

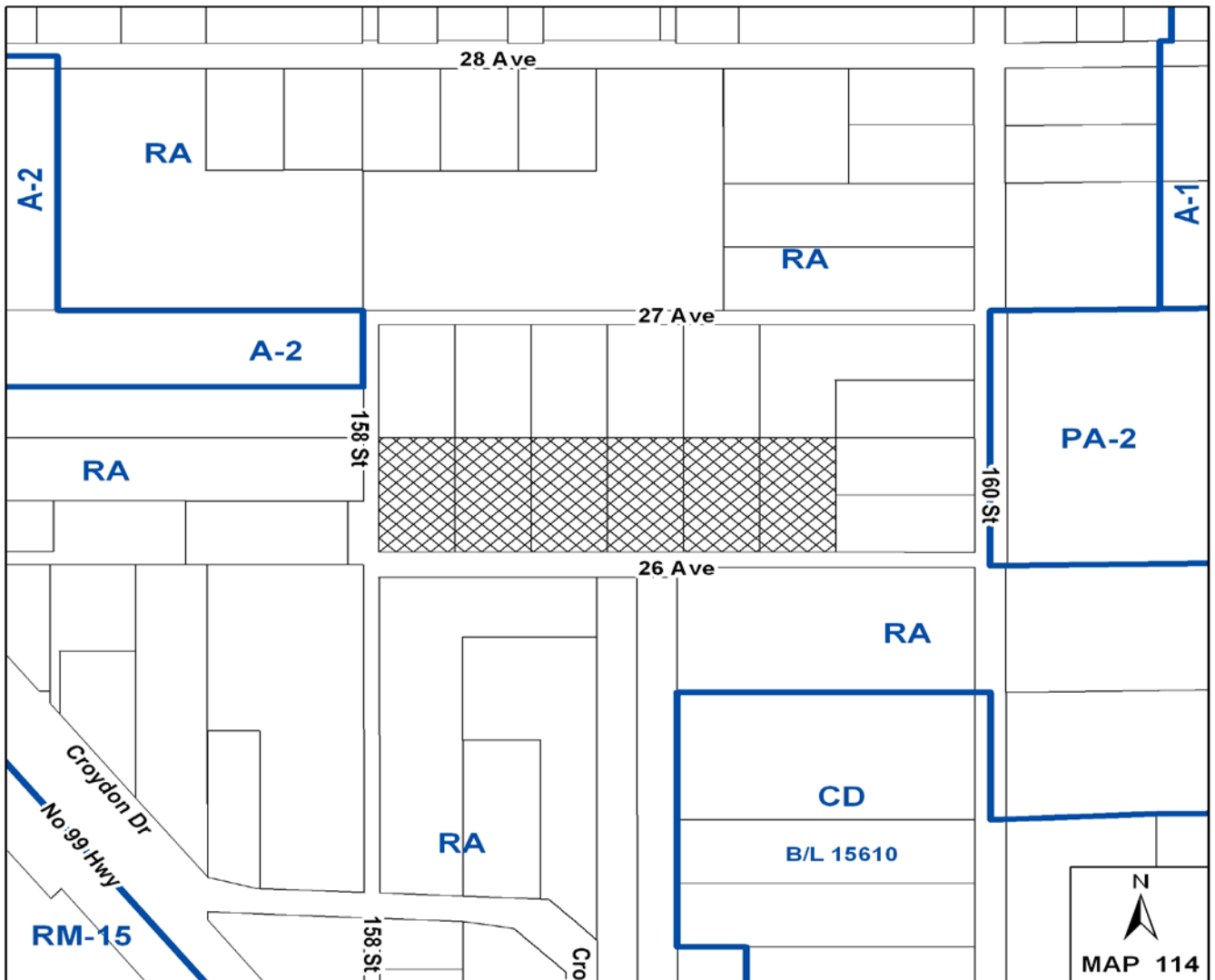
Proposal: OCP Amendment from Suburban to Multiple Residential. Rezone from RA to RM-30 and CD. DP to permit 97 rowhouse units and 42 detached strata units and DVP to vary setbacks.

