

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0415-00

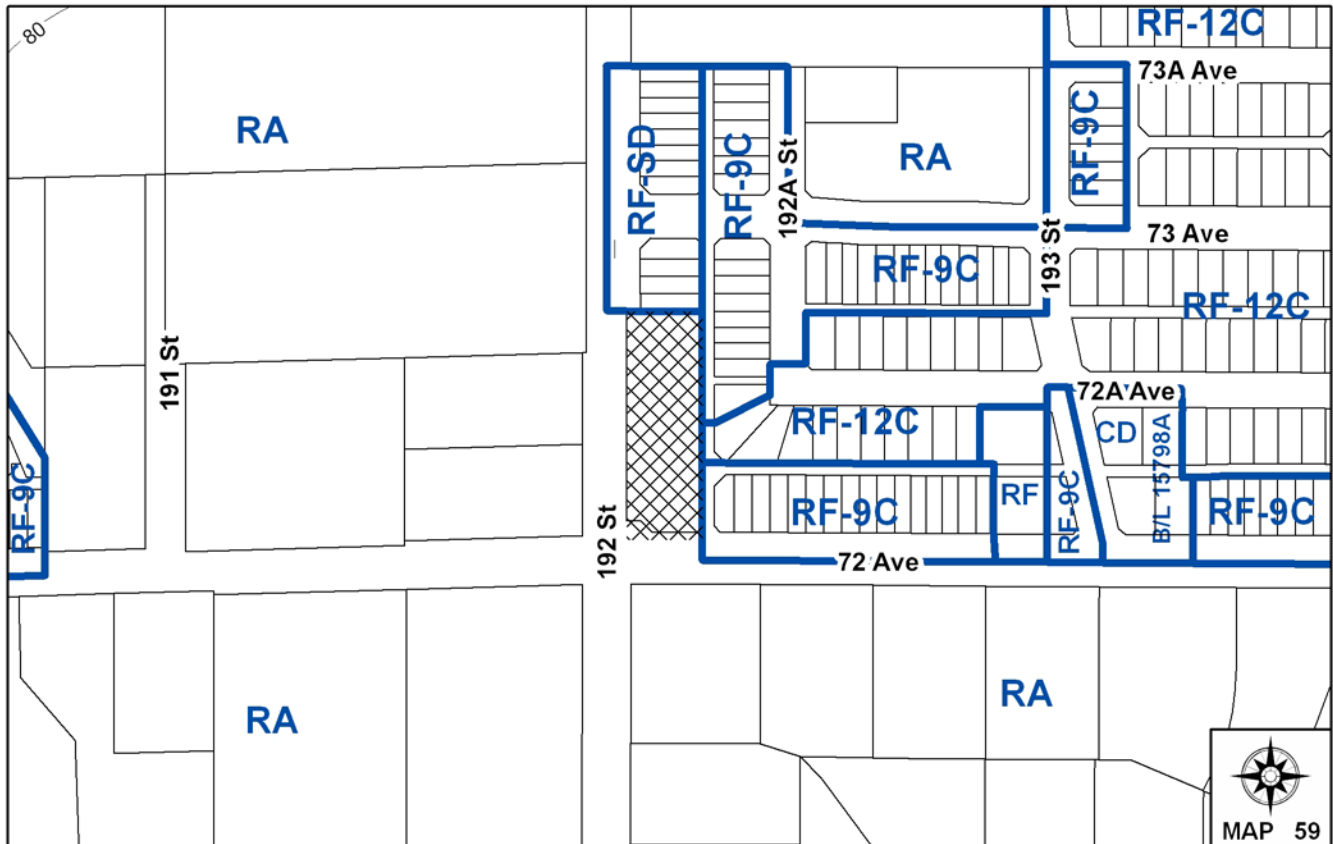
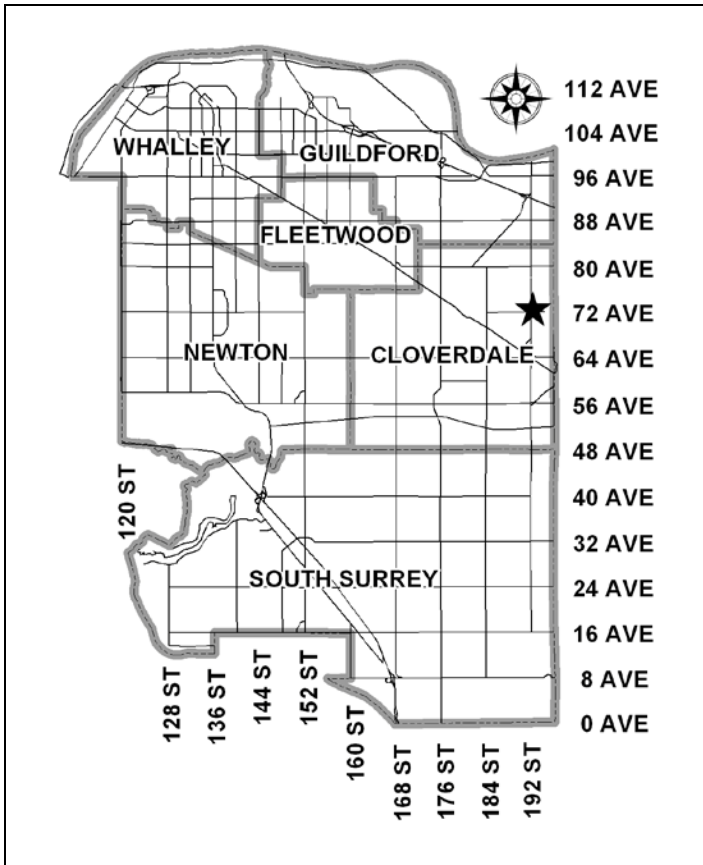
Planning Report Date: May 26, 2008

