

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0375-00

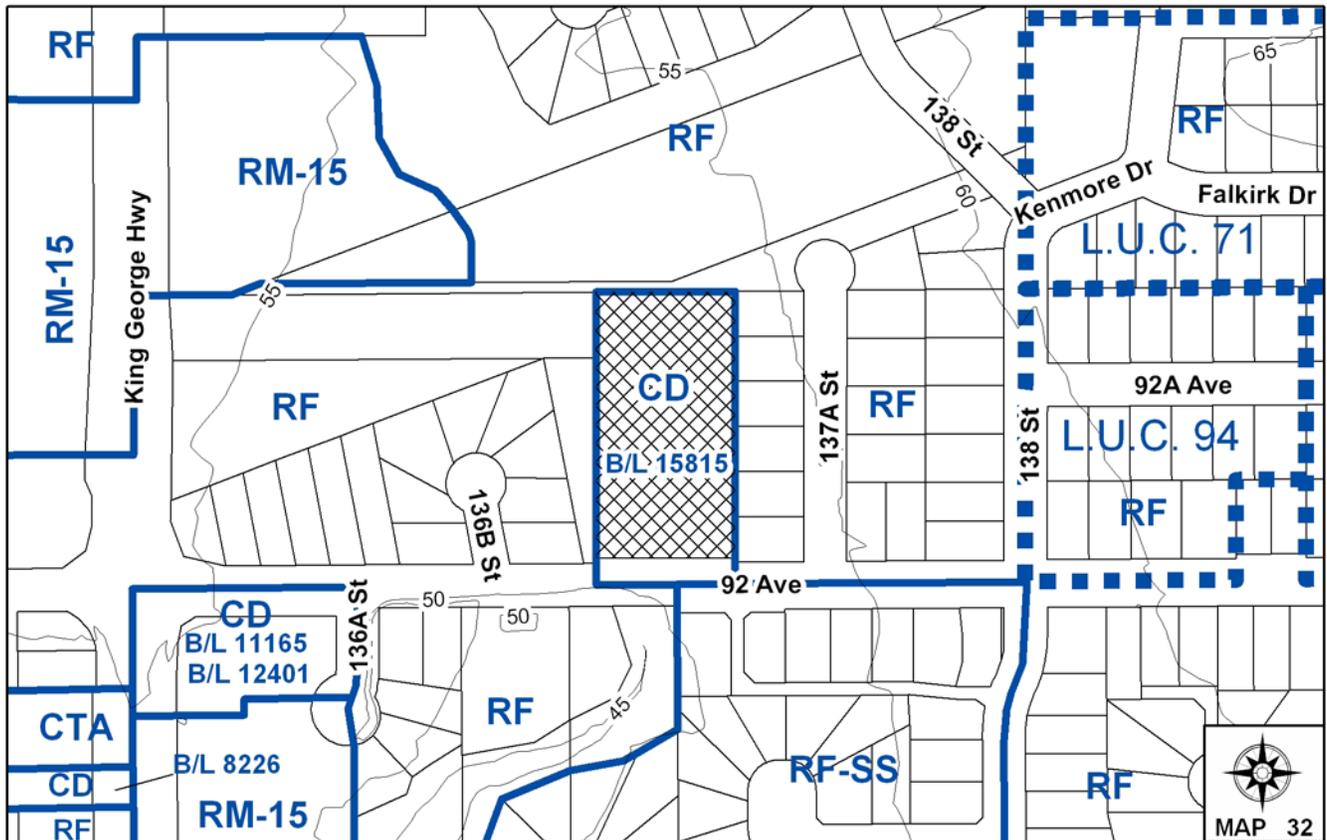
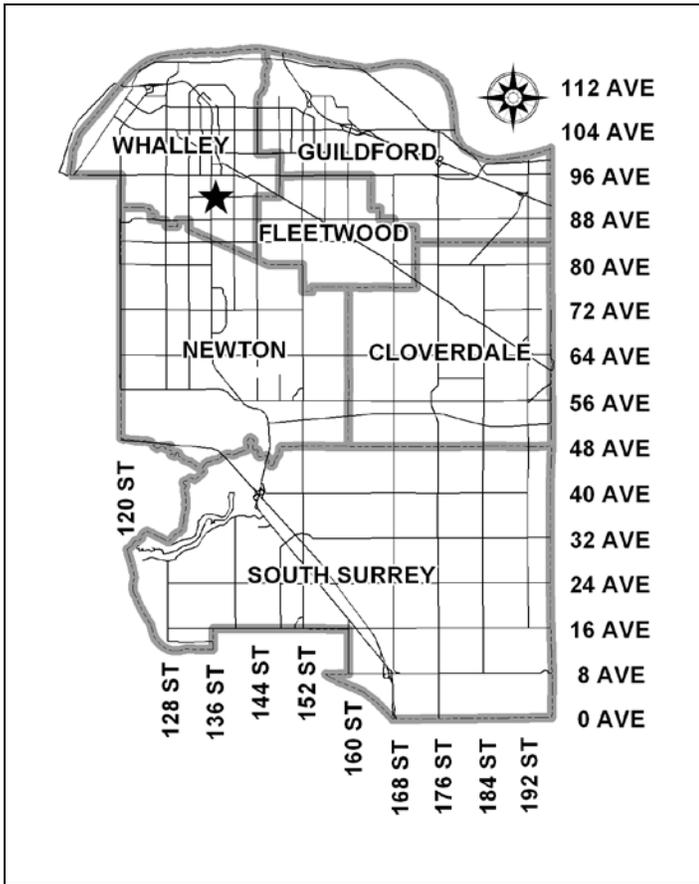
Planning Report Date: February 25, 2008