Recommendation: Approval to Proceed

Location: 15800 Block 26 Avenue **Zoning:** RA

OCP Designation: Suburban

NCP Designation: Med-High Density (20-30 upa) **Owners:** Morgan Heights Management Ltd. et al



PROJECT TIMELINE

Completed Application Submission Date: March 10, 2006
Application Revision & Re-submission Date: November 15, 2006
Planning Report Date: February 12, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Multiple Residential;
- a rezoning from RA to RM-30 and CD;
- a Development Permit; and
- a Development Variance Permit to vary the setbacks and tandem parking location

in order to permit the development of 97 townhouse units and 42 detached strata units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the properties at 15811, 15837, and 15861 - 26 Avenue from Suburban to Multiple Residential and a date for Public Hearing be set.
2. a By-law be introduced to amend the OCP by redesignating the properties at 15883, 15909 and 15933 - 26 Avenue from Suburban to Multiple Residential and a date for Public Hearing be set.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendments 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*.
4. a By-law be introduced to rezone the properties at 15811, 15837, and 15861 - 26 Avenue from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
5. a By-law be introduced to rezone the properties at 15883, 15909, 15933 - 26 Avenue 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.
6. Council approve the applicant's request to eliminate the required indoor amenity space and outdoor amenity space for properties at 15883, 15909, 15933 - 26 Avenue.

7. Council approve the applicant's request to reduce the amount of required indoor amenity space from 291 square metres (3,132 sq.ft.) to 212.75 square metres (2,290 sq.ft.) for properties at 15811, 15837, and 15861 - 26 Avenue.
8. Council authorize staff to draft Development Permit No. 7906-0097-00 for properties at 15883, 15909, 15933 - 26 Avenue in accordance with the attached drawings (Appendix III).
9. Council authorize staff to draft Development Permit No. 7906-0097-01 for properties at 15811, 15837, 15861 - 26 Avenue in accordance with the attached drawings (Appendix IV).
10. Council approve Development Variance Permit No. 7906-0097-01, (Appendix XI) varying the following, to proceed to Public Notification:
 - (a) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum westerly front yard setback (158 Street) is reduced from 7.5 metres (25 ft.) to a minimum of 4.5 metres (14.8 ft.) for buildings and structures, and to a minimum of 2.4 metres (7.9 ft.) for stairs and landing encroachments;
 - (b) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum southerly side yard setback (26 Avenue) is reduced from 7.5 metres (25 ft.) to a minimum of 4.5 metres (14.8 ft.) for buildings and structures, and to a minimum of 1.8 metres (6 ft.) for stairs and landing encroachments;
 - (c) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum northerly side yard setback is reduced from 7.5 metres (25 ft.) to a minimum of 6 metres (20 ft.) for the most north westerly unit, and to a minimum of 5.6 metres (18 ft.) for stairs and landing encroachments; and
 - (d) In Section H. Off-Street parking and Loading/Unloading of Part 22, Multiple Residential 30 (RM-30) Sub-section 5.(d), the restriction on tandem parking for dwelling units located within 6 metres (20 ft.) of the lot entrance is deleted.
11. Council instruct staff to resolve the following issues prior to approval:
 - (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 plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
 - (f) the applicants adequately address the impact of reduced indoor amenity space; and

- (g) registration of a 6.0 metre (20 ft.) statutory right-of-way, completion of detailed design, and security bonding to ensure construction of a pedestrian walkway running north-south to the satisfaction of the General Manager, Parks, Recreation & Culture.

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 V).

Parks: Support (Appendix VI).

Fire Department: Support (Appendix VIII).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 22 students
 Secondary students = 11 students
 Total new students = 33 students

School Catchment Area/Current Enrollment/School Capacity:

Sunnyside Elementary School = 270 enrolled/290 capacity
 Semiahmoo Secondary School = 1,626 enrolled/1,300 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 = 26 students
 Total new students = 26 students

Approved Capacity Projects and Future Space Considerations

A new elementary school site has been approved for acquisition in the northwest Grandview Area to serve development east of Highway No. 99. A majority of new growth in the current Sunnyside catchment is east of Highway No. 99 in the NW Grandview area. A boundary move from Sunnyside to the new Pacific Heights Elementary was implemented in 2006. The proposed development will not have an impact on these projections.