**PROPOSAL:**

- Rezoning from RA to RF-SD and C-5
- Development Permit
- Development Variance Permit

in order to allow subdivision into 4 single family lots with 2 semi-detached (duplex) residential buildings and one neighbourhood commercial site.

**LOCATION:** 19215 - 72 Avenue  
**OWNER:** Cascade Creek Development Corporation, Inc. No. 0759192  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Medium-High Density, Residential and Neighbourhood Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Setback relaxation for commercial component.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton Neighbourhood Concept Plan - North Extension.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A as shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. Council authorize staff to draft Development Permit No. 7906-0415-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7906-0415-00, (Appendix X) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum flanking side yard setback (west) of the C-5 Zone from 7.5 metres (25 ft.) to 1.9 metres (6 ft.); and
  - (b) to reduce the minimum front yard (south) setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.).
4. Council file Development Variance Permit No. 7905-0232-00.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a landscaping plan and landscaping cost estimate for the proposed commercial site to the specifications and satisfaction of the City Landscape Architect;
  - (d) submission of a landscape plan and cost estimate for the 3-metre (10 ft.) wide landscape buffer along 192 Street for the four proposed RF-SD lots (proposed Lots 1 to 4 inclusive);
  - (e) registration of a Section 219 Restrictive Covenant to secure the required landscaping within the landscape buffer area along 192 Street for the four proposed RF-SD lots (proposed Lots 1 to 4 inclusive);
  - (f) registration of a Section 219 Restrictive Covenant for building siting and for the increased front yard setbacks for the four proposed RF-SD lots (proposed Lots 1 to 4 inclusive);

- (g) registration of a party wall and corresponding easement agreement for proposed Lots 1 to 4 inclusive;
- (h) discharge Section 219 "No Build" Restrictive Covenant (BB434563) registered on Lot 42 as part of Application No. 7905-0232-00;
- (i) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

### REFERRALS

**Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirement as outlined in Appendix V.

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

1 Elementary student at East Clayton Elementary School  
1 Secondary student at Clayton Heights Secondary School

(Appendix VI)

**Parks, Recreation & Culture:** The applicant should dedicate a 4-metre (13 ft.) wide walkway between 192 Street and the lane, and provide the required park amenity contributions as per the NCP.

### SITE CHARACTERISTICS

**Existing Land Use:** Acreage residential lot. All the existing buildings and structures will be demolished.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Newly created semi-detached residential homes.	Medium-High Density Residential	RF-SD
East:	Recently approved small single family lots.	Low Density and Medium Density Residential	RF-9C and RF-12C
South (Across 72 Avenue):	Large residential acreage properties (Aloha Estates).	Half-Acre Residential	RA

Direction	Existing Use	NCP Designation	Existing Zone
West (Across 192 Street):	Large residential acreage properties.	Medium-High Density Residential	RA