PROPOSAL:

- **Rezoning** from CD (By-law No. 15815) to CD (based on RMS-1)
- **Development Permit**

in order to permit a phased development consisting of 36 units of supportive housing, a child care centre for up to 59 children, limited office uses and community services.

LOCATION: 13729 - 92 Avenue
OWNER: Aтира Women's Resource Society, Inc. No. S17967
ZONING: CD (By-law No. 15815)
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Consistent with the general land uses and densities previously approved by Council for the site.
- The applicant has demonstrated community support for the proposal.
- Complies with the OCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 15815) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0375-00 in accordance with the attached drawings (Appendix II).
3. Council authorize staff to prepare a Housing Agreement By-law.
4. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) discharge Section 219 "No Build" Restrictive Covenant (BA504530);
 - (e) discharge Section 219 Restrictive Covenant (BA504533) for stream protection; and
 - (f) registration of a Section 219 Restrictive Covenant for stream protection.

REFERRALS

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

School District: **Projected number of students from this development:**

6 Elementary students at Simon Cunningham Elementary School
3 Secondary students at Queen Elizabeth Secondary School

(Appendix IV)

Parks, Recreation & Culture:

Support proposed development.

Environmental Review Committee (ERC):

The project was considered at the August 15, 2007 Environmental Review Committee (ERC) meeting attended by a representative from the Department of Fisheries and Oceans (DFO). The proposal to reduce the building setbacks from top-of-bank from approximately 20 metres (approved as part of Application No. 7905-0112-00), to setbacks ranging from 8.2 metres (27 ft.) to 17.5 metres (57 ft.) along the west side of the site and the BC Hydro right-of-way boundary along the north portion of the site, was supported by the Department of Fisheries representative.

Terasen Gas:

The developer needs to ensure that any utility crossings or fill, if required, within the Terasen Gas Statutory Right-of-Way (ROW) comply with their requirements. In addition, the applicant needs to ensure that any activities adjacent to the ROW do not adversely impact the ROW.

SITE CHARACTERISTICS

Existing Land Use: Existing Community Health Care Centre (CHC) to be demolished as part of proposed phased development.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|---|--|-----------------|---------------|
| North (Across BC Hydro/Terasen Gas Utility Corridor): | Single family residential lots. | Urban | RF |
| East: | Single family residential lots. | Urban | RF |
| South (Across 92 Avenue): | Single family residential lots and the Quibble Creek Greenway. | Urban | RF and RF-SS |
| West: | Quibble Creek greenbelt and single family residential lots. | Urban | RF |

DEVELOPMENT CONSIDERATIONS

Background

- In 2005, the Atira Women's Resource Society applied to rezone the property from Special Care Housing 1 Zone (RMS-1) to a Comprehensive Development (CD) Zone to permit a Community Health Centre (CHC) on the site in conjunction with 36 residential townhouse units for at risk women and their children (Application No. 7905-0112-00).

