

City of Surrey
ADDITIONAL PLANNING COMMENTS
 File: 7906-0519-00

Planning Report Date: November 24, 2008

PROPOSAL:

- Rezoning from RF to CD (based on RMC-150)
- Development Permit
- Development Variance Permit

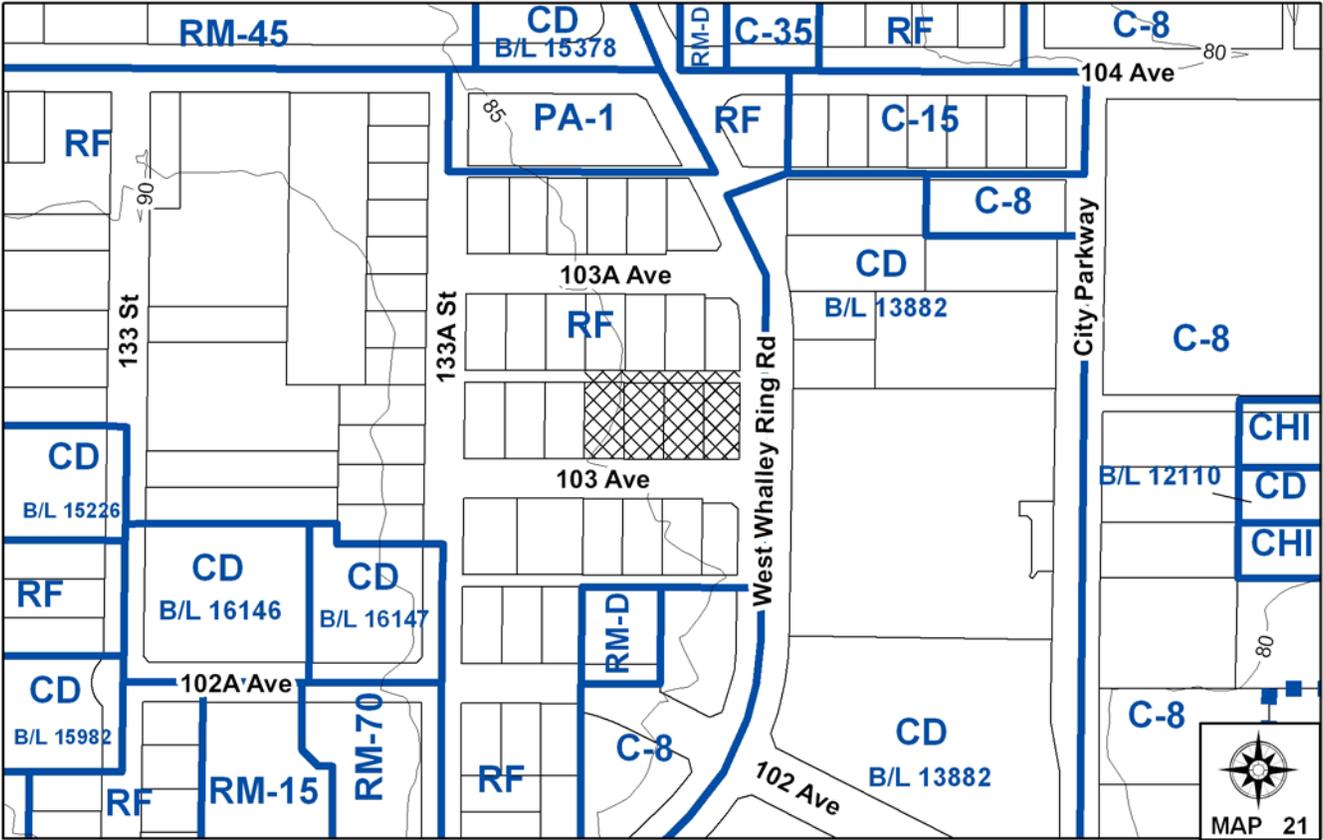
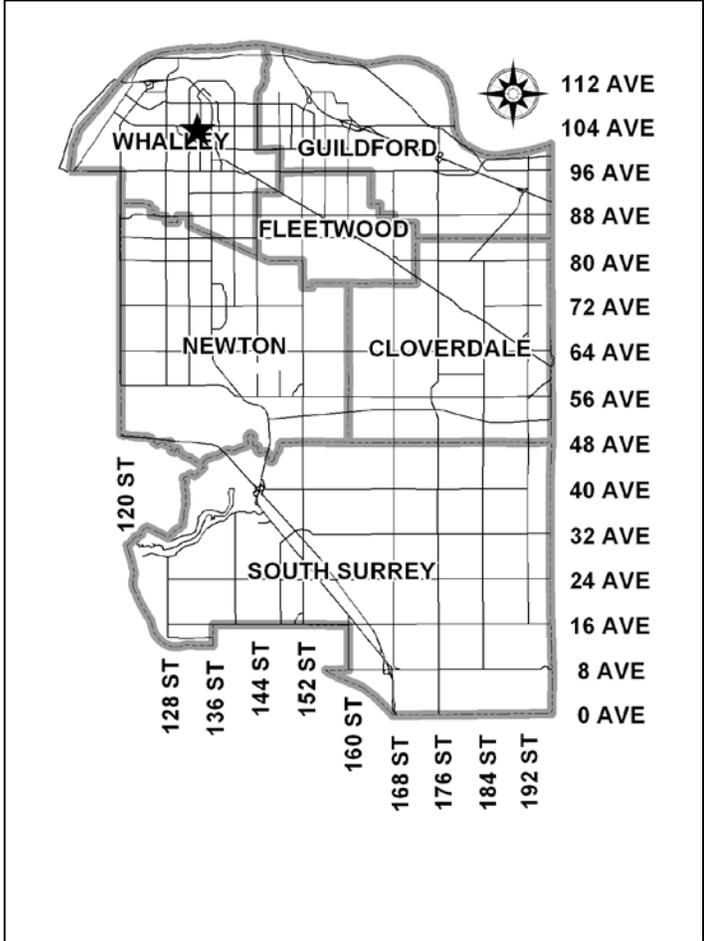
in order to permit the development of two high-rise residential towers, one to be operated as student residences for Simon Fraser University.

