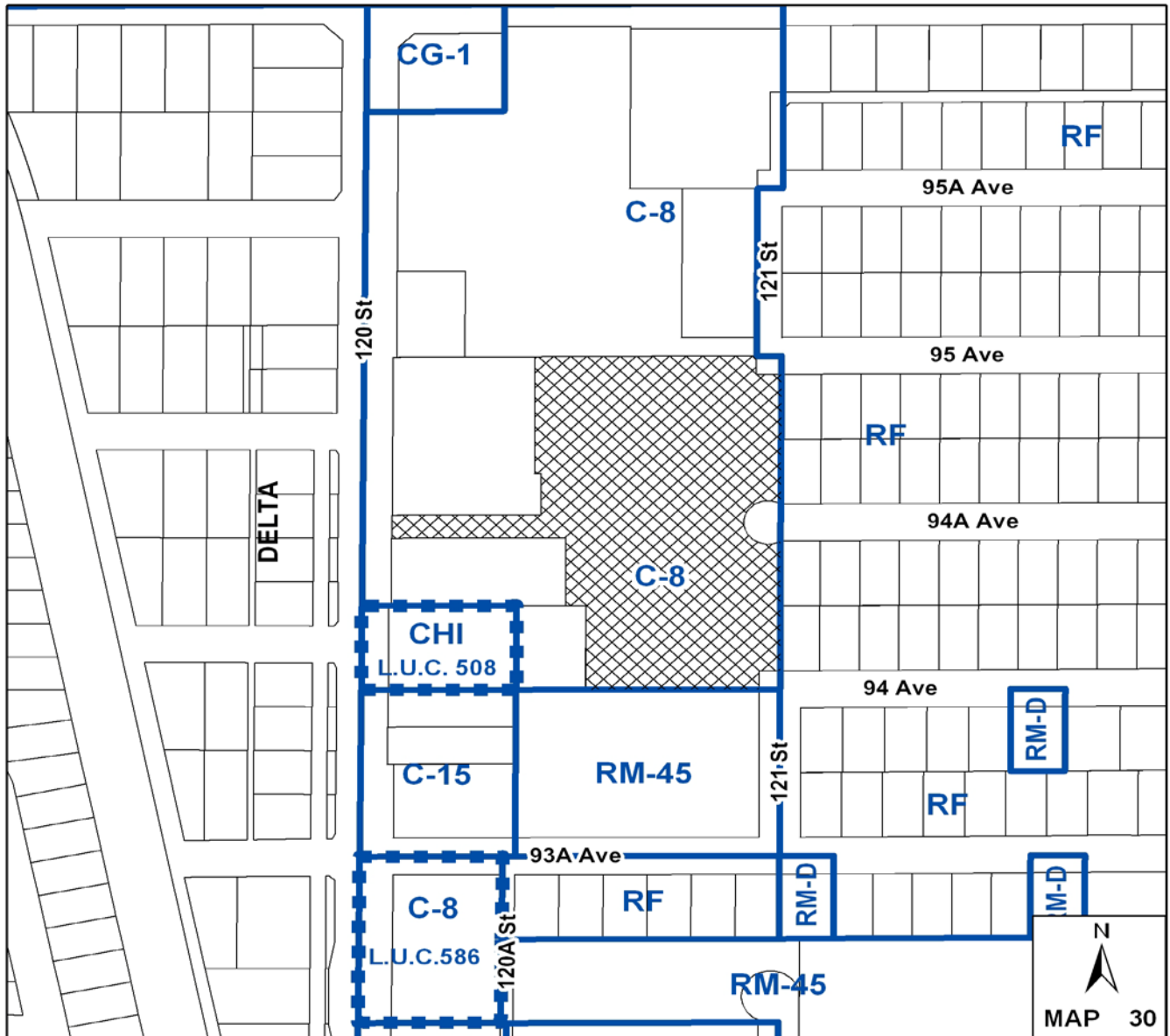


**Proposal:** OCP Amendment of a portion from Commercial to Multiple Residential. Rezoning a portion from C-8 to RM-30 and DP to allow the development of an 85-unit townhouse project. DVP to relax building setbacks.

