner:            Vesta Properties (Provincetown) Ltd. Inc. No. BC0719443  
          PID:             003-202-208  
          Lot 52 Section 17 Township 8 New Westminster District Plan 62856
  
  - (c)    Civic Address:       7040 - 182 Street  
          Owner:            Vesta Properties (Provincetown) Ltd. Inc. No. BC0719443  
          PID:             000-444-146  
          Lot 51 Except: Part Dedicated Road on Plan BCP19815 Section 17 Township 8  
          New Westminster District Plan 62856
  
3.     Summary of Actions for City Clerk's Office
  - (a)    Introduce a By-law to rezone the property.
  
  - (b)    Proceed with Public Notification for Development Variance Permit No. 7905-0177-00.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	10,137.5 m <sup>2</sup>
Acres	2.5 ac
Hectares	1.009 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	7
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 m - 15.85 m
Range of lot areas (square metres)	330 sq.m. - 447 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	6.9/ha      2.8/ac
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	25%
<b>PARKLAND</b>	
Area (square metres)	6,690 sq.m.
% of Gross Site	52.2%
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Building Setbacks	NO

## DEVELOPMENT DATA SHEET

**Proposed Zoning: RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		7,140 sq.m.
Road Widening area		
Undevelopable area		
Net Total		6,080 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	25%
SETBACKS ( in metres)		
Front (West)	7.5 m	3.3 m*
Rear (East)	7.5 m	4.5 m*
Side #1 (North)	7.5 m	14 m
Side #2 (South)	7.5 m	3.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13	11
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		2
Three Bedroom +		21
Total	40.6	23
FLOOR AREA: Residential	3,492	3,164.46
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
<b>TOTAL BUILDING FLOOR AREA</b>	<b>3,492</b>	<b>3,164.46</b>

\* *Variance requested.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	32 uph	32/ha 13 ac
# of units/ha /# units/acre (net)		42.5 ha 17.ac
FAR (gross)		
FAR (net)	0.68	0.59
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	69.02 sq.m.	0
Outdoor	69.02 sq.m.	199.79 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
<b>Residential Bachelor + 1 Bedroom</b>		
2-Bed	4	4
3-Bed	42	42
Residential Visitors	4.6	5
<b>Institutional</b>		
Total Number of Parking Spaces	50.6	51
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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