LOCATION: 13399/13409/13419 and 13431 - 103 Avenue/Portion of Closed Lane

OWNERS: Surrey Campus Residences Corporation, City of Surrey

ZONING: RF

OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- File Rezoning By-law No. 16595
- Rescind approval for initial Development Variance Permit No. 7906-0519-00.
- Introduction of a new By-law and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for a revised Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Development Variance Permit required for proposed fascia signage.

RATIONALE OF RECOMMENDATION

- Complies with the Surrey City Centre Plan.
- The proposed density and building form are appropriate for this part of City Centre.
- Provides housing for Simon Fraser University students.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16595.
2. Council rescind Resolution No. R08-389 of the February 25, 2008 Regular Council - Land Use meeting adopting the recommendations and conditions of approval for Application No. 7906-0519-00.
3. Council rescind Resolution No. R08-613 of the March 10, 2008 Regular Council - Public Hearing meeting approving Development Variance Permit No. 7906-0519-00.
4. a By-law be introduced to rezone the subject site 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.
5. Council authorize staff to draft Development Permit No. 7906-0519-00 generally in accordance with the attached drawings (Appendix III).
6. Council authorize staff to draft a Housing Agreement By-law.
7. Council approve Development Variance Permit No. 7906-0519-01 (Appendix V) varying the following to proceed to Public Notification:
 - (a) Section 4(1) Definitions of Surrey Sign By-law No. 13656 is varied to permit fascia signage on a non-building face; and
 - (b) Section 23(2) of Surrey Sign By-law No. 13656 is varied to permit identification signs in residential areas up to 5 square metres (54 sq.ft.) in sign area.
8. 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (f) acquisition of the lane at the rear of the site;
- (g) approval of a Housing Agreement By-law for the student residences building on proposed Lot 1;
- (h) registration of a reciprocal access agreement between the two proposed lots;
- (i) registration of a right-of-way for public rights of passage from the property line to the face of building along the eastern property line and southeast corner of the site; and
- (j) the provision of one co-op vehicle and three parking spaces reserved for car co-op vehicles for the student residences building on proposed Lot 1.