(Appendix VII)

SITE CHARACTERISTICS

- **Existing Land Use** Six (6) single family dwellings.
- **Significant Site Attributes** The site is predominantly cleared with a few significant conifers located in the middle of the site that the applicant is proposing to retain. The site slopes approximately 8 metres (26 ft.) from the south-west corner down to the north-east corner.
- **East:** There are existing single family homes zoned RA, designated Suburban in the OCP, and Medium Density (10 – 15 upa) in the Grandview Heights NCP Area #1 (Morgan Heights). This corner is currently under Application File #7906-0476-00 for the proposed development of 45 townhouse units.
- **South:** Existing single family homes zoned RA, designated Suburban in the OCP and High Density (30 – 45 upa) in the Grandview Heights NCP Area #1 (Morgan Heights). A portion of the properties are under application (File 7906-0153-00) to develop 4-storey apartment buildings. Another portion of the properties are under application (File 7906-0137-00) to develop a mixed use residential-commercial lifestyle village (Morgan Crossing).
- **West:** Single family dwellings on acreage lots are located across 158 Street that are particularly encumbered by BC Hydro Right-of-Way, zoned RA, designated Suburban in the OCP and Medium High Density (20 – 30 upa) in the Grandview Heights NCP Area #1 (Morgan Heights).
- **North:** There are existing single family lots, zoned RA, designated Suburban in the OCP and Medium High Density in the Grandview Heights NCP Area #1 (Morgan Heights).

PLAN AND POLICY COMPLIANCE

OCP Designation:	Needs amendment from Suburban to Multiple Residential.
NCP Designation	Complies.

JUSTIFICATION FOR PLAN AMENDMENT

- The site is situated within the Grandview Heights Neighbourhood Concept Plan (NCP) Area #1 (Morgan Heights) (Appendix XIII) approved by Council in September 2005. The designation within this NCP is "Medium-High Density (20 – 30 UPA)".
- The Official Community Plan designates this area as Suburban and requires an amendment to Multiple Residential. This is a requirement of all applications within the Morgan Heights NCP Area.
- In accordance with the Grandview Heights Area #1 (Morgan Heights) Neighbourhood Concept Plan - Stage II Report (No. C015) that was approved by Council, the applicant has applied for an

OCP amendment. The OCP amendment is required to ensure compliance with the NCP (Appendix XIII).

- The proposal complies with the Grandview Heights NCP Area #1 (Morgan Heights) with a combined density of approximately 22 units per acre.

DEVELOPMENT CONSIDERATIONS

Proposal

- The proposal consists of two separate development phases in partnership, each with separate ownership, strata, and servicing agreement. The two phases are (Appendix XIV):
 - Project No. 7906-0097-00 – Equitas Development Corporation is proposing a 42 unit single detached 3-bedroom and 4-bedroom strata units in a single family form, ranging from 195.8 sq. m. (2,107 sq. ft.) to 201.5 sq. m. (2,169 sq. ft.).
 - Project No. 7906-0097-01 – Adera Group of Companies is proposing 97 2-bedroom and 3-bedroom rowhouse units, ranging from 133.9 sq. m. (1,441 sq. ft.) to 143.2 sq. m. (1,541 sq. ft.).
- The combination of the two projects proposing 139 units on approximately 6.6 acres, meets the allowable NCP density of approximately 21 UPA.
- The site is also subject to a planned pedestrian walkway as shown in the Grandview Heights Neighbourhood Concept Plan (NCP) Area #1 (Morgan Heights). The 6.0-metre park walkway bisects the site and offers good separation between the two projects (Adera and Equitas). Prior to final adoption, security bonding, a shared maintenance agreement, and a statutory right-of-way will be registered on title to ensure public accessibility, and is subject to approval by Parks, Recreation and Culture.

CD Zone – File No. 7906-0097-00 (Equitas)

- The proposal involves development of 42 single detached single family units in a strata form.
- The proposed CD Zone is based on the "Residential Multiple 10 Zone (RM – 10)".
- The CD Zone is consistent with the intent of the RM – 10 Zone with the following adjustments:
 - The proposed density is increased from 10 UPA to 13 UPA;
 - The maximum floor area ratio is increased from 0.5 FAR to 0.63 FAR (**excluding garages**) or **0.75 total FAR**; and
 - The setbacks are reduced to an average of approximately 5 metres, similar to single family small lots, to generate a more urban feel and to provide a consistent streetscape along 26 Avenue.
- The modifications to the CD Zone are generally in keeping with the standards for single family small lots. The typical FAR for RF-12 zoned lots is 0.70 FAR. On this basis, the proposed density can be supported.