## DEVELOPMENT CONSIDERATIONS

### Background

- The site is approximately 0.42-hectare (1-acre) in size and is designated Urban in the OCP. The site is located within the East Clayton NCP Extension – North of 72 Avenue (NCP), on the north side of 72 Avenue and on the east side of 192 Street. The north portion of the site is designated 15-25 upa Medium–High Density in the NCP and the south portion of the site is designated Neighbourhood Commercial in the NCP (Appendix III).
- The subject site was originally part of Application No. 7905-0232-00. This project encompassed a 2.46-hectare (6-acre) site, which included most of the land bordered by 72 Avenue to the south, 192 Street to the west, the lane between 72A and 73 Avenue to the north and 193 Street to the east. As part of Application No. 7905-0232-00 the applicant was proposing to:
  - Amend the OCP designation for the entire site from Suburban to Urban;
  - Rezone the westerly portion fronting 192 Street from RA to C-5 and RM-23;
  - Rezone the larger middle portion from RA to RF-12C and RF-9C; and
  - Rezone the southeasterly part from RA to CD (manor house).
- As Application No. 7905-232-00 was being reviewed by City staff it was determined that the applicant did not have detailed plans for portions of the site, including the commercial component at the northeast corner of 192 Street and 72 Avenue. Without detailed plans staff advised the applicant the project could not move forward. In July 2006 the ownership of the properties under application changed. The new owners eventually separated the original project into three separate applications: 7905-0232-00, 7906-0337-00 and 7906-0415-00 (subject application). (Refer to Appendix IV for a map illustrating the boundaries of the three projects). However, as part of the original application (No. 7905-232-00) the entire site was redesignated from Suburban to Urban.

### Current Application

- The current application is to rezone the northern portion of the site from RA to Semi-Detached Residential (RF-SD) Zone to create four lots with two semi-detached (duplex) buildings and to rezone the southern portion of the site from RA to Neighbourhood Commercial (C-5) Zone to create a two-storey commercial building.

Proposed Rezoning from RA to RF-SD (Block A in Appendix I)

- The proposed rezoning from RA to RF-SD is consistent with the 15-25 upa Medium –High Density designation in the NCP, where townhouses, row housing or duplexes are considered appropriate. The four proposed RF-SD lots conform with the requirements of the RF-SD Zone as illustrated in the following table:

	<b>RF-SD Zone</b>	<b>Proposed RF-SD Lots</b>
Lot Size ( <i>interior lots</i> )	200 sq. m. (2,150 sq. ft.)	254 sq. m. (2,735 sq. ft.)
Lot Width ( <i>interior lots</i> )	7.2 m. (24 ft.)	8.2 metres (27 ft.)
Lot Depth	28 m. (90 ft.)	31.1 m. (102 ft.)

- 192 Street is designated as an arterial road and driveway access is only permitted from the rear of each of the proposed lots. The 4 proposed lots will front 192 Street, but will each be accessed from the existing lane located at the rear of the site.
- Each of the proposed homes will have single-car detached garages at the rear of the lot. Each garage will be attached to the adjacent garage along the common side yard and will be accessed from the lane at the rear of the lot. A second parking space will be provided on a parking pad, beside the garage. A Section 219 Restrictive Covenant will be registered on title to regulate the siting of the paired garages on proposed Lots 1-4.
- As semi-detached units, the proposed homes and detached garages will have shared walls (party walls) and therefore, a party wall agreement will be required, as well as an easement agreement to facilitate future maintenance and repair. Registration of party wall agreements and the associated easement agreements will be a subject condition of rezoning.
- The existing dwelling on the site will be demolished and removed as part of the development.

Proposed Design Guidelines and Lot Grading

- The applicant retained Sandbox Design Works to prepare building design guidelines for the proposed RF-SD units.
- The design guidelines comply with the General Urban Design Guidelines established for the East Clayton NCP – North Extension. The proposed homes are Neo-Heritage in style. The design guidelines prohibit the construction of basement-entry homes and secondary suites.
- The applicant has submitted a preliminary lot grading plan that has been reviewed by staff and found acceptable. The applicant is proposing fill in excess of 0.6 metre (2 ft.) on the west side of the lots. The proposed lot grading is reflective of the grading for the recently approved RF-SD lots directly to the north.
- In-ground basements are proposed based on the preliminary lot grading information provided by the applicant.