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:**

4 Elementary students at Old Yale road Elementary School
2 Secondary students at Kwantlen Park Secondary School

(Appendix V)

Parks, Recreation & Culture: Parks, Recreation & Culture has no concerns but suggests the landscaped area of the future Phase 2 be fenced to prevent occupation of the site by the homeless.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Water pump station site. Vacant single family lots.	City Centre	RF
East (Across West Whalley Ring Road):	North Surrey Recreation Centre.	City Centre	CD (By-law No. 13882)
South (Across 103 Avenue):	Older single family dwellings.	City Centre.	RF

Direction	Existing Use	OCP Designation	Existing Zone
West:	Older single family dwellings.	City Centre	RF

DEVELOPMENT CONSIDERATIONS

Background

- On December 22, 2006, the applicant applied to rezone the four subject lots at 13399/13409/13419 and 13431-103 Avenue in Surrey City Centre, and the 6.0-metre (20 ft.) wide lane at the rear of these lots, from Single Family Residential Zone (RF) to a Comprehensive Development Zone (CD) in order to permit the construction of a twin-tower development consisting of a 13-storey mid-rise apartment building, and a 24-storey high-rise apartment building, joined by a one-storey podium.
- The buildings were intended to provide accommodation for Simon Fraser University (SFU) students.
- Under an agreement with SFU, the developer was to own and operate the building and provide a residence programme which was to offer students with student support services such as floor supervisors and advisors, with community programming such as sports events and club activities, and with residence amenities such as function and project rooms.
- The project was also to contain a limited amount of ground-floor commercial space intended, primarily, to address the retail needs of the student residents of the building.
- The Planning Report with respect to the project was forwarded to Council on February 25, 2008 and the project was given approval to proceed.
- The Public Hearing with respect to Rezoning By-law No. 16595 for the project was held on March 10, 2008. Council subsequently granted Third Reading to Rezoning By-law No. 16595 at the same Regular Council – Public Hearing meeting.
- Also, on March 10, 2008, Council approved By-law No. 16581, to close the portion of lane immediately to the north of the subject site.
- Following the March 10, 2008 Council Meeting, the applicant undertook a more detailed economic review of the proposed project. As a result of this review, the applicant has decided to substantially revise the original concept and scope of the development.

Current Proposal

- The proposal still consists of two high-rise residential towers which the applicant proposes to construct in two phases. However, only the Phase 1 tower (on the western portion of the site) is now intended as housing for SFU students, while the Phase 2 tower (on the eastern portion of the site) will be constructed and sold as traditional market housing.

