



**Proposal:** Rezone from RF and C-8 to CD and Development Permit to permit the construction of four, 4-storey apartment buildings. Development Variance Permit to permit an identification sign.

**Recommendation:** Approval to Proceed

**Location:** 108 Avenue and East Whalley Ring Road      **Zoning:** RF and C-8

**OCP Designation:** Multiple Residential

**Owner:** Tien Sher Surrey Development Group Inc.

## PROJECT TIMELINE

Completed Application Submission Date: July 11, 2006  
Application Revision & Re-submission Date: October 11, 2006  
Planning Report Date: November 20, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RF and C-8 to CD;
- a Development Permit; and
- a Development Variance Permit to vary the Sign By-law as follows:
  - to permit an identification sign

in order to permit the development of four, 4-storey apartment buildings, containing 472 units, in Surrey City Centre.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,416 square metres (15,242 sq.ft.) to 418 square metres (5,500 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7905-0283-00 generally in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7905-0283-00 (Appendix VIII), varying the following to proceed to Public Notification:
  - (a) to vary Section 27 of the Sign By-law to permit a project identification sign.
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) resolution of all urban design issues to the satisfaction of the City Architect;
- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) the applicant adequately address the impact of reduced indoor amenity space;
- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation & Culture; and
- (g) registration of an appropriate access agreement to permit the occupants of all four buildings to access and use the outdoor amenity area.

### 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 IV).

#### Parks, Recreation & Culture:

Concern that the development will place additional pressure on existing park facilities (Appendix V).

#### School District:

##### **School Impacts:**

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

Elementary students = 14 students

Secondary students = 8 students

Total new students = 22 students

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

Forsyth Road Elementary School = 286 enrolled/340 capacity

Kwantlen Park Secondary School = 1,425 enrolled/1,200 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 = 0 students

Secondary students = 37 students

Total new students = 37 students

### Approved Capacity Projects and Future Space Considerations

*There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The District is considering a district program move from Kwantlen Park to another secondary school site, to eliminate projected overcrowding at Kwantlen Park Secondary School.*

*The proposed development will not have an impact on these projections, due to the low student yield from adult-oriented units.*

(Appendix VI)

### SITE CHARACTERISTICS

- **Existing Land Use** Vacant
- **East:** Older single family dwellings, zoned RF, designated Multiple Residential. Small office building, zoned C-8, designated Multiple Residential. Across 138 Street, 3-storey apartment building, zoned RM-45, designated Multiple Residential.
- **South:** Across 107A Avenue, older single family dwellings, zoned RF, designated Multiple Residential.
- **West:** Across East Whalley Ring Road, single family dwelling, zoned C-8, designated Commercial. Flamingo Hotel and commercial buildings, zoned C-15, designated City Centre.
- **North:** Across, 108 Avenue, older single family dwellings, zoned RF, designated Urban. Church, zoned PA-1, designated Urban.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The subject site, comprising nine lots at the southeast corner of 108 Avenue and East Whalley Ring Road in Surrey City Centre, is designated Multiple Residential under the Official Community Plan.
- One of the subject lots is zoned Single Family Residential Zone (RF) while the other eight lots are split-zoned Single Family Residential Zone (RF) and Community Commercial Zone (C-8).
- The applicant is proposing to consolidate the nine existing lots within the subject block into four lots and to rezone these new lots from RF and C-8 to a Comprehensive Development Zone (CD) in order to permit the construction of 4, 4-storey apartment buildings.

- The four proposed buildings will contain a total of 472 residential units.
- The two buildings along East Whalley Ring Road will also contain ground-floor commercial space. This ground floor commercial space is intended to compliment the existing and future commercial uses across East Whalley Ring Road to the west.
- Although the proposed buildings conform in terms of height and massing to the type of building found in the RM-70 Zone, the proposed commercial uses and the floor area ratio (FAR) proposed for each lot cannot be accommodated in the RM-70 Zone.
- The proposed FAR for all four Blocks exceeds the maximum FAR of 1.5 permitted in the RM-70 Zone. Further, since all four proposed lots are less than 1.0 hectare (2.5 acres) in area, the sliding density provisions of the RM-70 Zone would further limit the maximum FAR permitted on each lot.
- The proposed floor area ratio for each proposed lot (shown as Buildings A, B, C and D on the site plan in Appendix III) is shown as follows:

Block	Lot Size	Proposed FAR	FAR Under RM-70
A	5,997 sq. m.	2.0	1.28
B	4,335 sq. m.	1.9	1.19
C	5,038 sq. m.	1.8	1.23
D	4,451 sq. m.	1.9	1.20

- Although the proposed commercial uses on Blocks A and D could be accommodated within the C-15 Zone, the residential component of these Blocks cannot be accommodated as the C-15 Zone limits the amount of residential floor space to 67% of the building. On Blocks A and D, the residential component comprises 94% and 93% of the buildings respectively.
- As a result of the proposed densities, the applicant has applied to rezone the site to a Comprehensive Development Zone.

#### Proposed CD By-law

- It is proposed that all nine of the subject lots be rezoned to one CD Zone. The CD Zone will be written to permit the development site to be subdivided into four separate lots either concurrently with Final Reading of the Rezoning By-law or in the future as development proceeds.
- The applicant intends to build the project in phases, commencing with Block A at the south-west corner of the site and terminating with Block D.
- The proposed CD By-law is based, generally, on the RM-70 Zone except for the sliding density scale provision, the ground floor commercial uses in Blocks A and D as outlined in the preceding section, and some modifications to building setbacks, lot coverage and building height.
- The proposed ground floor commercial uses are similar to those uses in the C-8 Zone.

- The RM-70 Zone requires that buildings and structures be sited not less than 7.5 metres (25 ft.) from all property lines. The proposed CD By-law reduces the setback along East Whalley Ring Road to 3.0 metres (10 ft.), along 107A Street to 4.0 metres (13 ft.), and along 108 Avenue and 138 Street to 5.0 metres (16 ft.).
- The reduced setbacks help to create a more urban streetscape along East Whalley Ring Road, 107A Avenue and 108 Avenue and 138 Street in accordance with the urban design vision for Surrey City Centre.
- Setbacks from internal lot lines will vary.
- While the RM-70 Zone permits a maximum lot coverage of 33%, which may be appropriate for more suburban environments, such a low lot coverage is inappropriate for the urban, City Centre context. As a result, the proposed CD By-law permits a maximum lot coverage of 50%, 57%, 60% and 60% for Blocks A, B, C, and D respectively.
- The RM-70 Zone permits a maximum building height of 50.0 metres (164 ft.). The proposed CD By-law limits the maximum building height to 20.0 metres (66 ft.) to reflect the four-storey building height and site grading proposed.
- All other aspects of the proposed CD By-law are the same as the RM-70 Zone.

#### PRE-NOTIFICATION

- Pre-notification letters were sent on May 10, 2006.
- Staff received one telephone call in response.
  - One area resident expressed concerns that the project would generate increased traffic that would add to congestion already evident on Surrey streets, especially at rush-hour. The resident also expressed concern that the project would add to overcrowding at existing facilities, including Surrey Memorial Hospital. The resident requested that 137A Street be upgraded with curbs, gutters and sidewalks in anticipation of additional traffic in the area and that the street be posted with "Resident Only" parking signs.

*(The Surrey Roads and Transportation Section has provided the following response.*

*108 Avenue is a relatively busy arterial road but has been widened to its full width although median treatments will still need to be done. Although not as busy as 108 Avenue, East Whalley Ring Road will eventually be widened to two lanes in each direction. Further, an extension is planned to connect East Whalley Ring Road to King George Highway which should help ease congestion.*

*The applicant will be required to upgrade the north side of 107A Avenue along the frontage of the subject site, which will include the creation of on street parking spaces.*

*The proposed development is expected to generate approximately 200 inbound and outbound trips during the afternoon peak period. The developer will be required to provide sufficient on-site parking to handle the expected demand.*

*It is not anticipated that 137A Street will be used extensively for parking for the proposed development as most residents/shoppers prefer to park adjacent to their destination. 137A will be upgraded as redevelopment along its frontage takes place.)*