- Building height, lot coverage, parking and permitted uses generally conform to the requirements of the RM 10 Zone.
- The applicant is not proposing to construct indoor amenity space. However, cash-in-lieu of an amenity building is proposed to satisfy the zoning requirement.
- In light of the single detached built form and ample outdoor private yard space provided for each unit similar to fee simple, single family dwellings, the proposal deemed to satisfy the outdoor amenity space requirement. The provision of the pedestrian right-of-way also supports this issue. On this basis, staff can support the elimination of common outdoor space for this project phase. The CD zone has been modified to eliminate the outdoor amenity requirement on this basis.

RM-30 Zone – File No. 7906-0097-01 (Adera)

- The project is being re-zoned to the "Multiple Residential 30 Zone (RM – 30)" and complies with all the requirements of the zone with the exception of setbacks and tandem parking near the entrance to the site.
- The density of the project, 29.5 UPA and 0.87 FAR, fit within the allowable density of the RM-30 Zone of 30 UPA and 0.9 FAR, based on the lot area of 1.3 hectares (3.2 acres). The proposed development's density is also lower than the adjacent proposed developments to the south. Amacon's proposed 4-storey apartment buildings are based on the RM-45 zone and a density of 1.3 FAR. The Morgan Crossing residential component is proposing a density of 1.21 FAR.
- Lot coverage for the project is 45% and the allowable coverage of the RM – 30 Zone is 45% based on the lot area of 1.3 hectares (3.2 Acres).
- The applicant is providing an amenity building and cash-in-lieu to comply with the indoor amenity space requirement. The proposed outdoor amenity space is also in compliance with the Zoning By-law.
- Height of buildings and parking meet all requirements of the RM – 30 Zone as well.
- Yards and setbacks and the provision of tandem parking for dwelling units near the entrance are the only exception and the applicant is applying for a Development Variance Permit to deal with this issue, as described below.

PRE-NOTIFICATION

Pre-notification letters were sent on December 21, 2006, and staff received no comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, 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

Project No. 7906-0097-00 (Equitas)

Site and Architectural Design

- The single detached homes have been designed in a neo-traditional fashion, with several different roof designs and material changes between each home. Each home will have its own unique design through a variety of techniques including wrap around porches, street oriented entryways and facade materials.
- An attractive mix of materials is proposed including raised, textured asphalt shingles for the roof, cultured stone bases on each home, and a combination of traditional horizontal handi-plank siding and stucco infill for the homes' elevations.
- The exterior materials, combined with exposed brackets, window shutters, coloured vinyl windows and planter boxes ensure a consistent yet differentiating material palette throughout the project.
- A colour palette consisting of grey and green earth tones are proposed throughout the project based on a heritage format. A darker red and yellow will be used as accent colours.
- A single access point, on 26 Avenue, provides vehicular access to the site. On-site parking is provided in accordance with Surrey Zoning By-law No. 12000; 84 resident, 9 visitor plus 2 additional spaces for mail pick-up and car washing will be provided, for a total of 95 spaces. No tandem parking garages are planned for the site.

Landscaping

- The landscape plan for the project includes provisions for a variety of trees, shrubs and surfacing and ground cover.
- A landscaping gateway along 26 Avenue provides a focal point of entry to the project.
- The focal point of the landscaping plan is the greenway corridor running north-south through the centre of the site.

Project No. 7906-0097-01 (Adera)

Site and Architectural Design

- The proposal is for 97 units in a rowhousing "Brownstone" form. The housing form resembles a contemporary "Boston Brownstone" which is a popular housing form in many eastern US and Canadian urban centres such as Montreal, Boston and New York.
- The 97 row townhouses will be 3 storeys in height with mostly roof decks. The applicant is proposing 10 building blocks ranging from 5 to 12 units. All the townhouses along 26 Avenue

and 158 Street will front the boulevard and streets. The internal units will face entry courtyards with detailed pathways and extensive landscaping. All units back onto vehicular only driveways.