- Under the original application, both the Phase 1 and Phase 2 towers were intended to be located on separate fee simple lots. The two proposed fee simple lots were to have been equal in size.
- Under the revised proposal two separate lots are planned, however, the proposed lots are not of equal size. The Phase 1 lot (proposed Lot 1) is to contain 1,567 square metres (0.39 ac.), while the Phase 2 lot (proposed Lot 2) is to contain 1,924 square metres (0.48 ac.).
- Two floors have now been added to the Phase 1 tower, increasing the height of the building to 15 storeys from the 13 storeys originally proposed.
- Units in the Phase 1 building were to be a combination of studio, two-bedroom and four-bedroom units. The two-bedroom units have been eliminated in the revised proposal.
- The number of units in Phase 1, which are now a combination of studio and four-bedroom units only, has been increased from 80 to 108, increasing the number of beds from 196 to 240.
- An additional floor has been added to the Phase 2 tower, increasing the height of the building from 24 to 25 storeys. The number of units, which are now a combination of one and two-bedroom units as compared to the studio, two-bedroom and four-bedroom units previously proposed, has been increased from 148 units to 173 units.
- The two buildings which, in the original proposal, were linked by a one-storey, ground-level podium, are no longer joined, and will be constructed as two separate buildings.
- The size of the ground-floor retail unit in Phase 1 has been reduced in size from 61 square metres (657 sq. ft.) to 50 square metres (538 sq. ft.). Provision has been made for ground-floor retail units to be incorporated into the Phase 2 tower as was proposed in the original application.
- With the reconfiguration of the proposed fee simple lots and increase in building area proposed, the Floor Area Ratio (FAR) for Phase 1 has been increased from 3.6 to 4.7 and has been increased in Phase 2 from 6.6 to 6.8.
- Overall, the density achieved on the site is an FAR of 5.8, which is an increase from the 5.0 FAR achieved under the original proposal.
- The proposed overall site density of 5.8 FAR is consistent with the long term vision of this section of Surrey City Centre and is consistent with the densities of other approved projects, or projects under consideration, in the area.
- However, the subject site is currently designated City Centre under the Official Community Plan (OCP) which limits density to a 3.5 FAR.
- Under the provisions of the OCP, densities that exceed the density cap of the specific OCP designation in which the subject site is located can be considered if the project is providing community amenities that justify the density.

- Simon Fraser University (SFU) will have a key role in the redevelopment of City Centre. The success of SFU is closely tied to the success of City Centre. The provision of student housing in the Phase 1 tower provides an important community benefit. The student housing will better position SFU Surrey as a premier post-secondary institution. As a result, the proposed density is supportable.
- As a result of the revisions to the proposed project, other provisions of the proposed Comprehensive Development Zone (CD) (Rezoning By-law No. 16595), including setbacks, lot areas, parking etc., are no longer applicable and, it is therefore recommended that Council file Rezoning By-law No. 16595 and introduce a new CD Zone (Appendix V) that can accommodate the revised proposal.
- It should also be noted that the applicant, in conjunction with the rezoning of the site, is now pursuing a Development Permit for Phase 1 only. The applicant will be required to submit a new and separate Development Permit for Phase 2 at some time in the future when the developer decides to proceed with Phase 2. As a result, at this stage, all plans for Phase 2 are conceptual only.

Proposed CD Zone

- The proposed overall project density with an FAR of 5.8 is greater than the maximum density of any zone in Surrey Zoning By-law No. 12000 and, as a result, a CD Zone, specifically tailored for the development, is required in order to accommodate the project.
- The CD Zone specifies regulations for Phase 1, the student residences buildings, as Block A. The second tower, Phase 2, is referenced as Block B.

Permitted Uses

- Traditionally, university dormitory facilities have consisted of single or double occupancy rooms, often with shared or communal washroom facilities. Rooms are normally not equipped with cooking facilities and students are expected to eat at communal dining facilities on campus or at private eating establishments.
- The proposed Phase 1 tower, however, in terms of building form and function, resembles more closely a typical apartment building than a typical university dormitory.
- The building will have a mix of studio and four-bedroom units. The studio units will each have an in-suite washroom with shower only, as well as a small food preparation area. The four-bedroom units will each have two in-suite washrooms, a living room area and a small food preparation area.
- Although it is anticipated that the Phase 1 tower will be occupied exclusively by SFU students, in the event that all the rooms are not rented, the developer has requested that the site not be restricted solely to SFU students, in order to permit students from other post-secondary institutions to take advantage of the accommodation, should the need arise.

