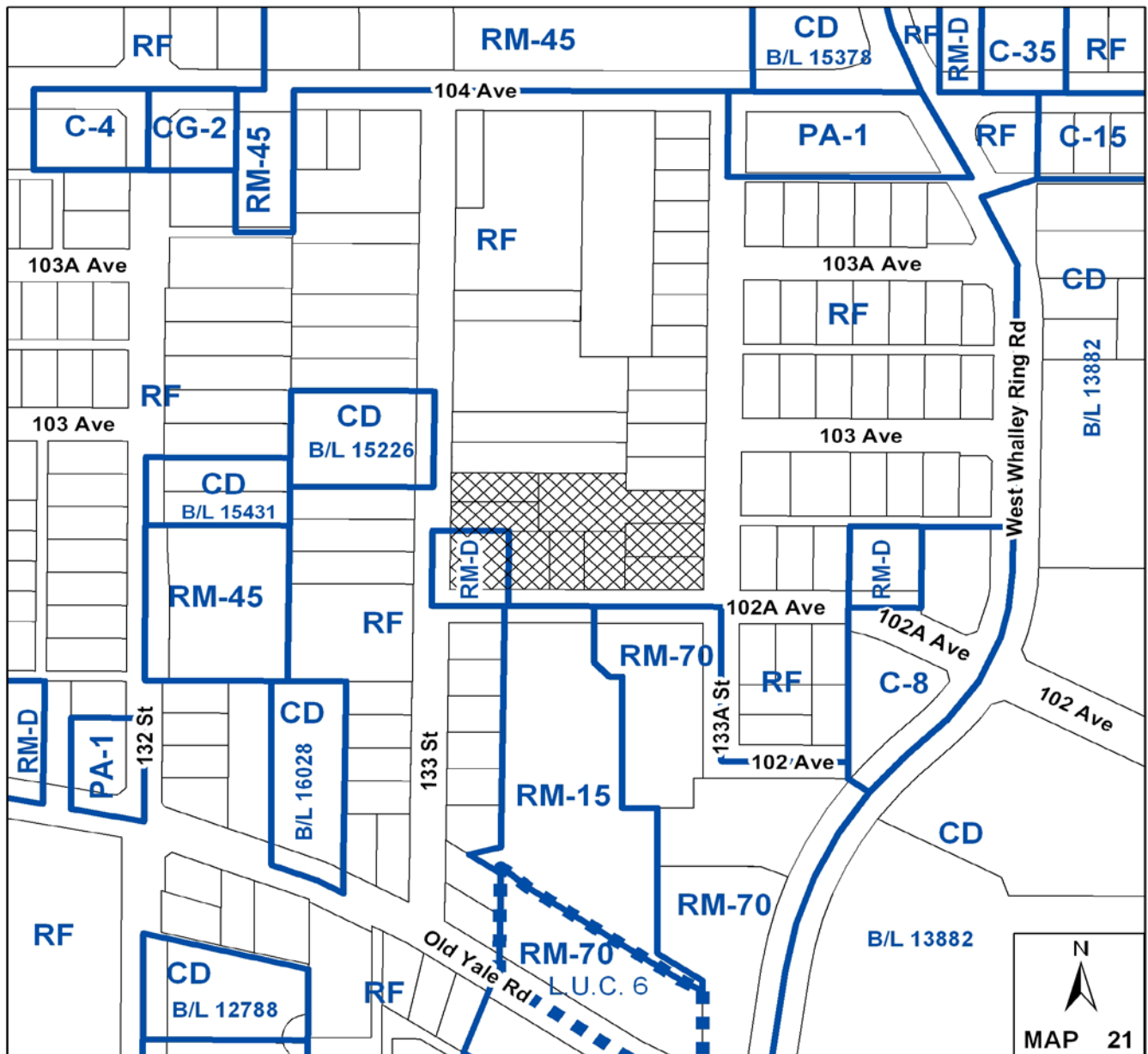


**Proposal:** Rezone from RF and RM-D to CD and from RF to CD and Development Permits to permit the development of two apartment buildings on two lots.