## DESIGN PROPOSAL AND REVIEW

### Site Layout

- The subject site slopes significantly, with the east side of the site along 138 Street approximately 10 metres (30 ft.) higher than the west side of the site along East Whalley Ring Road.
- The slope of the site posed significant design challenges in developing a project that addressed technical and Building Code requirements while at the same time creating urban, pedestrian-oriented street frontages.
- As a result, both the site and the proposed buildings will be stepped from west to east to address the slope constraints.
- Although the project is primarily residential, a commercial frontage will be created along East Whalley Ring Road.
- A portion of the building on Block A will contain 4, ground-floor commercial units with a floor area of 701 square metres (7,500 sq. ft.). These commercial units will be oriented toward East Whalley Ring Road.
- A portion of the building on Block D will contain 6, ground-floor commercial units with a floor area of 619 square metres (6,600 sq. ft.). These commercial units will also be oriented toward East Whalley Ring Road, although the unit at the northwest corner of the building will have windows facing 108 Avenue as well.
- The balance of the proposed buildings will be for residential use only. A total of 472 apartment units are proposed that will be comprised of a mixture of studio, one-bedroom, one-bedroom and den, two-bedroom, and two-bedroom and den units ranging in size from 35 square metres (380 sq. ft.) to 103 square metres (1,100 sq. ft.)

### Building Design

- Buildings A, C and D are proposed to be "U-shaped", while Building B is proposed to be "L-shaped".
- All four buildings will be identical in terms of architectural design and exterior elements, although colour palettes will vary between buildings.

- The lines of the proposed buildings are clean and simple reflecting an urban character, with relatively soft and unpronounced articulation.
- Roofs are flat but due to the slope of the site and the terracing of both the site and the buildings, the building profiles and roof lines are stepped, thereby helping to break the mass of the buildings.
- The fourth floor apartments along the west side of Buildings A and D incorporate lofts into the units which gives the buildings a five-storey profile along East Whalley Ring Road.
- The exteriors of the buildings will be clad, primarily, in hardi-plank siding with some board and batten hardi-panel siding and brick veneer to provide accent and contrast.
- To reinforce the sense of entry, a portion of the building adjacent to the entry of Building B along 107A Avenue will be clad in sand-coloured brick veneer. The balance of Building B will be clad in medium green-coloured and cream-coloured hardi-plank siding with white trim and flashing.
- Similarly, the area around the entry of Building C along 108 Avenue will also be clad in brick veneer which will be dark grey. The balance of Building C will be grey and beige-coloured hardi-plank siding with dark brown trim and flashing.
- The area around the residential entry along 107A Avenue to Building A and the residential entry along 108 Avenue to Building D will be clad in dark red-coloured brick veneer. The balance of the south, north and east sides of the two buildings will be clad in beige board and batten hardi-panel and beige hardi-plank siding with black trim.
- The exterior of the ground-floor commercial units on the west sides of both Buildings A and D along East Whalley Ring Road will be clad in dark red-coloured brick veneer. This brick veneer will extend upward three floors above the commercial units to provide more weight to the building and to create a more interesting and high quality building profile along East Whalley Ring Road.
- A portion of the upper levels of the west side of Building A will be clad in beige board and batten hardi-panel and beige hardi-plank siding with black trim, while another portion will be clad in beige-coloured board and batten hardi-panel siding, and teak-coloured and beige-coloured hardi-plank siding with dark grey trim and flashing.
- A portion of the upper levels of the west side of Building D will be clad in beige board and batten hardi-panel and beige hardi-plank siding, while another portion will be clad in beige-coloured board and batten hardi-panel siding, and teak-coloured and beige-coloured hardi-plank siding with dark grey trim and flashing.

### Indoor Amenity Space

- An indoor amenity room will be provided in each building for the use of the residents of that particular building.



- Each amenity room will have access, either directly or by a stairway in the case of Building C, to exterior landscaped areas or outdoor amenity areas.
- The amount of indoor amenity space provided in each building is as follows:

Building	Number of Units	Required Indoor Amenity Space	Proposed Indoor Amenity Space
A	140	420 sq. m.	94 sq. m.
B	108	324 sq. m.	116 sq. m.
C	115	345 sq. m.	105 sq. m.
D	109	327 sq. m.	95 sq. m.
Total	472	1,416 sq. m.	410 sq. m.