Tree Preservation

- Originally there were seven protected trees on the entire site. During the redevelopment of the adjacent lands to the east under Application No. 7905-0232-00, six of the trees on the subject site were reportedly, mistakenly removed. The penalty for the improper removal of these trees is a \$6,000 fine, which the applicant has paid. In addition to the fine, the applicant is also required to upsize a number of the proposed replacement trees. The seventh tree is on the property line bordering the site and the road. This tree is within the ultimate road ROW boundaries and is not suitable for retention. This tree will be removed. The chart below provides a summary of trees being removed by species:

<u>Tree Species</u>	<u>Total # of Trees</u>	<u>Total Proposed for Retention</u>	<u>Total Proposed for Removal</u>
Fruit	3		3
Cypress	1		1
Douglas Fir	1		1
Japanese Maple	1		1
Norway Spruce	1		1
<b>Total</b>	<b>7</b>	<b>0</b>	<b>7</b>

- The applicant is proposing to plant eight new trees on the four proposed RF-SD lots.
- To provide a more substantial buffer from the arterial road and to enhance the streetscape in this neighbourhood, a 3-metre (10 ft.) wide landscape area will be secured within the designated front yards of proposed Lots 1-4. In addition to the 3-metre (10 ft.) landscape buffer, an increased setback of 4.5 metres (15 ft.) will be required from the edge of the landscape buffer to the face of the building. Only a porch or veranda would be permitted within the 4.5-metre (15-ft.) special setback.
- The landscape buffer and increased setbacks are reflective of the NCP, which identifies a special setback, landscape buffer or corridor along the east side of 192 Street. To accommodate this landscape buffer the four proposed RF-SD lots are 31 metres (102 ft.) deep, which is 3 metres (10 ft.) deeper than the minimum 28 metres (92 ft.) lot depth required for RF-SD lots.
- The applicant will be required to provide an acceptable landscaping plan and cost estimate for the proposed landscape buffer. The landscape plan will be similar to the landscape plan for the RF-SD lots directly to the north of the subject site, recently approved as part of Application No. 7906-0227-00. A Section 219 Restrictive Covenant will be registered on title for proposed Lots 1-4 to secure the landscaping within the buffer, the increased building setbacks to accommodate the landscape buffer and the location of the paired garages at the rear of each lot.

Proposed Rezoning from RA to C-5 (Block B in Appendix I)

- The applicant is proposing to rezone the south portion of the site from RA to C-5 to permit a two-storey commercial building with retail on the ground level and offices on the second storey.

- The proposed rezoning is consistent with the Neighbourhood Commercial designation in the NCP. The proposed commercial building complies with all the requirements of the C-5 Zone, except for two of the proposed setbacks, as illustrated in the following table:

	<b>Permitted in C-5</b>	<b>Proposed</b>
<b>Permitted Uses</b>	Retail, limited Personal Service Uses, Eating Establishments, Neighbourhood Pub, Office Uses, General Service Uses, Community Services, Child Care Centre and One Dwelling Unit	<ul style="list-style-type: none"> <li>Retail – 1<sup>st</sup> Storey</li> <li>Office – 2<sup>nd</sup> Storey</li> </ul>
<b>Density (FAR)</b>	0.50	0.50
<b>Lot Coverage</b>	50 %	28%
<b>Height</b>		
<b>Principal Building</b>	9 m. (30 ft.)	8.3 m. (27 ft.)
<b>Accessory Building</b>	4 m. (13 ft.)	2.4 m. (8 ft.) (garbage enclosure)
<b>Yards/Setbacks</b>	7.5 m. (25 ft.) from all lot lines	North – 23.5 m. (77 ft.) South – 2.7 m. (9 ft.)* East – 14.7 (48 ft.) West – 1.9 m. (6 ft.)*
<b>Off-Street Parking</b>	Retail – 14 stalls Office – 10 stalls Total – 24 stalls	Retail – 14 stalls Office – 10 stalls Total - 24 stalls
<b>Landscaping</b>	1.5 m. (5 ft.)	Minimum 1.5 m. (5 ft.)

\* *Variance Requested*

- The proposed commercial building is separated from the proposed RF-SD lots to the north by a walkway. The walkway runs east-west through approximately the centre of the site and provides a pedestrian corridor from 192 Street to the lane. At the lane the walkway connects with the existing walkway to the east that extends from the lane to 192A Street.
- The location of the proposed walkway is consistent with the walkway location identified in the NCP, however the width has been reduced from 10 metres (33 ft.) to 4 metres (13 ft.) to match the width of the walkway for the project to the east (7906-232-00), which was reduced to 4 metres (13 ft.) To compensate for the reduced walkway width, additional landscaping will be provided on the north side of commercial site adjacent to the walkway.
- The NCP shows the 3-metre (10-ft.) wide landscape buffer extending along the east side of 192 Street in-front of the commercial site. However, the NCP also recommends reducing setbacks for commercial buildings to create a more pedestrian-oriented commercial environment. Taking this into consideration, along with the narrow orientation of the site, it did not appear desirable to incorporate the landscape buffer in front of the commercial component of the site. Furthermore, the 192 Street Arterial Parkway already incorporates a wide vegetated and treed strip between the road and the sidewalk.