**Recommendation:** Approval to Proceed

**Location:** 102A Ave & 133/133A St    **Zoning:** RF and RM-D

**OCP Designation:** Multiple Residential    **Owner:** Weststone Properties 104 Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: June 26, 2006  
Planning Report Date: October 30, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RF and RM-D to CD;
- a rezoning from RF to CD; and
- two Development Permits

in order to permit the development of two, 4-storey apartment buildings on two lots in Surrey City Centre.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the western site (Appendix I) from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone the eastern site (Appendix I) from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space for the two proposed buildings from 618 square metres (6,650 sq.ft.) to 316 square metres (3,400 sq.ft.).
4. Council authorize staff to draft Development Permit No. 7906-0321-00 for Phase 1, generally in accordance with the attached drawings (Appendix III).
5. Council authorize staff to draft Development Permit No. 7906-0029-00 for Phase 2, generally in accordance with the attached drawings (Appendix III).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) resolution of all urban design issues to the satisfaction of the City Architect;
- (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 plan and landscaping cost estimates to the specifications and satisfaction of the City Landscape Architect;
- (f) the applicant adequately address the impact of reduced indoor amenity space;
- (g) 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 and Culture;
- (h) registration of a statutory right-of-way for public passage over the internal roadway;
- (i) registration of an easement and Restrictive Covenant to permit the residents of Phase 2 to use the indoor amenity space located in Phase 1; and
- (j) demolition of existing buildings and structures to the satisfaction of the Building Division.

### REFERRALS

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

Parks: Concerns regarding the pressure the development will place on existing park facilities (Appendix V).

School District: **Projected number of students from the development on the western site (File No. 7906-0321-00):**

Elementary students = 6 students  
 Secondary students = 4 students  
 Total new students = 10 students

**Projected number of students from the development on the eastern site (File No. 7906-0029-00):**

Elementary students = 2 students  
 Secondary students = 1 student  
 Total new students = 3 students

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

Old Yale Road Elementary School = 401 enrolled/455 capacity  
 Kwantlen Park Secondary School = 1,458 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 = 21 students  
 Total new students = 21 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 reviewing enrollment move options from Kwantlen Park to another secondary school, to eliminate projected overcrowding.*

*The proposed developments will not have a significant impact on these projections.*

(Appendix VI)

**SITE CHARACTERISTICS**

- **Existing Land Use** Older single family dwellings and duplex, all to be demolished, and vacant lands.
- **East:** Across 133A Street, single family dwellings, zoned RF, designated City Centre.
- **South:** Across 102A Avenue, single family dwellings, zoned RF, designated Multiple Residential. Townhouses zoned RM-15, designated Multiple Residential. Three-storey apartment buildings, zoned RM-70, designated Multiple Residential.
- **West:** Across 133 Street, single family dwellings, zoned RF, designated Multiple Residential. Four-storey apartment building under construction, zoned CD (By-law No. 15226), designated Multiple Residential.
- **North:** Single family dwellings, zoned RF, designated Multiple Residential.

**PLAN AND POLICY COMPLIANCE**

OCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Background

- The applicant, Weststone Developments, is proposing to construct two, 4-storey apartment buildings along the north side of 102A Avenue between 133 Street and 133A Street in Surrey City Centre.
- Separate land development applications have been submitted for Phase 1 of the project (Application No. 7906-0321-00) and for Phase 2 of the project (Application No. 7906-0029-00), as the applicant intends to proceed with construction of Phase 1 in advance of Phase 2.
- Separate Development Permits will be issued for Phase 1 and Phase 2.
- However, as each building constitutes a separate phase of the same development, and as both buildings must be considered together in terms of design, building siting and urban context, both applications are proceeding to Council in one Planning Report.