- Further, the developer also intends to rent rooms to individuals attending conferences at SFU or to individuals taking short term training courses, particularly during summer months when it is anticipated that there will be fewer students renting units in the building.
- SFU representatives have advised that the Hotel Services Tax (HST) will be paid when conference attendees stay at the facility, as is currently the case at the SFU campus in Burnaby.
- As the form of the proposed Phase 1 tower resembles more closely standard apartment buildings than a traditional university dormitory, as the facility may be occupied by post-secondary students from institutions other than SFU and, as the rooms will be rented to the general public who are attending activities at SFU, rather than creating a definition for "dormitories" and trying to reconcile such a definition with the actual activities and building form proposed for the site, the permitted use for the site will be identified as *multiple unit residential buildings*, which is already a use defined in the Zoning By-law.
- The applicant will be required to enter into a Housing Agreement with the City to ensure that the project remains a rental development only, and to ensure that it is occupied primarily by post-secondary students who have a connection to Simon Fraser University.
- The applicant is also proposing to create one commercial unit in Phase 1 of the project, facing 103 Avenue, and a number of commercial units in Phase 2, facing West Whalley Ring Road.
- The Planning & Development Department initially had concerns about extending commercial uses to the west of West Whalley Ring Road as it may dilute the viability of commercial uses around the Central SkyTrain Station to the east that are envisioned by the Transit Village Plan recently endorsed by Council.
- However, the applicant, along with SFU representatives, have requested that space for one commercial unit be part of Phase 1 to provide convenience retail services to the students residing in the building.
- As SFU has indicated that this retail space is desirable for the resident students, the Planning & Development Department is prepared to support some limited commercial uses as part of Phase 1.
- The intersection of West Whalley Ring Road and 103 Avenue is intended to be the commencement of a walkway that extends west, through the Weststone "Urban Village" project between 133A and 133 Streets and on to 132 Street.
- The placement of commercial space at this corner will help anchor the eastern end of this walkway and will help announce the beginning of the walkway by creating retail activity.
- As a result, the Planning & Development Department can also support the proposed commercial units along West Whalley Ring Road.
- However, to ensure that the commercial units form only a minor component of the project, the area for commercial uses has been restricted to 50 square metres (538 sq. ft.) in Phase 1 and to 360 square metres (3,900 sq. ft.) in Phase 2.

- Permitted commercial uses have been restricted to convenience retail and food service establishments.

Proposed Amenity Requirements

- As the proposed Phase 1 tower is intended to provide housing for SFU students, the proposed CD Zone for the site will not require Phase 1 to provide indoor or outdoor amenity space and will not require each apartment unit to have a balcony, which are standard requirements for multiple residential projects in Surrey.
- In Phase 2, the development will be required to provide 3.0 square metres (32 sq. ft. per) of indoor amenity space per dwelling unit and 3.0 square metres (32 sq. ft. per) of outdoor amenity space per dwelling unit in accordance with the standard requirements of the Zoning By-law.
- The Phase 2 tower will also be required to provide an exterior balcony with each dwelling unit, again in accordance with the standard requirements of the Zoning By-law.

Proposed Parking Requirement

- As a market multiple residential development, the proposed Phase 1 tower would be required to provide 120 parking spaces for residents and 17 parking spaces for visitors in accordance with the parking requirements of the Zoning By-law (1 parking space for each studio apartment and 1.2 parking spaces for each two-bedroom and four-bedroom apartment, plus 0.16 visitor parking space per unit).
- The applicant, however, is proposing to provide only one level of underground parking for Phase 1 that will contain 20 parking spaces. These 20 parking spaces will eventually be reduced to 17 parking spaces as three parking spaces will be eliminated to provide a connection to the Phase 2 underground parking area.
- The 17 parking spaces represent a ratio of 0.15 parking spaces per dwelling unit or 0.07 parking spaces per bed.
- In order to help off-set this substantial reduction in the number of parking spaces, the applicant has offered to provide one co-op vehicle for the use of students who would reside in the Phase 1 building.
- One of the 17 underground parking spaces proposed for Phase 1 would, therefore, be reserved solely for the parking of the co-op vehicle.
- In addition, the applicant has also proposed to reserve two additional parking spaces for the parking of co-op vehicles that would be used by the general public.
- How these three co-op vehicle parking spaces would be separated from the balance of the parking spaces for the Phase 1 residents, and how the co-op vehicle would be purchased and provided to an existing Lower Mainland co-op car network by the developer have not yet been determined but will be resolved prior to consideration of final reading of the Rezoning By-law associated with the project.