### Proposed Road

- As part of the original application (No. 7905-0232-00) a 6.94-metre (23-ft.) statutory right-of-way was registered over the western portion of the site within the future 192 Street right-of-way. This statutory right-of-way secured the future road dedication requirements for 192 Street and will be discharged as part of this project, when the road widening is dedicated.
- There is a Section 219 "No-Build" Restrictive Covenant registered over the entire subject site (Lot 42). This restrictive covenant was registered as part of Application No. 7905-0232-00 to restrict development on Lot 42 until such time that the lands are developed in accordance with the NCP. This Restrictive Covenant will be discharged as part of this application.
- A Development Variance Permit (DVP) was also approved as part of Application 7905-232-00 to allow Lot 42, zoned RA, to be created with a reduced lot width of 38 metres (124 ft.) rather than the minimum lot width of 50 metres (164 ft.). Since this lot is being rezoned as part of this application, the DVP will no longer be applicable and will be filed as part of this application.

### PRE-NOTIFICATION

- Staff sent pre-notification letters to the neighbourhood on November 1, 2006 and received no responses. Due to the length of time since the original pre-notification letter was mailed out, a second pre-notification letter was mailed on April 17, 2008. Staff received no responses.

### DESIGN PROPOSAL AND REVIEW

- The proposed commercial site has one building with approximately 1,053 square metres (11,335 sq. ft.) of office and retail space. The two storey building is rectangular in shape running in a north-south direction. The commercial building is sited on the southwest corner of the site with the parking located on the north and east sides of the site.
- The building has five proposed commercial units on the ground level and office space on the second level. The offices on the second floor are accessed by an elevator located in the lobby on the ground floor. Once on the second floor, the office units are accessed via an exterior passageway located on the east side of the building. The passageway has tempered glass railings to provide good visibility for clients, to minimize the visual impact of the exterior corridor and to provide maximum visibility for security.
- The two primary building siding materials are wood siding with a natural stain and corrugated metal siding. The detailing includes black wood trim and red window frames, door frames and doors. The proposed metal roof is charcoal coloured.
- There will be fascia signage for the ground level commercial units. There is no signage permitted on the second storey. An internal directory board will be featured in the ground level foyer where the stairs and elevators are located to access the second floor. The directory will list all the second storey offices.

- The sole vehicle entrance to the site is from 192 Street. Once on the site, vehicles can exit the commercial complex back onto 192 Street through the principal entrance or they can exit onto the lane located at the southeast corner of the site. Vehicles cannot enter the commercial site from the lane, they can only exit the commercial complex from the lane. This secondary exit helps facilitate vehicle movement through the commercial site, as the site is quite narrow. Once in the lane heading south, drivers are restricted to turning right onto 72<sup>nd</sup> Avenue.
- The applicant is proposing 15 replacement trees on the proposed commercial portion of the site, which exceeds the number of replacement trees required.
- The proposed landscaping on the commercial site includes a landscape strip with a minimum width of 3.2 metres (10 ft.) between the proposed walkway and the first parking stall. The plant material within this landscape bed along with the surrounding beds adjacent to the lane on the east side of the site and along the southeast corner of the site fronting 192 Street will be low in profile, with the exception of the trees. There are no fences proposed around the landscape borders. This will provide a more subtle transition between the commercial site and the walkway to the north, the lane to the east and the sidewalk to the south.
- There is pergola detailing at the two pedestrian entrances to the site, one from the walkway and the second from the lane. There is a large landscape bed with bench seating at the southeast corner of the site fronting 72 Avenue and a second seating area on the northeast corner of the site adjacent to the lane. To enhance and soften the presence of the building on the south and west sides, which have reduced setbacks, City staff have recommended that the applicant provide planters between each of the commercial units. The applicant has agreed to provide the planters.