### Current Proposal

- The subject site, comprising 9 lots at the northeast corner of 102A and 133 Street and at the northwest corner of 102A Avenue and 133A Street in Surrey City Centre, is designated Multiple Residential under the Official Community Plan (OCP).
- Eight of the subject lots are zoned Single Family Residential Zone (RF) and one lot is zoned Duplex Residential Zone (RM-D).
- The applicant has applied to consolidate the 9 existing lots into two new lots and to rezone each of the proposed lots to separate Comprehensive Development Zones (CD).
- Phase 1 of the project (7906-0321-00) will consist of a four-storey apartment building containing 135 units.
- The proposed floor area ratio (FAR) of Phase 1 is 1.67, which is consistent with the maximum FAR of 2.5 permitted in the Multiple Residential designation in City Centre, is consistent with the FAR envisioned for this part of Surrey City Centre, and consistent with the FAR of other four-storey apartment buildings recently approved in the area.
- Phase 2 of the project (7906-0029-00) will consist of a smaller four-storey apartment building containing 71 units.
- The proposed Floor Area Ratio (FAR) of Phase 2 is 1.53 which is also consistent with the FAR envisioned for this part of Surrey City Centre and which is consistent with the FAR of other four-storey apartment buildings recently approved in the area.
- Although the proposed buildings conform in terms of height and massing to the type of building found in the RM-70 Zone, the floor area ratio (FAR) proposed for each lot cannot be accommodated in the RM-70 Zone.

- The proposed FAR of 1.67 for Phase 1 and 1.53 for Phase 2 exceed the maximum FAR of 1.5 permitted in the RM-70 Zone. Further, since both proposed lots are less than 1.0 hectare (2.5 acres) in area, the sliding density provisions of the RM-70 Zone would limit the FAR to 1.27 for Phase 1 and to 1.15 for Phase 2.
- Although the proposed densities could be accommodated within the RM-135 Zone, the RM-135 Zone is designed to accommodate and regulate high-rise residential developments and is, therefore, not appropriate for a four-storey building form.
- As a result of the densities proposed, therefore, the applicant has applied to rezone the two proposed lots to two separate Comprehensive Development Zones.

#### Proposed CD Zones

- The proposed CD By-laws are based, generally, on the RM-70 Zone except for the sliding density scale provision, outlined in the preceding section, and some modifications to building setbacks, lot coverage and building height.
- 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 for Phase 1 reduces the south, north and west yard setbacks to 4.5 metres (15 ft.). The proposed CD By-law for Phase 2 reduces the west, south and east setbacks to 4.5 metres (15 ft.) and reduces the north setback to 6.0 metres (20 ft.)
- The reduced setbacks help to create a more urban streetscape along 102A Avenue, 133 Street and 133A Street in accordance with the urban design vision for Surrey City Centre.
- The reduced north setbacks for Phase 1 will not impact the adjoining property as the lot to the north is owned by the same developer who intends to redevelop this lot and other lands to the north for high-density residential development in the future.
- 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 for Phase 1 permits a maximum lot coverage of 50%, while the proposed CD By-law for Phase 2 permits a maximum lot coverage of 45%.
- The RM-70 Zone restricts the maximum height of buildings to 50.0 metres (164 ft.). The proposed CD By-law for Phases 1 and 2 limits the maximum building height to 17.0 metres (56 ft.) to reflect the four-storey building height and site grading proposed.
- All other aspects of the proposed CD By-laws are the same as the RM-70 Zone.

#### PRE-NOTIFICATION

- Pre-notification letters for both projects were sent on September 6, 2006.
- Staff received no comments in response to the pre-notification letters or to the Development Proposal Signs.