**Recommendation:** Approval to Proceed

**Location:** 9450 - 120 St (Scott Rd)    **Zoning:** C-8

**OCP Designation:** Commercial    **Owner:** Centex Projects Ltd.



## PROJECT TIMELINE

Application Submission Date:	June 22, 2006
Completed Application Submission Date:	December 1, 2006
Application Revision & Re-submission Date:	January 15, 2007
Planning Report Date:	January 22, 2007

## PROPOSAL

The applicant is proposing:

- an OCP amendment of a portion from Commercial to Multiple Residential;
- a rezoning of a portion from C-8 to RM-30;
- a Development Permit; and
- Development Variance Permit to vary the following Zoning By-law regulations:
  - to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.);
  - to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
  - to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
  - to reduce the minimum rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 1.0 metre (3.3 ft.); and
  - to reduce the minimum side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.);

in order to permit the development of a 85-unit townhouse development and remainder commercial lot.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate a portion of the property (Block B on Survey Plan) from Commercial to Multiple Residential and a date for Public Hearing be set (Appendix III).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone a portion of the property (Block B on the attached Survey Plan) from "Community Commercial Zone (C-8)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).

- 
4. Council authorize staff to draft Development Permit No. 7906-0297-00 generally in accordance with the attached drawings (Appendix IV).
  5. Council approve Development Variance Permit No. 7906-0297-00 varying the following, to proceed to Public Notification:
    - (a) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.);
    - (b) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
    - (c) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).
  6. Council approve Development Variance Permit No. 7906-0297-01 varying the following, to proceed to Public Notification:
    - (a) to reduce the minimum rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 1.0 metre (3.3 ft.); and
    - (b) to reduce the minimum side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.);
  7. 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) address concerns about the pressure the project will generate on existing facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
    - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
    - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
    - (f) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space.
    - (g) submission of revised architectural drawings to the satisfaction of the City Architect and City Landscape Architect;

- (h) registration of an easement agreement over proposed Lot 1 (commercial lot) in favour of proposed Lot 2 (townhouse lot) for landscaping and grading purposes.

## REFERRALS

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

**Parks:** The Parks, Recreation, and Culture Department has concerns about the pressure the project will generate on existing facilities and that the proposed pedestrian walkway be designed to CPTED standards and that indoor / outdoor amenity provisions be satisfied. (Appendix IX).

**School District:** **School Impacts:**

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

Elementary students = 14 students  
Secondary students = 7 students  
Total new students = 21 students

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

Kirkbride Elementary School = 415 enrolled/530 capacity  
L.A. Matheson Secondary School = 1,241 enrolled/1,400 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 = 8 students  
Secondary students = 10 students  
Total new students = 18 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. Space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary and space surplus at LA Matheson Secondary. The proposed development will not have an impact on these projections.*

(Appendix X)

Corporation of Delta: The Corporation of Delta Engineering Department recommends that the right-in and right-out movement for the commercial entrance from Scott Road as well as the raised median on Scott Road be maintained (Appendix XI).

### SITE CHARACTERISTICS

- **Existing Land Use** A retail commercial building at the northwest corner of the site and associated parking. The proposed townhouse portion of the site is vacant.
- **Significant Site Attributes** The site slopes from east to west with sparse vegetation throughout the site.
- **East:** Single family residences, zoned RF, designated Multiple Residential.
- **South:** Along Scott Road, a retail commercial building zoned C-8, Wendy's Restaurant under Land Use Contract No. 508 and commercial uses zoned C-15, all designated Commercial. Apartment building, zoned RM-45, designated Multiple Residential.
- **West:** Retail commercial uses, zoned C-8, designated Commercial. Across Scott Road, commercial strip mall (Corporation of Delta).
- **North:** Scott Town Plaza, zoned C-8, designated Commercial.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Portion of site needs amendment to Multiple Residential.