- The CHC would provide medical and support services such as parenting skills and counselling for high-risk pregnant women and young mothers in Surrey. The townhouses would provide temporary housing to at-risk mothers and their children for up to 24 months.
- At the time, the Society had secured funding for the CHC, however, the Society was required to spend the money by March 2006. To meet the tight time constraints, the applicant proposed to move forward with the rezoning application without an associated Development Permit application.
- The applicant proposed to demolish one of the existing buildings on the site and operate the CHC from the second existing building on the site.
- Then at a later date, when the Society had design drawings (architectural and landscape) for the proposed program building and 36 townhouse units they could make a Development Permit Application to the City.
- To insure no additional development occurred on the site, until such time that Council approved a Development Permit, a Section 219 Restrictive Covenant to secure a "no-build" was registered on the site. Rezoning By-law No. 15815 received final adoption on May 15, 2006

Current Proposal

- On August 18, 2006, the Atira Women's Resource Society submitted a rezoning and Development Permit application. The application was to make minor changes to the existing CD By-law No. 15815 to permit 36 townhouse units and a program facility building.
- In November 2006, the Society was advised by the British Columbia Housing Management Commission (BCHMC) that townhouses, the form of housing permitted under CD By-law No. 15815, did not qualify for provincial housing funding and that the built form would have to be modified to an apartment form. This was to comply with the BCHMC's Provincial Housing Initiatives Program for the Homeless and at Risk.
- The Atira Women's Resource Society (the "Society") is a non-profit organization and, as a result, must seek funding for this project. The Society is seeking funding from various Federal and Provincial Government Programs and Ministries. To date, the Society has secured funding from the BCHMC, the Ministry of Child and Family Development and Human Resources and Social Development Canada (Homelessness Partnership Initiative).
- In July 2007, the Atira Women's Resource Society amended their application to include 24 dwelling units in the apartment building and 12 sleeping units in the program facility building.
- The amended application is to rezone the site from the existing CD Zone (By-law No. 15815) to a new CD Zone to permit a 24-unit apartment building and a new program facility building, which will include 12 sleeping units. This new complex would be called the Maxxine Wright Facility.

- The new program facility building would be located at the front of the site. The existing Community Health Centre (CHC) operating on the site would be moved into this building once completed and would be located on the second floor. The CHC could include medical and dental offices, a health clinic and counselling services. The ground level floor would house the child care centre, which will accommodate up to 59 children. The third floor will have 12 sleeping units.
- The 12 sleeping units are for women who are expecting or who have recently had a baby. Residents of these units can stay up to 15 months or until the baby is six months old. There is no charge to stay in these units. Each unit has sleeping and washroom facilities. There is a common area with cooking facilities.
- The proposed four-storey apartment building would be located towards the rear of the site. The apartment building will have 24 dwelling units. These units range in size from one- to three-bedroom units, each with their own kitchen. Residents of these units can stay up to 24 months. The rent for these units is the equivalent to the women's maximum shelter allowance if she is on income assistance or 25% of her gross income.
- The applicant is proposing to phase the development of the site. The new program facility building will be constructed under Phase 1. The existing CHC located on the site will continue to operate while the new facility is being constructed.
- As part of Phase 2, the existing CHC building will be demolished and the 24-unit apartment building will be constructed.
- The project was reviewed at the August 15, 2007 Environmental Review Committee (ERC) meeting. The applicant was proposing additional setback relaxations further to those accepted by the Department of Fisheries and Oceans (DFO) representative as part of Application No. 7905-0112-00. When the project was reviewed at ERC as part of Application No. 7905-0112-00, the exact building footprints were unknown, as the building form was still undetermined.
- The proposed top-of-bank setbacks (ranging from 8.2 metres (127 ft.) on the west side to 17.5 metres (57 ft.) along the BC Hydro Right-of-Way boundary on the north side) along with the proposed compensation were approved as presented at the August 15, 2007 ERC meeting. A Section 219 Restrictive Covenant will be registered on title for reduced creek setbacks. The existing Section 219 Restrictive Covenant for creek setbacks registered on title as part of the previous application will need to be discharged as part of this application and replaced with a new covenant identifying the new setbacks.

Proposed CD By-law

- Many of the elements of the existing CD By-law No. 15815 will be carried over into the proposed CD By-law. The primary changes to the CD By-law are the permitted uses, the building form, the floor area ratio (FAR), the lot coverage, the building height, the parking requirements, the requirements for amenity space and the distinction between the 24 dwelling units and the 12 sleeping units.