- Phase 2 of the project, as market housing, will be required to provide one parking space per dwelling unit, which is a reduced rate from that prescribed in the Zoning By-law but is consistent with the parking ratio applied to other projects in City Centre that are in close proximity of a SkyTrain station.
- In Phase 2, visitor parking will required at a rate of 0.16 parking spaces per dwelling unit, which is consistent with the requirements of the Zoning By-law.
- As the commercial component of the project is intended to cater to the student residents of the building or to pedestrian traffic only, no on-site parking is required for commercial uses on the site.

Housing Agreement

- Phase 1 of the project is being given significant reductions in the amount of on-site parking being required and is exempt from having to provide indoor and outdoor amenity area and exterior balconies based on the Phase 1 tower being intended to provide housing for SFU students.
- The Phase 1 tower, however, will not be owned by SFU, but will be owned and operated by a private company.
- Should the agreement between SFU and the private land owner terminate, it is necessary to ensure that, if the Phase 1 building is converted to seniors housing or market housing or other use, the issue of reduced parking and the provision and indoor and outdoor amenity space is addressed as part of this conversion.
- As a result, one of the proposed conditions of approval is that the applicant enter into a Housing Agreement with the City to ensure that the Phase 1 tower operates as student housing and that sets out requirements which the applicant must address if, in the highly unlikely event the building is converted to other uses.

PRE-NOTIFICATION

Pre-notification letters for the original proposal were sent on January 16, 2007. Staff received no telephone calls or correspondence in response to this pre-notification letter. A second pre-notification letter advising area land owners of the revised proposal, were sent on August 29, 2008. Staff received no telephone calls or correspondence in response to the second pre-notification letter.

DESIGN PROPOSAL AND REVIEW

Building Design

- As noted previously, the project consists of two, separate, residential towers that will be built in two phases.

Phase 1

- The Phase 1 tower, on the western portion of the site, will be 15 storeys in height and will measure 50 metres (164 ft.) from grade to parapet and 54 metres (177 ft.) from grade to the top of the roof element.
- The Phase 1 tower will be constructed with poured-in-place concrete walls that will be punctuated by rows of punched windows.
- The southeast corner of the tower will consist of a curved glass curtain wall that is designed to reflect the curved glass walls of the Central City tower, which houses SFU.
- To add articulation and architectural interest to the building, the floor slabs of the tower extend out past the face of the glass walls creating concrete fins that further enhance the prominence of the corners.
- The tower will be painted a dark, charcoal-grey colour, with sections of the building and the concrete fins painted a bright red colour to create a vivid contrast in colour and to highlight the architectural articulation of the building.
- To add even more colour to the building, red and yellow panels will be added to a number of the punched windows, in a random pattern, throughout the exterior of the building.
- Phase 1 will consist of a 15-storey building, which will incorporate 14 floors of apartment units over a one-storey podium of common areas, a small commercial component, and service areas.
- Floors 2 to 12 will each contain 2 studio apartments and four, 4-bedroom apartments. The 4-bedroom units will each contain two bathrooms, a common living room and a very small kitchen area.
- The 13th and 14th floors will each contain 14 studio apartments.
- In total, the Phase 1 tower will contain 108 residential units which will contain beds for 240 students.
- The main floor of the building will contain recreation and study spaces and several multi-purpose function rooms, as well as a number of service spaces such as a laundry room and bicycle storage.
- A small retail unit covering 50 square metres (538 sq. ft.) will also be located on the ground floor and is expected to house a small convenience or food service facility to service the resident student population.