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is designated Commercial in the Official Community Plan (OCP). The developer is proposing to redesignate the east 1.49 hectares (3.68 acres) of the property from Commercial to Multiple Residential as shown on Appendix VII.
- The commercial viability of the portion of the subject property proposed to be redesignated from Commercial to Multiple Residential is poor given its location at the rear of the property with limited exposure from 120 Street. Although a number of development permit applications to develop commercial buildings on the rear portion of the property have been submitted over the last few years (Application No. 7900-0243-00, 7902-0130-00, 7903-0098-00 and 7905-0270-00), none of these applications have moved forward to the construction stage.
- The properties to the east and south of the subject site are designated Multiple Residential in the OCP. While designated Commercial, the property directly to the north of the proposed Multiple Residential portion of the subject site is vacant and there has been no expressed interest in

undertaking a commercial development on this property.

- The proposed amendment to Multiple Residential, if approved, will provide a more compatible use with the surrounding residential uses than the current Commercial designation.

## DEVELOPMENT CONSIDERATIONS

### Site Context and Background

- The subject 2.01-hectare (5-acre) property is designated Commercial in the Official Community Plan and zoned "Community Commercial Zone (C-8)". It is one of three commercial properties on 120 Street inter-connected by an easement and Section 219 Restrictive Covenant for reciprocal access and shared parking (Appendix VI).
- In 1996 and 1997, Application No. 7995-0080-00 was considered by Council generally for the same subject site, for the development of 2 apartment blocks (with a total of 95 units) and 22 townhouse units along the east and south. An OCP Amendment from Commercial to Multiple Residential was also proposed. Following the June 17, 1996 Public Hearing and a follow-up report to Council (Corporate Report No. C352) on June 17, 1997, modifications to the application were not pursued and the project was subsequently filed on September 7, 1999. Traffic concerns expressed by the neighbouring single family and townhouse owners was a key issue.
- Development Permit No. 7903-0098-00 to permit development of three new commercial buildings on the subject property was approved by Council on July 24, 2003. However, the applicant did not commence construction of the project and expired on July 24, 2005.
- A subsequent application Development Permit No. 7905-0270-00, proposed three commercial buildings on the subject site. The proposed buildings would have accommodated a mixture of ground level retail uses including a banquet hall and offices on the second level. The proposed parking arrangement was previously approved under Development Permit No. 7903-0098-00.
- There is an existing commercial building (Building D) located on the north-west corner of the subject property which is intended to remain on proposed Lot 1 (Appendix VI).

### Current Proposal

- The applicant is proposing an OCP amendment of the easterly 1.49-hectare (3.68-acre) portion of the subject property from Commercial to Multiple Residential (Appendix VII) and a companion rezoning from C-8 to RM-30 to permit development of an 85-unit townhouse project (Appendix VIII).
- A companion subdivision application has been submitted to create a new lot for the proposed townhouses and a smaller 0.51 hectare (1.28 acre) lot for the remaining C-8 zoned portion of the subject property (Appendix III).

- The smaller lot (proposed Lot 1) will accommodate an existing single-storey commercial building (Building D) and will require Council approval of a Development Variance Permit for building setbacks. The proposed setback deficiencies are the result of the proposed line of subdivision.
- The proposed 85 townhouse units are grouped into 15 individual buildings including a separate amenity building. The project proposes a Floor Area Ratio (FAR) of 0.82 and a unit density of 56.83 units per hectare (17.89 upa). The proposed FAR and unit density comply with the maximum FAR of 0.90 and 75 upha (30 upa) unit density permitted under the RM-30 Zone.
- All of the 85 proposed units are 3-storey in height.
- A 2-storey, 252 square metre (2,720 sq. ft.) amenity building is located at the centre of the site and is adjacent to the outdoor amenity area. The size of the amenity building meets the 3 square metre (32 sq.ft.) requirement per dwelling unit of the RM-30 Zone (85 x 3 = 255).
- The applicant is proposing minimum building setbacks of 2.7 metres (9 ft.), 6.0 metres (20 ft.), and 3.0 metres (10 ft.) for the east side yard, south side yard, and rear yard, respectively. As the RM-30 Zone requires a minimum building setback of 7.5 metres (25 ft.) from all property lines, Council approval of a Development Variance Permit will be required (see By-law Variance section of the report).
- The applicant is proposing a 271-square metre (2,920 sq. ft.) outdoor amenity area next to the indoor amenity building. The proposed size of the outdoor amenity area slightly exceeds the minimum requirements of the RM-30 Zone based on 3.0 square metres (32 sq. ft.) per unit.
- The applicant is proposing 170 parking stalls (tandem parking) and 17 visitor and 1 disabled parking spaces. The proposed number of parking stalls meets the minimum requirements of the RM-30 Zone based on 2 parking stalls per unit and 0.2 visitor stalls per unit.

### PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on September 26, 2006 and staff received no comment. Due to the history of a previous multiple residential development proposal for the subject site (Application No. 7995-0080-00) and the proposed OCP amendment, the applicant was requested to conduct a Public Information Meeting (PIM).

- A Public Information Meeting (PIM) was held October 24, 2006 in the library of L.A. Matheson Secondary School. Based on the pre-notification boundary, approximately 250 residents were notified either by mail or hand delivery. Staff were advised that information sheets were provided to approximately 60 neighbours in the course of a door-to-door survey of the residential and commercial neighbours nearest to the proposed development site.
- Those in attendance had an opportunity to review the proposal and discuss any concerns with the applicant's consultant.

- A total of 33 people signed-in at the Public Information Meeting, and a total of 30 questionnaires were returned. In addition, 11 letters of support from adjacent commercial properties were dropped off at the Public Information Meeting.
- At the meeting, attendees were encouraged to complete a questionnaire commenting on ten statements regarding specific elements of the proposed development including an invitation to write additional comments.
- The PIM summary provided by the applicant indicated no negative comments regarding the proposed land use and general approval for the separation of commercial and residential land uses and traffic. However, there were specific concerns relating to the potential traffic impacts of the proposed townhouses. In particular, the proposed vehicular access and increased traffic were of concern to those living nearest to the proposed access point at 94 Avenue and 121<sup>st</sup> Street.
- As an alternative, it was suggested that the traffic be distributed to the three east-west avenues (94 Avenue, 94A Avenue and 95 Avenue). Traffic calming flat top speed humps on 121 Street and other strategic locations, and a traffic light at 122 Street and 96 Avenue and at the commercial entrance of 9450 - 120 Street were also suggested.
- It should be noted that a Traffic Impact Assessment conducted by Ward Consulting Group concluded that the proposed site plan showing one access will be able to accommodate the anticipated traffic related to the proposed residential development.

### 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

- Resident and visitor vehicular access to the proposed townhouses will be at 121<sup>st</sup> Street and 94 Avenue. This is near to the access of the existing townhouse development, Scott Cedars, and across the street from two single-family dwellings (one facing 93A Avenue, the other facing 94 Avenue).
- An emergency vehicle access point will be provided at 94A Avenue.
- There will be a public pedestrian walkway between 121 Street and 120 Street via a proposed walkway bordering the east side of the townhouse development. There will be several access points along the pathway. Proposed landscaping and fencing on this site responds to neighbourhood concerns about unsafe and undesirable activities that have been taking place on the vacant lot for several years. Residents of the proposed townhouses will have direct pedestrian access to the commercial component and 120<sup>th</sup> Street via locked gates.



- The townhouse blocks are configured as 4-, 5- or 6-unit buildings accessed from a two-way internal road system. The townhouses are all three-storey, three bedroom units with tandem parking on the ground floor, kitchen, living and dining on the second floor and bedrooms on the third floor. Rear yards have a walk-out patio accessed from the family room. The townhouse building form is rectangular in plan, with a gable roof and large and small dormers as roof articulation. Exterior finish materials are primarily vinyl siding and asphalt shingles.
- The proposed colour scheme is comprised of a gray and beige vinyl siding with red/brown and cobalt blue accents at feature walls and gable ends. The roof shingles are slate colour and the railings are beige.
- A 2-storey indoor amenity building is located at the centre of the site and includes a multi-purpose room at the ground floor with a common kitchen and washrooms and a games room at the second floor. The outdoor amenity area includes a children's play structure.
- Major landscape features include the site entry at 94 Avenue, the entry/amenity area at 94A Avenue and the pedestrian walkways at the east and north perimeter of the site.
- The proposed townhouse site is higher than the existing commercial site. The grading of the westerly edge of the townhouse site will encroach onto the commercial site and will require an easement agreement. The proposed side slope and grading will be treated with appropriate landscaping and buffering.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found generally satisfactory except for the following which will be addressed before final approval:

- Resolve outstanding site grading, and location and elevations of all retaining walls and fill. This will require submission of more complete grading information (existing and proposed grades).
- Revise the rear yards of townhouses (typical) to make the grading more gradual to adjacent roads and property lines. Minimize or eliminate retaining walls where possible. A geotechnical report may need to be submitted in support of the proposed fill.
- Review visitor parking locations and setback conditions to improve landscaping at internal roads; delete paved road east of Building D.
- Consider increasing the setbacks to end walls of townhouses at west property line to provide minimum 15'-0".
- Consider reversing location of indoor amenity building and outdoor amenity space to orient the outdoor amenity space and play area to the south.
- Review elevations and finish materials of townhouse buildings and revise to provide more visual interest, e.g., at "access" elevation and at the 94 Avenue site entry.

- Confirm location for commercial garbage enclosure.
- Revise wood fence at public walkways to decorative metal fence; provide wood fence at remainder of west property line.
- Provide decorative paving at internal road in front of indoor and outdoor amenity, at 94 Avenue entry area and at intersections of internal roads.
- Resolve landscape issues including pedestrian connection to 95 Avenue, width of public walkway paving, tree retention, arborist report, tree planting at public walkway, landscaping at the 94A Avenue traffic circle, and landscape details for site entries at 94A Avenue, 94 Avenue, and 95 Avenue.

### BY-LAW VARIANCES AND JUSTIFICATION

#### Development Variance Permit No. 7906-0297-00

(a) Requested Variance:

- To vary the Multiple Residential (30) Zone (RM-30) to reduce the minimum east side yard setback from 7.5 metres (25 ft.) to 2.7 metres (9 ft.).

Applicant's Reasons:

- While there are three points at which the proposed buildings encroach into the required setback, the majority of building side yard setbacks exceed the minimum standards.

Staff Comments:

- Given that the proposed encroachment occurs adjacent to road dedication and overall separation to the residential exceeds the minimum setback requirements, staff have no concern with a reduced setback at these points.

(b) Requested Variance:

- To vary the Multiple Residential (30) Zone (RM-30) to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

Applicant's Reasons:

- The reduced setback would interface with the side and rear yards of existing commercial lands and buildings and therefore impacts are considered minor.

Staff Comments:

- As only one unit is affected and the proposed setback is to the side of the unit, staff have no concerns with the proposed reduction to the rear yard setback.

## (c) Requested Variance:

- To vary the Multiple Residential (30) Zone (RM-30) to reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).

## Applicant's Reasons:

- In addition to providing appropriate landscape buffer treatment adjacent to the multifamily development to the south, the impact of the reduced setback is further lessened by the internal driveway separating the two properties.

## Staff Comments:

- The internal driveway access to the townhouse development to the south is located adjacent the south property line of the subject site.
- With sufficient landscape buffering to be provided along the southern edge, adequate private outdoor space can still be achieved for the most southerly row of units, therefore, staff have no concerns.

Development Variance Permit No. 7906-0297-01

## (a) Requested Variance:

- To vary the Community Commercial Zone (C-8) to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 1.0 metres (3.3 ft.).

## Applicant's Reasons:

- The Reduced setback allows for 2 additional units and given that the existing commercial building will pre-date the proposed units encroaching, any impact of the reduced setback will be evident to any prospective owners.

## Staff Comments:

- The variance is requested for an existing commercial building as a result of the proposed line of subdivision.
- Any new building on this proposed commercial lot will be subject to the applicable setbacks of the Zone.
- Staff will work with the applicant in improving the landscaping along this edge.
- Based on the above, staff support the requested variance.

## (b) Requested Variance:

- To vary the Community Commercial Zone (C-8) to reduce the minimum side yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.).

## Applicant's Reasons:

- While the proposed setback is less than what is required by by-law, the actual separation between the proposed multi-family and the existing commercial buildings is sufficient.