## DESIGN PROPOSAL AND REVIEW

### Site Layout

- Phase 1 of the project will consist of a 4-storey U-shaped building that will be located on the western portion of the development site. Phase 2 of the project will consist of a 4-storey L-shaped building that will be located on the eastern portion of the development site.
- Phase 1 will contain 135 units that will consist of a mix of studio, small one-bedroom, one-bedroom and den, two-bedroom, and two-bedroom and den units, ranging in size from 35 square metres (378 sq. ft.) to 100 square metres (1,080 sq. ft.). There will also be 5, two-storey "townhouse" type units facing 133 Street, and an additional 5 such units on the east side of the building.
- Phase 2 will contain 71 units that will consist of a mix of studio, small one-bedroom, one-bedroom and den, and two-bedroom units also ranging in size from 35 square metres (378 sq. ft.) to 100 square metres (1,080 sq. ft.). Four, two-storey "townhouse" type units will be provided along 133A Street.
- The main entry to both apartment buildings will be located along 102A Avenue.
- A 7.3-metre (24 ft.) wide private roadway will be constructed between the two buildings. This internal roadway is intended to act as a service corridor, providing vehicle access to the underground parking garage for the Phase 1 and to surface parking areas, in order to reduce the number of driveway crossings along the adjacent streets.
- The access to the underground parking garage for Phase 2 will be located along 133A Street.
- Three surface parking spaces, designed for short-term parking, will be located along the internal roadway near the northerly end of the site.
- The roadway will be flanked by walkways that will permit pedestrian penetration into the site.
- The roadway is intended to be extended to the north at some time in the future to service other lands owned by the same developer.

### Building Design

- The two buildings will be identical in terms of architectural design and exterior cladding materials.
- Architecturally the building consists of clean straight lines intended to reflect a modern, urban environment.
- Large sections of the first two floors of each building will be clad in light-brown masonry veneer to add weight and permanence to the building.
- Other sections of the buildings will be clad in charcoal-coloured corrugated metal cladding and dark-brown hardi-plank siding.

- To provide an accent, the entry canopies and the soffits will be clad in natural finish cedar.
- Eave trim and railings will be black to provide contrast.
- The proposed buildings will have flat roofs, finished with a patterned layout of various colours of ballast. Rooftop mechanicals will be screened.

#### Indoor Amenity Space

- All of the indoor amenity space proposed for both phases will be located in the Phase 1 building.
- The indoor amenity space will be located on the first and second floors of the Phase 1 building at the northern end of the east wing of the building.
- The ground floor of the indoor amenity space will consist of a multi-purpose room, a meeting room, an exercise room, a kitchen, a storage room and two washrooms. The multi-purpose room, meeting room and exercise room will be two storeys in height.
- The second floor amenity space will contain a multi-purpose room, a meeting room and two washrooms.
- The indoor amenity space will total 316 square metres (3,400 sq. ft.), which is 302 square metres (3,250 sq. ft.) less than the 618 square metres (6,650 sq. ft.) required under the Zoning By-law (3.0 square metres./32 sq. ft. per dwelling unit) for Phases 1 and 2 combined.
- 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

- All ground floor units of both buildings will have direct access to the public city sidewalks located along the west, south and east perimeter of the subject site.
- As the ground floor of the buildings will be higher than the adjoining city sidewalks, each ground floor entry will be designed to have a small stoop with a set of stairs leading down to the street.
- In some areas, due to the slope of the site, a series of terraced and landscaped retaining walls will be provided to separate the building from the adjoining sidewalk.
- A signature landscape feature will be created on the northwest corner of the 102A Avenue and 133A Street intersection to provide a focal point along the street.
- A secondary water and landscape feature will be provided at the north end of the site along the internal roadway to provide a focal point for those traveling and walking north along this internal access route.



- The proposed outdoor amenity space for Phase 1 will cover 510 square metres ( 5,500 sq. ft.) which is 105 square metres (1,130 sq. ft.) more than the 405 square metres (4,400 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq ft. per dwelling unit).
- The outdoor amenity space for Phase 1 will consist of a heavily landscaped central courtyard that will include pathways, benches, seating walls and trellises.
- The proposed outdoor amenity space for Phase 2 will cover 248 square metres ( 2,670 sq. ft.) which is 35 square metres (380 sq. ft.) more than the 213 square metres (2,300 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- The outdoor amenity space for Phase 2 will consist of a children's play area with seating and feature planting.