- The following table outlines the key elements of the existing CD Bylaw (No. 15815) currently regulating the use and densities on the site and what changes are proposed in the new CD By-law. The sections of the existing CD By-law proposed to be changed are underlined in the centre column and the proposed changes are identified in the right hand column.

| | CD By-law No. 15815 | Proposed CD By-law |
|----------------------------|---|--|
| Permitted Uses | <ul style="list-style-type: none"> Office Uses: physical and mental health services on out-patient basis, medical and dental offices, health clinics and counselling services, excluding methadone clinics <u>Ground oriented multiple unit residential buildings subject to a Housing Agreement</u> Child Care Centre – <u>maximum of 48 children</u> | <ul style="list-style-type: none"> <u>Supportive Housing as defined in the CD By-law and subject to a Housing Agreement</u> <u>Care Facility</u> Child Care Centre – <u>maximum of 59 children</u> <u>Limited Office Uses</u> <u>Community Services</u> |
| Density | <ul style="list-style-type: none"> 36 dwelling units <u>FAR 0.50</u> | <ul style="list-style-type: none"> <u>36 units – consisting of 24 dwelling units and 12 sleeping units</u> <u>FAR 0.81</u> |
| Lot Coverage | <u>35%</u> | <u>26 %</u> |
| Yards/ Setbacks | 7.5 m. (25 ft.) from all lot lines | 7.5 m. (25 ft.) from all lot lines – no changes |
| Height of Buildings | Principal Buildings – 9 m. Accessory Buildings – 4.5 m. | <u>Principal Buildings – 10.4 m.</u> Accessory Building – no changes |
| Off-Street Parking | <ul style="list-style-type: none"> <u>Resident parking space may be reduced by 50%.</u> <u>50% of parking spaces shall be provided as underground parking or as parking within the building envelope.</u> | <u>26 stalls</u> |
| Special Regulations | <u>Amenity Space:</u> <ul style="list-style-type: none"> <u>Outdoor – 3 sq. m. per residential unit</u> <u>Indoor – 3 sq. m. per residential unit</u> <u>Child Care Centres:</u> <ul style="list-style-type: none"> <u>Are accessed from a highway, independent of residential uses.</u> <u>Have direct access to open space</u> | <u>Amenity Space:</u> <u>Requirement deleted from by-law.</u> <u>Child Care Centres:</u> <u>Have access to open space/play area on the lot.</u> |

- The original CD By-law (No. 15815) was based on the RMS-1 Zone for the program facility component of the project and the RM-15 Zone for the residential component. The proposed CD By-law is based primarily on the RMS-1 Zone.
- The permitted uses have been revised to elaborate on the type of uses proposed for the site. The permitted uses now include:
 - Supportive housing as defined in the CD By-law;
 - Care facility;

- Child care centre accommodating a maximum of 59 children;
 - Office uses limited to physical and mental health services on an outpatient basis, medical and dental offices, health clinics and counseling services but excluding methadone clinics; and
 - Community services.
- In the original CD By-law, ground-oriented multiple residential unit was the term used to describe the permitted residential uses in the CD By-law. By replacing the term multiple unit residential with the term supportive housing, which is defined in the proposed CD By-law, the type of uses on the site are more clearly specified.
- In the CD By-law supportive housing is defined as "buildings which contain sleeping units with or without cooking and/or living spaces and/or dwelling units, for person receiving care or assistance which is licensed or funded by provincial or federal agencies" and is subject to a Housing Agreement.
- In addition to office uses, community services was added to the CD By-law to ensure that all the proposed uses in the Community Health Centre and the in the Program Centre are permitted in the proposed facility.
- The number of children in the child care facility has increased from 48 to 59 in the proposed CD By-law. The applicant has indicated that in order for the child care to be financially viable it requires this increased number of children. The child care in the program building has been designed to accommodate 59 children in a licensed child care facility.
- The building form has changed from ground-oriented multiple unit residential buildings (i.e. townhouse form) to non-ground oriented multiple unit residential building (i.e. apartment form). The project continues to be subject to a Housing Agreement to comply with BCHMC requirements. The Housing Agreement will address the change in building form. The qualified occupants, as defined in the original Housing Agreement will continue to be at risk women with or without children.
- The overall number of residential units has not changed for the project. The original CD By-law (No. 15815) permitted 36 dwelling units in townhouse form and the proposed CD By-law permits 36 residential units: 24 independent dwelling units in apartment form and 12 sleeping units with shared cooking facilities. However, the floor area ratio (FAR) has increased slightly from 0.50 to 0.81. Conversely, the lot coverage has decreased from 35% to 26%.
- The average maximum height of the 3-storey program building is 10.030 metres (33 ft.). The average maximum height of the 4-storey apartment building is 10.370 metres (34 ft.) In the original CD By-law the maximum height permitted was 9 metres (30 ft.). Due to the change in the building form from townhouses to apartment building and to incorporate the sloping nature of the site, the maximum building height permitted in the proposed CD By-law has been increased marginally to 10.40 meters (34 ft.).
- The original CD By-law did not distinguish between the short-term and the long-term residential units. The proposed CD By-law distinguishes between the 24 long-term residential units located in the apartment building where residents will be able to stay up to 24 months and the 12 sleeping units in the program building where residents can stay up to 15 months.