- Together the area of all four indoor amenity space will total 410 square metres (4,400 sq. ft.), which is 1,006 square metres (10,800 sq. ft.) less than the 1,416 square metres (15,242 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- The applicant has agreed to provide compensation to mitigate the reduction of indoor amenity space in accordance with Council policy

#### Landscaping and Outdoor Amenity Space

- The courtyards formed by "U-shaped" buildings A, C and D will be heavily landscaped with both hard and soft landscaping features.
- A major landscaped area, designed to accommodate outdoor amenity features that will be shared by all residents of the project is planned to be located at the centre of the site between the four buildings.
- The landscaping and outdoor amenity space components of the project have not yet been finalized and additional consideration and refinement needs to be undertaken as outlined in the Advisory Design section of this report.
- Under the requirements of the Zoning By-law, the applicant is required to provide 1,419 square metres (15,275 sq. ft.) of outdoor amenity space (3.0 square metres/32 sq ft. per dwelling unit) for the entire project.
- Although the landscaping and outdoor amenity area have not yet been finalized, the applicant should not have any difficulty achieving the required amount of outdoor amenity space.
- The central courtyard area as currently designed already contains 1,311 square metres (14,000 sq. ft.) of amenity area and there is ample area to create an additional 108 square metres (1,162 sq. ft.) of outdoor amenity area to bring the total to the required 1,419 square metres (15,275 sq. ft.).

Parking

- All resident, visitor and commercial parking for the project will be located underground.
- Each building will have its own separate underground parking garage.
- The driveway access to the underground parking garages for Blocks A and D will be from East Whalley Ring Road.
- The driveway access to the underground parking garage for Block C will be from 108 Avenue.
- The driveway access to the underground parking garage for Block B will be from 107A Avenue.
- Combined, the four buildings will provide 534 parking spaces for residents parking, which is 17 more than the 517 parking spaces required under the Zoning By-law.
- A total of 74 parking spaces are provided for visitors in accordance with the requirements of the Zoning By-law.
- Building A will provide 21 parking spaces to serve the commercial component of the Building, while Building D will provide an additional 25 commercial parking spaces for a total of 46, which is 17 more parking spaces than the 29 commercial parking spaces required under of the Zoning By-law.

Building	Resident Parking Spaces	Visitor Parking Spaces	Commercial Parking Spaces
A	167	22	21
B	119	17	
C	126	18	
D	122	17	25
Total	534	74	46

ADVISORY DESIGN PANEL

- ADP Meetings: July 13, 2006, October 11, 2006 and November 9, 2006
- Although the ADP was pleased with the evolution of the project design and noted that the design development has been very effective in creating a much stronger urban scheme.
- The ADP concerns relate to some minor architectural issues but, primarily to a number of landscaping issues, many of which are related to the grading of the site.
- The full list of ADP issues are outlined in Appendix VII.
- As the ADP meeting was held on November 9, 2006, the applicant was not able to revise plans to address ADP comments prior to the finalization of the Planning Report.

- Rather than delay the project, the project is proceeding to Council with the understanding and agreement by the developer that further design changes will be undertaken and that all of the outstanding design and landscaping issues will be addressed prior to consideration of Final Reading of the Rezoning By-law and issuance of the Development Permit.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Section 27 of Surrey Sign By-law, 1999, No. 13656 to permit a project identification sign adjacent to the commercial component of the project along East Whalley Ring Road.

Applicant's Justification:

- The proposed free-standing project identification sign has been designed to compliment, architecturally, the proposed buildings and will provide a sculptural element of interest along the street.