### Parking

- All parking, except for the three short-term parking spaces, will be provided underground.
- The underground parking lot for Phase 1 contains a total of 171 parking spaces. A total of 147 parking spaces are provided for resident parking, which is 1 more than the 146 parking spaces required under the Zoning By-law. A total of 24 parking spaces are provided for visitors, which is 2 more than the 22 parking spaces required under the Zoning By-law.
- The underground parking lot for Phase 2 contains a total of 90 parking spaces. A total of 78 parking spaces are provided for resident parking in accordance with the requirements of the Zoning By-law. A total of 11 parking spaces are provided for visitors, which is also in accordance with the requirements of the Zoning By-law.
- The access to the underground parking garage for Phase 2 will be located along 133A Street rather than from the internal roadway so as not to intrude into the landscaped area and outdoor amenity area of the Phase 2 building.

### ADVISORY DESIGN PANEL

ADP Meetings: July 13, 2006 and October 11, 2006.

- ADP comments suggest the developer consider additional refinement of some of the architectural elements and the proposed colour palette. As well, there are a number of ADP concerns that relate to the proposed landscaping plan and to the treatment of retaining walls and landscaping along the street frontages.
- The full list of ADP issues are outlined in Appendix VII.
- Although the applicant has made a number of changes (which are shown on the plans in Appendix III) to try and address the ADP comments and concerns, there are still a number of outstanding issues that need resolution. These outstanding issues are as follows:
  - Further refinement of the colour palette.

- Further review and consideration of exterior cladding material. A submission of a revised colour and sample board is required.
  - Further consideration of the interface between the street and the proposed buildings in terms of both hard and soft landscaping.
  - Further consideration of the character of the internal roadway and pedestrian corridor.
  - Further refinement of the corner feature at the intersection of 102A Avenue and 133A Street with the objective of creating a significant public space.
  - Implementation of changes within the buildings and underground parking garages to address CPTED issues.
- The developer has agreed to adequately address all of the outstanding design and landscaping issues prior to consideration of Final Reading of the Rezoning By-laws and issuance of the Development Permits.

#### 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 Comments
Appendix VI	School District Comments
Appendix VII.	ADP Comments and Applicant's Response
Appendix VIII.	Proposed CD By-law for Application No. 7906-0321-00
Appendix IX.	Proposed CD By-law for Application No. 7906-0029-00

#### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated October 23, 2006.
- Soil Contamination Review Questionnaires prepared by Dale Regehr dated January 24, 2006 and by Patrick Cotter dated October 23, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

GAG/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: Patrick Cotter  
Address: Unit 235, 11300 No. 5 Road  
Richmond, B.C. V7A 6J7  
Tel: 604-272-1477
  
2. Properties involved in Application No. 7906-0321-00:
  - (a) Civic Addresses: 10280, 10272 and 10262 - 133 Street; 13311 and 13323 - 102A Avenue; Portion of 13333 - 102A Avenue; Portion of 10277 - 133A Street
  - (b) Civic Address: 10280 - 133 Street  
Owner: Weststone Properties 104 Ltd.  
PID: 010-632-492  
N ½ Lot 2 Section 27 Block 5 North Range 2 West New Westminster District Plan 9655
  - (c) Civic Address: 10272 - 133 Street  
Owner: Weststone Properties 104 Ltd.  
PID: 011-426-080  
S ½ Lot 2 Section 27 block 5 North Range 2 West New Westminster District Plan 9655
  - (d) Civic Address: 10262 - 133 Street  
Owner: Weststone Properties 104 Ltd.  
PID: 018-324-231  
Strata Lot 1 Section 27 Block 5 North Range 2 West Plan LMS 940
  - (e) Civic Address: 13311 - 102A Avenue  
Owner: Weststone Properties 104 Ltd.  
PID: 010-378-499  
Lot 1 Section 27 Block 5 North Range 2 West New Westminster District Plan 18535
  - (f) Civic Address: 13323 - 102A Avenue  
Owner: Weststone Properties 104 Ltd.  
PID: 009-895-078  
Lot 2 Section 27 Block 5 North Range 2 West New Westminster District Plan 18535