- In the original CD By-law (No. 15815), the parking requirements for residents were reduced by 50% with no specific number of parking spaces identified. In the proposed CD By-law the applicant is proposing 26 surface parking spaces on the subject site for both residents and clients.
- The applicant retained Bunt and Associates Engineering Ltd. to conduct a parking study for the proposed facility. This study supplemented the previous parking study conducted for the original application on the site (Application No. 7905-0112-00). This new parking study reviewed two additional facilities, including the existing Maxxine Wright Centre on the subject site. The study concluded that a minimum of 23 stalls could accommodate all the parking needs for the site.
- Based on the Zoning By-law requirements, an apartment building and program facility of this size would typically require approximately 86 parking stalls. However, the study completed by Bunt and Associates demonstrated that the majority of the residents and non-resident clients will not have vehicles. Furthermore, approximately 60% of the children using the child care will be residents of the facility.
- Of the proposed 26 parking spaces, 14 parking spaces will be designated for employees of the facility and 3 spaces will be designated for pick-up and drop-off of children of the child care facility. The parking study was reviewed by the Engineering Department and was accepted.
- The amenity space requirements were eliminated from the proposed CD By-law. Most facilities of a similar nature to this one do not identify minimum indoor or outdoor amenity space requirements in the CD By-law. While this project includes a number of features that would be considered indoor and outdoor amenity space, the features are integrated between the two facilities and difficult to distinguish.

PRE-NOTIFICATION

Pre-notification letters were sent on September 20, 2007 and staff received one phone call from a neighbour who supported the proposal.

- The Society also conducted a door-to-door survey of 28 homes in the direct vicinity of the application site. The Society spoke directly with someone residing in approximately 50% of these homes. The results of this two-day survey were that only one resident expressed concern about the application. The residents' concern was not directly related to the application; rather it was related to financial compensation for installing a fence.
- As part of the previous rezoning application (Application No. 7905-0112-00), the Society conducted a door-to-door survey and two separate open house meetings. The results of these public consultation processes demonstrated strong support for the project. Only four residents attended the two open houses meetings and provided comments regarding: the need for 24-hour security, the maximum height of the buildings should not exceed 3 storeys, the buildings should be set back from 92 Avenue, pedestrian controlled cross-walks should be provided on 92 Avenue and parking should not be allowed on 92 Avenue. As there was no Development Permit (DP) associated with the original application, the applicant indicated they would address these concerns when a subsequent DP application was submitted.

- The applicant has outlined how each of these concerns is addressed in the current proposal:
 - 24 Hour Security
There is on-site staff 24 hours a day in the program building, which will service both the 12 sleeping units in the program building and the 24 dwelling units in the apartment building.
 - Maximum Building Height
Both the program building and the apartment building are designed to minimize the height of the buildings along the east property line (abutting single family residential homes) and to the south (fronting 92 Avenue) and to take advantage of site's downward slope to the west. The program building is 3 storeys in height, but is only 2.5 storeys along the east elevation. Similarly the apartment building is 4 storeys overall, but appears as 3 storeys along the east elevation.
 - Setback from 92 Avenue
The program building is setback 7.5 metres (25 ft.) from the property line. There are landscaped beds with trees and shrubs, along with existing trees to be retained along the front portion of the site and along the City boulevard, which further separate the building from the street.
 - Pedestrian Activity and Parking along 92 Avenue
The site has been designed to facilitate pedestrian movement with pedestrian pathways delineated through and around the parking lot. The number of parking stalls provided on the site was reduced from the number of stalls required in the original rezoning application. A parking study completed for the project has established that fewer stalls were necessary than originally anticipated in the original rezoning application. The parking needs for the site are all accommodated on site.