Staff Comments:

- The Surrey Sign By-law does not permit project identification signs for commercial developments in Surrey, even if they do not carry any advertising other than the name of the development.
- The proposed project identification sign will be 2.9 metres (9.5 ft.) in height and 1.7 metres (5.5 ft.) in width.
- The sign will be constructed of concrete with formed in place letters and coloured steel inserts reflecting the logo of the project, which is being called Quattro by the developer.
- The sign will be located between the building and sidewalk along East Whalley Ring Road and will form a focus and focal point along the sidewalk adjacent to the ground-floor commercial units along the west side of the project site.
- The sign is clean, modern, innovative in design and is architecturally compatible with the proposed buildings
- As a result, the Planning & Development Department can support the requested 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.	Proposed Site Plan, Typical Floor Plans, Elevations and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Parks, Recreation and Culture Comments

Appendix VI.	School District Comments
Appendix VII.	Advisory Design Panel Minutes and Applicant's Response
Appendix VIII.	Development Variance Permit No. 7905-0283-00
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated May 9, 2006.
- Soil Contamination Review Questionnaire prepared by Patrick Cotter dated August 26, 2005.

How Yin Leung  
Acting 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:                    Patrick Cotter, Architect  
                         Address:                    #235 - 11300 No. 5 Road  
                                                            Richmond, B.C.  
                                                            V7A 5J7  
                         Tel:                                    604-272-1477
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:      10730 East Whalley Ring Road; 13706, 13716, 13722,  
                                                            13736, 13742, 13752, 13762 and 13770 - 108 Avenue
  
  - (b)      Civic Address:            10730 East Whalley Ring Road  
                         Owner:                        Tien Sher Surrey Development Group Inc.  
                         PID:                            007-475-682  
                         Lot 2 Except: Part Shown as Highway on Plan 24679; Section 23 block 5 North  
                         Range 2 West New Westminster District Plan 9896
  
  - (c)      Civic Address:            13706 - 108 Avenue  
                         Owner:                        Tien Sher Surrey Development Group Inc.  
                         PID:                            001-022-202  
                         Parcel 102 Except: Parcel A (By-law Plan 74344); Section 23 Block 5 North  
                         Range 2 West New Westminster District Plan 65310
  
  - (d)      Civic Address:            13716 - 108 Avenue  
                         Owner:                        Tien Sher Surrey Development Group Inc.  
                         PID:                            011-397-802  
                         Lot 2 Except: Part on Plan with By-law Filed 61817; Section 23 Block 5 North  
                         Range 2 West New Westminster District Plan 9473
  
  - (e)      Civic Address:            13722 - 108 Avenue  
                         Owner:                        Tien Sher Surrey Development Group Inc.  
                         PID:                            000-951-617  
                         Lot 3 Except: Part Red on Plan with By-law Filed 61817, Section 23 Block 5  
                         North Range 2 West New Westminster District Plan 9473
  
  - (f)      Civic Address:            13736 - 108 Avenue  
                         Owner:                        Tien Sher Surrey Development Group Inc.  
                         PID:                            011-397-811  
                         Lot 4 Except: Part on Plan with By-law Filed 61817; Section 23 Block 5 North  
                         Range 2 West New Westminster District Plan 9473

- (g) Civic Address: 13742 - 108 Avenue  
Owner: Tien Sher Surrey Development Group Inc.  
PID: 010-987-428  
Lot 5 Except: Part on Plan with By-law Filed 61817; Section 23 Block 5 North Range 2 West New Westminster District Plan 9473
- (h) Civic Address: 13752 - 108 Avenue  
Owner: Tien Sher Surrey Development Group Inc.  
PID: 003-455-033  
Lot 6 Except: Part on Plan with By-law Filed 61817; Section 23 Block 5 North Range 2 West New Westminster District Plan 9473
- (i) Civic Address: 13762 - 108 Avenue  
Owner: Tien Sher Surrey Development Group Inc.  
PID: 014-086-417  
Lot 7 Except: Part on Plan with By-law Filed 61817; Section 23 Block 5 North Range 2 West New Westminster District Plan 9473
- (j) Civic Address: 13770 - 108 Avenue  
Owner: Tien Sher Surrey Development Group Inc.  
PID: 011-397-829  
Lot 8 Except: Part on Plan with By-law Filed 61817; Section 23 Block 5 North Range 2 West New Westminster District Plan 9473

### 3. Summary of Actions for City Clerks Office

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification of Development Variance Permit No. 7905-0283-00.