## Staff Comments:

- Staff agree with the applicant's rationale.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Survey Plan
Appendix IV.	Development Permit Drawings
Appendix V.	Proposed Subdivision Layout,
Appendix VI.	Site Plan
Appendix VII.	Proposed OCP Amendment
Appendix VIII.	Engineering Summary
Appendix IX.	Parks, Recreation & Culture Comments
Appendix X.	School District Comments
Appendix XI.	Corporation of Delta Comments
Appendix XII.	Development Variance Permit No. 7906-0297-00
Appendix XIII.	Development Variance Permit No. 7906-0297-01

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 17, 2007.
- Soil Contamination Review Questionnaire prepared by Wojciecm Grzybowicz dated June 21, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

DS/kms

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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:               W.G. Architecture Inc.  
                  Address:           #1030 - 470 Granville Street  
                                      Vancouver, B.C.  
                                      V6C 1V5  
                  Tel:                604-331-2378
  
2.     Properties involved in the Application
  - (a)     Civic Address:           9450 - 120 Street
  
  - (b)     Civic Address:           9450 - 120 Street  
          Owner:                Centex Projects Ltd., Inc. No. 771288  
          PID:                  026-077-329  
          Lot B Section 31 Township 2 New Westminister District Plan BCP13841
  
3.     Summary of Actions for City Clerks Office
  - (a)     Introduce a By-law to amend the Official Community Plan to redesignate the property.
  
  - (b)     Introduce a By-law to rezone a portion of the property
  
  - (c)     Proceed with Public Notification for Development Variance Permit No. 7906-0297-00  
          and Development Variance Permit No. 7906-0297-01 .

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: **RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		14,957 m <sup>2</sup>
Road Widening area		n/a
Undevelopable area		n/a
Net Total		14,957 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	max. 45%	39%
Paved & Hard Surfaced Areas		36%
Total Site Coverage		75%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	3.0 m
Side #1 (East)	7.5 m	2.7 m
Side #2 (South)	7.5 m	6.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		11 m / 3 storeys
Principal		
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		85
Total		85
<b>FLOOR AREA:</b> Residential		12,525 m <sup>2</sup>
Amenities Excluded		12,272 m <sup>2</sup>
<b>FLOOR AREA:</b> Commercial		n/a
Retail		
Office		
Total		
<b>FLOOR AREA:</b> Industrial		n/a
<b>FLOOR AREA:</b> Institutional		n/a
<b>TOTAL BUILDING FLOOR AREA</b>		12,525 m <sup>2</sup>

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

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	max 75 upha	56.83 upha
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	max. 0.9	0.82
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	min. 252.70	252.70 m <sup>2</sup>
Outdoor	min. 252.70	271.28 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed (double garages)		170
Residential Visitors		17
Institutional		n/a
Total Number of Parking Spaces		187
Number of disabled stalls		1
Number of small cars		n/a
Tandem Parking Spaces: Number / % of Total Number of Units		100%
Size of Tandem Parking Spaces width/length		3.41/11.16 m

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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## DEVELOPMENT DATA SHEET

### Existing Commercial: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		5,352 m <sup>2</sup>
Road Widening area		43.80 m <sup>2</sup>
Undevelopable area		
Net Total		5,308.48 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	0.50%	0.21%
Paved & Hard Surfaced Areas		56%
Total Site Coverage		0.82%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	8.96 m
Rear	7.5 m	1.12 m
Side #1 (North)	7.5 m	18.64 m
Side #2 (South)	7.5 m	6.71 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12	7.70 m/2 storeys
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA:</b> Residential		n/a
<b>FLOOR AREA:</b> Commercial		1,393.5 m <sup>2</sup>
Retail		1,114.8 m <sup>2</sup>
Office		278.7 m <sup>2</sup>
Total		1,393.5 m <sup>2</sup>
<b>FLOOR AREA:</b> Industrial		n/a
<b>FLOOR AREA:</b> Institutional		n/a
<b>TOTAL BUILDING FLOOR AREA</b>		1,393.5 m <sup>2</sup>

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



## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		n/a
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	.80	
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	shared	68
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed (double garages)		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		68
Number of disabled stalls		2
Number of small cars		11
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

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