DESIGN PROPOSAL AND REVIEW

Site Characteristics

- The proposed development includes two buildings separated by one row of parking stalls and a drive aisle. The sole access to the site is from 92 Avenue.
- The site slopes significantly downwards to the west, towards Quibble Creek, which runs along most of the western portion of the site. The north portion of the site is encumbered by the utility corridor and contains a portion of the Quibble Creek protection area. The east side of the site abuts an established single family residential neighbourhood.
- The project is being designed to target LEED Silver standards. Some of the elements proposed to meet these standards include:
 - Improved indoor air quality: incorporate an air ventilation system with a heat recovery system and use low VOC paints, adhesives and carpets.

- Water efficiency: reduce water consumption by using dual flush toilets, low flow showerhead and fixtures, Energy Star appliances, drought tolerant plants and incorporate water cisterns to collect surface run-off for irrigation purposes.
- Material Efficiency: where feasible use locally sourced materials with a high recycled content.
- The applicant is proposing a short monument style free-standing sign at the entrance to the site. The sign is set-back 4.33 metres (14 ft.) from the front property line, which complies with the Sign By-law. The sign is approximately 1.5 metres (5 ft.) high and approximately 2 metres (7 ft.) wide. The sign is constructed of stainless steel with a concrete base and identifies the name and address of the facility.

Program Building (Building A)

- The program building is rectangular in shape running lengthwise, parallel to the driveway entrance to the site from 92 Avenue. The building is three storeys, with an average maximum height of 10.03 metres (33 ft.). The total floor area of the building is 1,862 square metres (20,042 sq. ft.).
- The lobby entrance to the building is at grade. The child care facility is located down half a flight of stairs from the lobby. The child care facility is partially below grade at the front entrance. With the drop in the grade to the west, the rear portion of the child care is all at grade. The child care level includes defined activity, eating and rest areas for the different age groups.
- There are two outdoor play areas for the child care. There is a designated outdoor play area at the rear of the program building and there is a rooftop play area on top of the program building. Access to these two areas is either through the rear doors or up the stairs/elevator to the rooftop.
- The clinic is located on the second floor, up half a flight of stairs from the lobby entrance. This floor includes office and meeting room space.
- The third floor has 12 transitional residential units. These 12 studio units (consisting of a bed, sitting area and bathroom) are located around a communal lounge and eating area.
- Both the program building and the apartment building are designed to be quite contemporary in appearance, while blending into the surroundings. The building materials include tan and cream coloured hardipanel and grey corrugated metal siding with grey metal roofing. The balconies all have orange coloured glass railings and glass canopies.

Residential Building (Building B)

- The four-storey residential apartment building is located towards the rear of the site. The building steps from three storeys along the east elevation to four storeys along the downward slope of the west elevation. The roof slopes downwards to the east.
- The average maximum building height is 10.4 metres (34 ft.) in height and contains 2,544 square metres (27,380 sq. ft.) of floor space.

- The proposed apartment building will contain 24 dwelling units, varying in size from one- to three-bedroom suites.
- The four ground level units have direct access to private outdoor patios.
- Similar to the program building, the building materials include tan and cream coloured hardipanel, grey corrugated metal siding, grey metal roofing and orange coloured glass railings on the balconies.