#### ADVISORY DESIGN PANEL

- The Advisory Design Panel reviewed the proposed development at the November 1, 2007 ADP meeting. The ADP comments and suggestions have been satisfactorily addressed or will be addressed prior to consideration of final approval (see Appendix VIII).
- The City Landscape Architect has reviewed the proposed landscaping plans and finds them generally acceptable except for the following, which the applicant has agreed to resolve:
  - Five of the trees on the landscape plan for the proposed commercial site need to be upsized.
  - The landscape cost estimate for the proposed commercial site needs to be finalized.
  - The landscape buffer and the associated cost estimate for the four proposed RF-SD lots needs to be finalized.

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum flanking side yard (west) setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.9 metres (6 ft.) to accommodate the proposed neighbourhood commercial building.

## Applicant's Reasons:

- To create a more pedestrian streetscape along 192 Street and to accommodate parking at the rear of the building.

## Staff Comments:

- The proposed setback relaxation is reflective of the East Clayton Neighbourhood Concept Plan, which recommends setbacks ranging from 1 metre (3 ft.) to 2 metres (7 ft.) to create a pedestrian oriented commercial environment.
- To further enhance the pedestrian environment there will be planters situated between each of the commercial units.

## (b) Requested Variance:

- To reduce the minimum front yard (south) setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.) to accommodate the proposed neighbourhood commercial building.

## Applicant's Reasons:

- To create a more pedestrian streetscape along 72 Street and to accommodate parking at the rear of the building.

## Staff Comments:

- The proposed setback relaxation is reflective of the East Clayton Neighbourhood Concept Plan – North Extension, which recommends setbacks ranging from 1 metre (3 ft.) to 2 metres (7 ft.) to create a pedestrian-oriented commercial environment.
- To further enhance the pedestrian environment there will be planters situated between each of the commercial units.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape
Appendix III.	Map of Development Applications that Originated from Application No. 7905-0232-00

Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	ADP Comments and Applicant's Responses
Appendix IX.	Development Variance Permit No. 7906-0415-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ankenman Associates Architects and DMG Landscaping Architects, respectively, dated February 18, 2008 and February 16, 2008.

Jean Lamontagne  
General Manager  
Planning and Development

AP/kms

v:\wp-docs\planning\plncom08\03130911.ap.doc  
KMS 3/13/08 9:35 AM

Information for City Clerk

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

1. (a) Agent:      Name:                      Dwight Heintz, McElhanney Consulting Services Ltd.  
                         Address:                      13160 - 88 Avenue  
                                                              Surrey, BC  
                                                              V3W 3K3  
                         Tel:                                      604-596-0391

2.      Properties involved in the Application

(a)      Civic Address:                      19215 - 72 Avenue

(b)      Civic Address:                      19215 - 72 Avenue  
                         Owner:                                      Cascade Creek Development Corporation, Inc. No.  
                            0759192  
                         PID:    027-151-689  
                         Lot 42 Section 22 Township 8 New Westminster District Plan BCP31567

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to rezone the property.
- (b)      Proceed with Public Notification for Development Variance Permit No. 7906-0415-00.
- (c)      File Development Variance Permit No. 7905-0232-00.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-SD**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	
Hectares	
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	8.17 m - 8.18 m
Range of lot areas (square metres)	254 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	60%
<b>PARKLAND</b>	n/a
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

## DEVELOPMENT DATA SHEET

**Proposed Zoning: C-5**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		2,292 m <sup>2</sup>
Road Widening area		187 m <sup>2</sup>
Undevelopable area		
Net Total		2,106 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	29%
Paved & Hard Surfaced Areas		
Total Site Coverage		92%
<b>SETBACKS</b> ( in metres)		
Front (South)	7.5 m	2.75 m*
Rear (North)	7.5 m	23.5 m
Side #1 (West)	7.5 m	1.9 m*
Side #2 (East)	7.5 m	13.42 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9.0 m	8.3 m
Accessory	4.0 m	2.4 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		n/a
<b>FLOOR AREA: Commercial</b>		
Retail		526 sq.m.
Office		527 sq.m.
Total		1,053 sq.m.
<b>FLOOR AREA: Industrial</b>		n/a
<b>FLOOR AREA: Institutional</b>		n/a
<b>TOTAL BUILDING FLOOR AREA</b>	1,053 m <sup>2</sup>	1,053 m <sup>2</sup>

\* *Variance requested*

## 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)	0.50	0.50
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	24	24
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	24	24
Number of disabled stalls		1
Number of small cars		5
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		

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