Phase 2

- At this stage, plans for Phase 2 of the project are conceptual only.

- The applicant has provided a conceptual site plan and building massing to demonstrate how Phase 2 relates to Phase 1, but detailed plans for Phase 2 will not be forthcoming until a separate Development Permit application for Phase 2 is submitted.

Parking

- All parking for both Phases will be located underground and will be accessed by a ramp at the far west end of the site on 103 Avenue.
- Phase 1 will have one level of underground parking initially containing 20 parking spaces and ultimately reduced to 17 parking spaces when Phase 2 proceeds.
- The parking under the Phase 2 building will be accessed through Phase 1. The number of levels and number of parking spaces that will be accommodated in Phase 2 has not yet been determined.

Phase 1 Landscaping

- A 3.0-metre (10 ft.) wide paving stone sidewalk will be constructed along the 103 Avenue frontage of both Phase 1 and Phase 2 and will be designed to match the pedestrian pathway that will be constructed further to the west, in order to provide visual clues to pedestrians that the sidewalk is part of the larger pathway network.
- Most of the Phase 1 frontage along 103 Avenue will be hard-surfaced in paving stones to reflect the urban location of the building and to provide meeting areas for students.
- Only limited planting is proposed along 103 Avenue to help soften the expanse of hard surfaced area and to take up the small grade difference between the sidewalk along 103 Avenue and the entry to the building.
- The north side of the building will be primarily hard-surfaced with paving stones to provide activity areas for the residents. A heavily landscaped screen will be provided along the northern property line to buffer the project from future development to the north.
- A green roof, not accessible by residents, will be provided over the podium area of the building.
- As noted, the project will be constructed in phases. The site of the Phase 2 building will be grassed and landscaped to provide an outdoor recreation area for students until such time as Phase 2 is constructed.

Signage

- The applicant proposes to install project identification signage at the entry of the Phase 1 building, to identify the building as SFU Residences.
- The signage will consist of individual channel letters that will be placed on the edge of the concrete canopies that extend over the entry (see By-law Variance section).

ADVISORY DESIGN PANEL

ADP Meetings: January 31, 2008 and February 18, 2008

- As the proposed Phase 1 tower is very similar to the original proposal reviewed by the Advisory Design Panel (ADP), the revised project was not referred back to the ADP, but was reviewed by Planning & Development Department staff.
- There are still a number of minor outstanding issues that the applicant needs to address. Among these issues are the following:
 - Refinement of roof plan
 - Provision of details of hard landscaping elements
 - Details of fencing to secure the Phase 2 lands
- The applicant has agreed to address all outstanding design and landscaping issues prior to consideration of final reading of the rezoning by-law and issuance of the Development Permit.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary Section 4(1) of Surrey Sign By-law, 1999, No. 13656 to permit fascia signage on a non-building face.

Applicant's Rationale:

- The proposed project identification is located on the edge of the concrete canopy over the entry to the building rather than directly onto the wall or face of the building, and is designed to be integrated architecturally with this project.

Staff Comments:

- The Sign By-law requires that fascia signage be affixed directly to the face of the building and makes no allowance for fascia signage that is affixed to architectural elements that sit proud of the face of the building.
- The proposed signage is attractive and is integrated with the design of the building, therefore, the Planning & Development Department can support the requested variance.

(b) Requested Variance:

- To vary Section 23 (2) of Surrey Sign By-law, 1999, No. 13656 to permit project identification signage of up to 5 square metres (54 sq. ft.) in area.

Applicant's Rationale:

- In order for the signs to be visible and to be consistent with the scale of the building, the area of the identification sign needs to be increased from the 2.3 square metres (24 sq. ft.) permitted in the Sign By-law.

Staff Comments:

- The size of the signage is appropriate for the scale of the building and is integrated architecturally with the building.
- As a result, the Planning & Development Department can support the variance.