- (g) Civic Address: Portion of 13333 - 102A Avenue  
 Owner: Weststone Properties 104 Ltd.  
 PID: 010-378-545  
 Lot 3 Section 27 Block 5 North Range 2 West New Westminster District Plan 18535
- (h) Civic Address: Portion of 10277 - 133A Street  
 Owner: Weststone Properties 104 Ltd.  
 PID: 011-367-181  
 Parcel A, Lot 13 and Lot 2, Section 27 Block 5 North Range 2 West New Westminster District Plan 8760 and 9655

3. Properties involved in Application No. 7906-0029-00:

- (a) Civic Addresses: 10257 and 10265 - 133A Street; Portion of 10277 - 133A Street; Portion of 13333 - 102A Avenue
- (b) Civic Address: 10257 - 133A Street  
 Owner: Weststone Properties 104 Ltd.  
 PID: 000-652-989  
 Lot 15 Section 27 Block 5 North Range 2 West New Westminster District Plan 8960
- (c) Civic Address: 10265 - 133A Street  
 Owner: Weststone Properties 104 Ltd.  
 PID: 011-367-032  
 Lot 14 Section 27 Block 5 North Range 2 West New Westminster District Plan 8960
- (d) Civic Address: Portion of 10277 - 133A Street  
 Owner: Weststone Properties 104 Ltd.  
 PID: 011-367-181  
 Parcel A, Lot 13 and Lot 2, Section 27 Block 5 North Range 2 West New Westminster District Plan 8960 and 9655
- (e) Civic Address: Portion of 13333 - 102A Avenue  
 Owner: Weststone Properties 104 Ltd.  
 PID: 010-378-545  
 Lot 3 Section 27 Block 5 North Range 2 West New Westminster District Plan 18535

4. Summary

- (a) Introduce two By-laws to rezone the site.

## DEVELOPMENT DATA SHEET

For Phase 1, 7906-0321-00

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		5,805 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	48.3%
Paved & Hard Surfaced Areas		10.0%
Total Site Coverage		58.3%
<b>SETBACKS</b> ( in metres)		
South	4.5 m	4.5 m
North	4.5 m	4.5 m
West	4.5 m	4.5 m
East	12.0 m	12.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	17.0 m	15.7 m
Accessory	4.5 m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		36
One Bed		61
Two Bedroom		36
Three Bedroom +		2
Total		135
<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>	9,869 m <sup>2</sup>	9,704 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)		
# of units/ha /# units/acre (net)		94 upa/233 uph
FAR (gross)		
FAR (net)	1.7	1.67
AMENITY SPACE (area in square metres)		
Indoor	405 m <sup>2</sup>	316 m <sup>2</sup>
Outdoor	405 m <sup>2</sup>	510 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	100	100
2-Bed	44	45
3-Bed	2	2
Residential Visitors	22	24
Institutional		
Total Number of Parking Spaces	168	171
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	NO
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## DEVELOPMENT DATA SHEET

For Phase 2, 7906-0029-00

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		3,640 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	42%
Paved & Hard Surfaced Areas		10%
Total Site Coverage		52%
<b>SETBACKS</b> ( in metres)		
South	4.5 m	4.5 m
North	6.0 m	6.0 m
East	4.5 m	5.0 m
West	4.5 m	4.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	17.0 m	15.3 m
Accessory	4.5 m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		12
One Bed		31
Two Bedroom		28
Three Bedroom +		
Total		71
<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>	5,824 m <sup>2</sup>	5,572 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)		
# of units/ha /# units/acre (net)		79 upa/197 upha
FAR (gross)		
FAR (net)	1.6	1.53
AMENITY SPACE (area in square metres)		
Indoor	213 m <sup>2</sup>	0
Outdoor	213 m <sup>2</sup>	248 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	44	44
2-Bed	43	43
3-Bed		
Residential Visitors	11	11
Institutional		
Total Number of Parking Spaces	90	90
Number of disabled stalls		
Number of small cars		2
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