- The townhouses will be built to comply under a "Built Green" Certification Program. This means that the developer proposes to go beyond the basic requirements of the Building Code to construct more energy efficient homes in an environmentally responsible way, and with better indoor air quality.
- All units will have at-grade entries off of public streets or through internal walkways and green spaces (i.e., not off of driveways).
- The building style will include flat roofs, generous sized windows, balconies on the driveway side only, cement siding and brick cladding, low metal picket fencing and gates, and clipped hedges along the street property line.
- Indoor amenity space is provided by a two-level, 212.75 sq. m. (2,290 sq. ft.), building located at the corner of 26 Avenue and 158 Street that provides a focal feature of the development at the intersection. The building's design reflects the overall character of the townhouse community and is for the sole purpose of the complex. The By-law requirement for indoor amenity space for this site is 291 sq. m. (3,132 sq. ft.). Through the DP process and Council Policy, cash-in-lieu compensation for reduced indoor amenity space will be required.
- Outdoor amenity space is provided adjacent to the amenity building and within the centre of the development. The project is providing approximately 486 sq. m. (5,231 sq. ft.) in excess of the By-law requirement of 291 sq. m. (3,132 sq. ft.).
- A single access point, on 26 Avenue, provides vehicular access to the site. On-site parking is provided in accordance with Surrey Zoning By-law No. 12000; 194 resident and 20 visitor spaces be provided, for a total of 216 parking spaces. Of the 194 resident spaces, all will be in the form of tandem garage parking. A Restrictive Covenant will be required restricting the conversion of tandem parking spaces into liveable space.

Landscaping

- The landscaping plan for the project includes provisions for a variety of trees, shrubs, hard surfacing and ground cover.
- The majority of the landscaping is focussed around the outdoor amenity area located adjacent to the Amenity building, providing an attractive visual focal point to the intersection of 158 Street and 26 Avenue.

Pedestrian Greenway (Both Project Phases)

- As part of the Grandview Heights Neighbourhood Concept Plan (NCP) Area #1 (Morgan Heights), a pedestrian walkway is required to join 26 Avenue to 28 Avenue. The applicant is providing a landscaped 6.0-metre right-of-way with a 2.0-metre paved walkway that bisect the two projects that not only provides a pedestrian connection for the area, but also provides a nice buffer between two distinct projects.
- The walkway articulates through the site, is designed with CPTED features, and has minimal barriers featuring benches, a brick faced wall with posts entry way and generous landscaping.
- Approval from Parks, Recreation & Culture for the registration of a right-of-way, the approved design of the pathway and an approved maintenance agreement by Parks, Recreation & Culture will be a condition of final approval.
- The end units facing the greenway have also been designed to improve natural surveillance on the public area through the use of decks and additional windows. The applicants also propose to

include chimneys, window boxes, and roof overhangs to add visual interest to the building elevation.

Tree Retention (Both Projects)

- There were a total of 59 protected trees identified in the Arborist Report and listed in the Tree Preservation Summary (Appendix VIII). Nine trees are proposed to be retained, or approximately 15% of all protected trees.
- The applicant proposed to provide over 350 replacement trees on the site and no compensation will be required for removing protected trees. The total number of trees, replacement and protected, proposed for the project approximately 400; approximately 3.6 trees per unit.

ADVISORY DESIGN PANEL

- ADP Meeting Date: November 30, 2006.
- Most of the ADP suggestions have been satisfactorily addressed except for minor details on the roof deck, and the design of the east-west interior pathway (Appendix X). Minor changes will be requested to be completed to the satisfaction of staff prior to final adoption.

BY-LAW VARIANCE AND JUSTIFICATION

Requested Variances (Appendix XI):

- (a&b) To reduce the minimum westerly front yard and southerly side yard setbacks of the Multiple Residential 30 Zone (RM-30) from 7.5 metres (25.0 ft.) to a minimum of 4.5 metres (14.8 ft.) for buildings and structures and to a minimum of 2.4 metres (7.9 ft.) for stairs and landing encroachments on the westerly front yard, and to a minimum of 1.8 metres (6 ft.) for stairs and landing encroachments on the southerly side yard.