Landscaping

- There are 51 mature trees identified on the site. The applicant is proposing to remove four of these trees as part of this development. These four trees are located within the two proposed building envelopes or within the proposed driveway into the site. The applicant is proposing to plant many more trees than the 8 replacement trees required.
- The applicant is proposing to landscape most of the site not encumbered by the DFO setbacks from Quibble Creek, the two building envelopes, the driveway or parking areas. The proposed landscaping incorporates many native and drought tolerant plants as part of the LEED Silver standards the project is targeting.
- There are two outdoor play areas located at ground level. The play area located on the east side of the site adjacent to the residential building will have a resilient play surface. The play area will be surrounded by trees, sod and walkways. The portion of the play area abutting the single family residential homes to the east will be buffered by additional trees and shrubs being planted adjacent to the fence along the property line.
- The second play area on the west side of the program building is specifically for the child care and is being designed by a playground consultant. There is an arbour with a plexiglass roof as part of the play area to provide protection from the elements. This play area abuts the DFO setbacks.
- As mentioned previously, a large portion of the roof on the program building is being utilized as a second outdoor play area for the child care facility. This play area will have 2.43-metre (8 ft.) tall wood or vinyl coated chain link fence surrounding it and a resilient play surface. There will be a number of planters located around the periphery of the play area. There is an arbour covered with plexiglass on one side to provide protection from the elements.
- The front of the site abutting 92 Avenue has a large landscaped bed adjacent to the entrance and an undulating landscaped bed along the front of the program building. In front of the landscaped bed is sod which abuts the existing sidewalk.
- The driveway consists of light grey porous pavers and the parking stalls are charcoal grey porous pavers.
- The proposed landscaping plans have not been finalized and will need to be finalized before consideration of final adoption.

ADVISORY DESIGN PANEL

- The project was reviewed at the September 20, 2007 ADP meeting. The ADP comments and suggestions have been satisfactorily addressed (see Appendix V).

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. | Proposed Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix III. | Engineering Summary |
| Appendix IV. | School District Comments |
| Appendix V. | ADP Comments and Applicant's Responses |
| Appendix VI. | Proposed CD By-law |

INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by La Cas Consultants Ltd. dated June 29, 2007.
- Parking Study prepared by Bunt & Associates Engineering Ltd. dated December 17, 2007.

Jean Lamontagne
General Manager
Planning and Development

AP/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: Richard Stout, Davidson Yuen Simpson Architects
 Address: #260 - 1770 Burrard Street
 Vancouver, B.C.
 V6J 3G7
 Tel: 604-669-7710

2. Properties involved in the Application

(a) Civic Address: 13729 - 92 Avenue

(b) Civic Address: 13729 - 92 Avenue
 Owner: Atira Women's Resource Society, Inc. No. S17967
 PID: 005-344-689
 Lot 18 Section 33 Township 2 New Westminster District Plan 17255

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|---|---------------------------------------|-------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | 8,051 sq.m. |
| Road Widening area | | |
| Undevelopable area | | 2,622 sq.m. |
| Net Total | n/a | 5,429 sq.m. |
| | | |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | | 26% |
| Paved & Hard Surfaced Areas | | 26% |
| Total Site Coverage | | 52% |
| | | |
| SETBACKS (in metres) | | |
| Front (South Fronting 92 Avenue) | 7.5 m | 7.5 m |
| Rear (North) | 7.5 m | 21.4 m |
| Side #1 (West) | 7.5 m | 24.53 m |
| Side #2 (East) | 7.5 m | 11.36 m |
| | | |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 10.4 m | 10.4 m |
| Accessory | 4.5 m | |
| | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | 12 |
| One Bed | | 4 |
| Two Bedroom | | 8 |
| Three Bedroom + | | 12 |
| Total | 24 dwelling units | 36 |
| | | |
| FLOOR AREA: Residential | | 3,154 sq.m. |
| | | |
| FLOOR AREA: Commercial | | |
| Retail | | |
| Office | | |
| Total | | 624 sq.m. |
| | | |
| FLOOR AREA: Industrial | | n/a |
| | | |
| FLOOR AREA: Institutional (Child Care) | | 625 sq.m. |
| | | |
| TOTAL BUILDING FLOOR AREA | | 4,406 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) | | 44 upha/18 upa |
| # of units/ha /# units/acre (net) | | 67 upha/27 upa |
| FAR (gross) | 0.54 | 0.54 |
| FAR (net) | 0.81 | 0.81 |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | |
| Outdoor | | |
| PARKING (number of stalls) | | |
| Commercial | | 15 |
| Industrial | | |
| Residential Bachelor + 1 Bedroom | | 11 |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| Institutional | | |
| Total Number of Parking Spaces | 26 | 26 |
| Number of disabled stalls | | 2 |
| Number of small cars | | 4 |
| 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 | YES |
|---------------|----|---------------------------------|-----|