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 and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Development Variance Permit No. 7906-0519-01
Appendix VI.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

GAG/kms

v:\wp-docs\planning\plncom08\01311118.gag.doc
KMS 1/31/08 11:28 AM

Information for City Clerk

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

1. (a) Agent: Name: Colin Shrub, DYS Architecture
 Address: 200 - 1014 Homer Street
 Vancouver, BC V6B 2W9
 Tel: 604-669-7710

2. Properties involved in the Application

(a) Civic Address: 13399, 13409, 13419 and 13431 - 103 Avenue; Portion
 of closed rear lane dedicated on Plan NWD 1726

(b) Civic Address: 13399 - 103 Avenue
 Owner: Surrey Campus Residences Corporation
 PID: 009-360-450
 Lot 11 Section 27 Block 5 North Range 2 West New Westminster District Plan
 1726

(c) Civic Address: 13409 - 103 Avenue
 Owner: Surrey Campus Residences Corporation
 PID: 012-326-798
 Lot 10 Section 27 Block 5 North Range 2 West New Westminster District Plan
 1726

(d) Civic Address: 13419 - 103 Avenue
 Owner: Surrey Campus Residences Corporation
 PID: 008-898-243
 Lot 9 Section 27 Block 5 North Range 2 West New Westminster District Plan
 1726

(e) Civic Address: 13431 - 103 Avenue
 Owner: Surrey Campus Residences Corporation
 PID: 008-898-243
 Lot 8 Section 27 Block 5 North Range 2 West New Westminster District Plan
 1726

(f) Owner: City of Surrey
 PID: 027-428-443
 Parcel A Block B Section 27 Block 5 North Range 2 West New Westminster
 District Dedicated Road on Plan 1726

3. Summary of Actions for City Clerk's Office

(a) File Rezoning By-law No. 16595.

(b) Introduce a By-law to rezone the site.

(c) Proceed with Public Notification for Development Variance Permit No. 7906-0519-01.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed		Proposed	
	Block A	Block B	Block A	Block B
LOT AREA* (in square metres)				
Gross Total				
Road Widening area				
Undevelopable area				
Net Total			1,567 m ²	1,924 m ²
LOT COVERAGE (in % of net lot area)				
Buildings & Structures	55%	46%	53%	
Paved & Hard Surfaced Areas				
Total Site Coverage				
SETBACKS (in metres)				
Front	6.0 m	4.5 m	8.0 m	
Rear	6.0 m	6.0 m	6.0 m	
Side #1 (West)	1.5 m	10.0 m	1.5 m	
Side #2 (East)	zero	2.0 m	zero	
BUILDING HEIGHT (in metres/storeys)				
Principal	51 m	76 m	50 m	
Accessory				
NUMBER OF RESIDENTIAL UNITS				
Bachelor			64	
One Bed				
Two Bedroom				
Four Bedroom +			44	
Total			108	
FLOOR AREA: Residential			6,945 m ²	
FLOOR AREA: Commercial				
Retail			50 m ²	
Office				
Total	50 m ²	360 m ²	50 m ²	
FLOOR AREA: Industrial				
FLOOR AREA: Institutional				
TOTAL BUILDING FLOOR AREA	7,365 m ²	13,083 m ²	72,43 m ²	13,021 m ²

** 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	
	Block A	Block B	Block A	Block B
DENSITY				
# of units/ha /# units/acre (gross)				
# of units/ha /# units/acre (net)				
FAR (gross)				
FAR (net)	4.7	6.8	4.6	
AMENITY SPACE (area in square metres)				
Indoor				
Outdoor				
PARKING (number of stalls)				
Commercial	0	0	0	
Industrial				
Residential	17	173	1717	
Residential Visitors		28		
Institutional				
Total Number of Parking Spaces	17	201	17	
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
---------------	----	---------------------------------	----