Justification for Variance:

To generate a strong, pedestrian focused, street presence along 158 Street and because of the following considerations, the reduced front yard setback is supportable:

- The street-edge conditions are public oriented with low and open picket fences, no closed yards along the street and low unobtrusive landscaping.
- The variation in the setbacks to accommodate the minor structures (i.e., stairs and landing) will create interesting articulation appropriate for an urban condition.
- The development across the street, 26 Avenue, is the pedestrian friendly urban lifestyle centre.
- The Amacon site, consisting of a four-storey apartment building across 26 Avenue, is a high-density development with large setbacks.
- The minimum building setback is maintained in all cases at 4.5 metres (14.8 ft.); the minimum setback for the landing is 2.9 metres (9.5 ft.). The future encroachments for stairs are approximately 2.4 m (7.9 ft.), but vary slightly due to variable grades.

(c) Requested Variance:

To reduce the minimum northerly side yard setback of the Multiple Residential 30 Zone (RM-30) from 7.5 metres (25 ft.) to a minimum of 6 metres (20 ft.) for the most north-westerly unit (Unit #35) only and to a minimum of 5.6 metres (21 ft.) for stairs and the landing for the rest of the units.

Staff Comments:

- The variance for the most northwesterly unit is supportable since the variance is applicable for only one end unit, which affects only a side yard, and does not compromise the functional yard for this edge. Furthermore, the condition is a side yard whereas all other units along the northern property line have adequate rear yard setbacks of 7.5 metres (25 ft.).
- The variance for the landing and stairs is supportable because various landing areas and stairs are affected by the sudden grade changes on the site.
- Minimal impact is expected to the north due to the fact it is not an active yard.

(d) Requested Variance:

To delete Sub-section 5.(d) regarding the restriction on tandem parking for units located within 6 metres (20 ft.) of the lot entrance.

Staff Comments:

- The applicant is proposing to maintain tandem parking stalls for the two end units (shown as Units 1 and 88 on the site plan) flanking the entrance of the site;
- The variance is supportable as the applicant has shifted both tandem parking stalls within the building envelope. As the outside parking pad is eliminated, cars can no longer be parked outside the garage for these two units.

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.	Site Plan, Typical Floor Plans, Elevations, Landscape Plans (7906-0097-00 Equitas)
Appendix IV.	Site Plan, Typical Floor Plans, Elevations, Landscape Plans (7906-0097-01 Adera)
Appendix V.	Engineering Summary
Appendix VI.	Parks Comments
Appendix VII.	School District Comments
Appendix VIII.	Fire Department Comments
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	ADP Comments and Applicant's Response
Appendix XI.	Development Variance Permit No. 7906-0097-01
Appendix XII.	CD By-law for 7906-0097-00

Appendix XIII. Grandview Heights NCP Area #1 (Morgan Heights) Map

Appendix XIV. Proposed Two Phases - Equitas and Adera

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 25, 2007.
- Tree Survey Plan dated November 29, 2006.
- Arborist Report dated November 10, 2006.
- Soil Contamination Review Questionnaire prepared by various owners dated March 6, 2006.

How Yin Leung
Acting General Manager
Planning and Development

SL/rdd

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: James Evans (Equitas Development Corp.)
 Address: 1645 West 5th Avenue, Vancouver, BC
 Tel: 604-879-9940

- (b) Agent: Name: Steve Forest (Adera)
 Address: Suite 2200, Four Bentall Centre, 1055 Dunsmuir Street, PO Box
 49214, Vancouver, BC V7X 1K8
 Tel: 604-637-4318

2. Properties involved in the Application

- (a) Civic Addresses: 15811, 15837, 15861, 15883, 15909, & 15933 -
 26 Avenue

- (b) Civic Address: 15811 - 26 Avenue
 Owner: Brownstone Adera Projects Ltd., Inc. No. 767585
 PID: 010-856-871
 Lot 6, Section 23, Township 1, New Westminster District, Plan 77146

- (c) Civic Address: 15837 - 26 Avenue
 Owner: Andre Nicholas Papp & Joanne Papp
 PID: 010-856-862
 Lot 5, Section 23, Township 1, New Westminster District, Plan 77146