## DEVELOPMENT DATA SHEET FOR BLOCK A

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		5,997 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	42%	50%
Paved & Hard Surfaced Areas		20%
Total Site Coverage		62%
<b>SETBACKS</b> ( in metres)		
North	5.0 m	5.5 m
South	4.0 m	4.0 m
West	3.0 m	3.0 m
East	7.5 m	8.9 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	20.0 m	18.5 m
Accessory	4.5 m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		12
One Bed		64
Two Bedroom		64
Three Bedroom +		
Total		140
<b>FLOOR AREA: Residential</b>		10,996 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		701 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	11,994 m <sup>2</sup>	11,697 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet for Block A cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		97 upa/233 uph
FAR (gross)		
FAR (net)	2.0	2.0
AMENITY SPACE (area in square metres)		
Indoor	420 m <sup>2</sup>	94 m <sup>2</sup>
Outdoor	420 m <sup>2</sup>	
PARKING (number of stalls)		
Commercial	15	21
Industrial		
Residential Bachelor + 1 Bedroom	79	79
2-Bed	77	88
3-Bed		
Residential Visitors	22	22
Institutional		
Total Number of Parking Spaces	193	210
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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## DEVELOPMENT DATA SHEET FOR BLOCK B

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		4,335 m <sup>2</sup>
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	57%	57%
Paved & Hard Surfaced Areas		20%
Total Site Coverage		77%
<b>SETBACKS</b> ( in metres)		
North	4.0 m	4.7 m
South	4.0 m	4.0 m
West	7.5 m	8.9 m
East	5.0 m	5.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	20.0 m	16.0 m
Accessory	4.5 m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		16
One Bed		57
Two Bedroom		35
Three Bedroom +		
Total		108
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	8,244 m <sup>2</sup>	8,158 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet for Block B cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		101 upa/249 uph
FAR (gross)		
FAR (net)		1.9
AMENITY SPACE (area in square metres)		
Indoor	324 m <sup>2</sup>	116 m <sup>2</sup>
Outdoor	324 m <sup>2</sup>	
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	76	76
2-Bed	42	43
3-Bed		
Residential Visitors	17	17
Institutional		
Total Number of Parking Spaces	135	136
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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## DEVELOPMENT DATA SHEET FOR BLOCK C

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		5,038 m <sup>2</sup>
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	60%
Paved & Hard Surfaced Areas		20%
Total Site Coverage		80%
<b>SETBACKS</b> ( in metres)		
North	5.0 m	5.0 m
South	5.0 m	5.0 m
West	7.5 m	9.6 m
East	6.0 m	6.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	20.0 m	17.0 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		19
One Bed		57
Two Bedroom		39
Three Bedroom +		
Total		115
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	9,068 m <sup>2</sup>	8,727 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet for Block C cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		93 upa/228 upha
FAR (gross)		
FAR (net)		1.8
AMENITY SPACE (area in square metres)		
Indoor	345 m <sup>2</sup>	105 m <sup>2</sup>
Outdoor	345 m <sup>2</sup>	
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	79	79
2-Bed	47	47
3-Bed		
Residential Visitors	18	18
Institutional		
Total Number of Parking Spaces	144	144
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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## DEVELOPMENT DATA SHEET FOR BLOCK D

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4,451 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	60%
Paved & Hard Surfaced Areas		20%
Total Site Coverage		80%
<b>SETBACKS</b> ( in metres)		
North	5.0 m	6.0 m
South	5.0 m	5.5 m
West	2.5 m	2.7 m
East	7.5 m	9.6 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	20.0 m	18.5 m
Accessory	4.5 m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		31
One Bed		51
Two Bedroom		27
Three Bedroom +		
Total		109
<b>FLOOR AREA: Residential</b>		7,733 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		619 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	8,457 m <sup>2</sup>	8,352 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet for Block D cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		105 upa/245 uph
FAR (gross)		
FAR (net)		1.9
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	327 m <sup>2</sup>	95 m <sup>2</sup>
Outdoor	327 m <sup>2</sup>	
<b>PARKING (number of stalls)</b>		
Commercial	14	25
Industrial		
Residential Bachelor + 1 Bedroom	85	85
2-Bed	32	37
3-Bed		
Residential Visitors	17	17
Institutional		
Total Number of Parking Spaces	148	164
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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CONTOUR MAP FOR SUBJECT SITE