- (d) Civic Address: 15861 - 26 Avenue
 Owner: Brownstone Adera Projects Ltd., Inc. No. 767585
 PID: 010-856-854
 Lot 4, Section 23, Township 1, New Westminster District, Plan 77146

- (e) Civic Address: 15883 - 26 Avenue
 Owner: Morgan Heights Management Ltd., Inc. No. 780184
 PID: 010-856-846
 Lot 3, Section 23, Township 1, New Westminster District, Plan 77146

- (f) Civic Address: 15909 - 26 Avenue
 Owner: Morgan Heights Management Ltd., Inc. No. 780184
 PID: 010-856-838
 Lot 2, Section 23, Township 1, New Westminster District, Plan 77146

- (g) Civic Address: 15933 - 26 Avenue
 Owner: Morgan Heights Management Ltd., Inc. No. 780184
 PID: 012-133-272
 Lot B, Section 23, Township 1, New Westminster District Plan 79351

3. Summary of Actions for City Clerks Office

- (a) Introduce two By-laws to amend the Official Community Plan to redesignate the properties.
- (b) Introduce two By-laws to rezone the properties.
- (c) Proceed with Public Notification for Development Variance Permit No. 7906-0097-01.

DEVELOPMENT DATA SHEET - 7906-0097-00 (Equitas)

Proposed Zoning: CD (Based on RM-10)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		13,310.5 sq.m.
Road Widening area		
Undevelopable area		
Net Total		13,310.5 sq.m.
LOT COVERAGE (in % of net lot area)	40%	40%
Buildings & Structures	5,983.93 sq.m.	5,319.9 sq.m.
Paved & Hard Surfaced Areas		2,592.9 sq.m.
Total Site Coverage		
SETBACKS (in metres)		
Front (S)	7.5 m.	4.5 m., 5.8 m., 7.4 m.
Rear (N)	7.5 m.	4.0 m., 5.8 m
Side #1 (E)	7.5 m.	3 m., 5.8 m.
Side #2 (W)	7.5 m.	5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		42
Total		42
FLOOR AREA: Residential		8,307 sq. m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		8,307 sq.m.

*** 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
DENSITY		
# of units/ha /# units/acre (gross)	24.7 uph/10 upa	31.8 uph/12.7 upa
# of units/ha /# units/acre (net)		31.8 uph/12.7 upa
FAR (gross)	.50	<u>0.75</u>
FAR (net)		<u>0.75</u>
AMENITY SPACE (area in square metres)		
Indoor	126 sq. m.	0 sq. m.
Outdoor	126 sq. m.	0 sq. m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	84	84
Residential Visitors	8	9
Institutional		
Total Number of Parking Spaces	92	93
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
---------------	----	---------------------------------	-----

DEVELOPMENT DATA SHEET - 7906-0097-01 (Adera)

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		13,297.61 sq. m.
Road Widening area		
Undevelopable area		
Net Total		13,297.61 sq. m.
LOT COVERAGE (in % of net lot area)	45%	43%
Buildings & Structures	5,983.93 sq. m.	5,765.5 sq. m.
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (W)	7.5 m	4.5 m, 2.4 m
Rear (E)	7.5 m	7.5 m
Side #1 (N)	7.5 m	6.0 m, 5.6 m
Side #2 (S)	7.5 m	4.5 m, 1.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal		12.2 m
Accessory		9.0 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		97
Total		97
FLOOR AREA: Residential		11,589.03 sq. m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		11,589.03 sq. m.

**** 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
DENSITY		
# of units/ha /# units/acre (gross)	75/30	73 uph/29.5 upa
# of units/ha /# units/acre (net)		73 uph/29.5 upa
FAR (gross)	0.9	0.87
FAR (net)		0.87
AMENITY SPACE (area in square metres)		
Indoor	291 sq. m.	212.75 sq. m.
Outdoor	291 sq. m.	486.53 sq. m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	194	194
Residential Visitors	20	20
Institutional		
Total Number of Parking Spaces	216	216
Number of disabled stalls	2	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	194	194
Size of Tandem Parking Spaces width/length		12.2 m x 3.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

CONTOUR MAP FOR SUBJECT SITE

