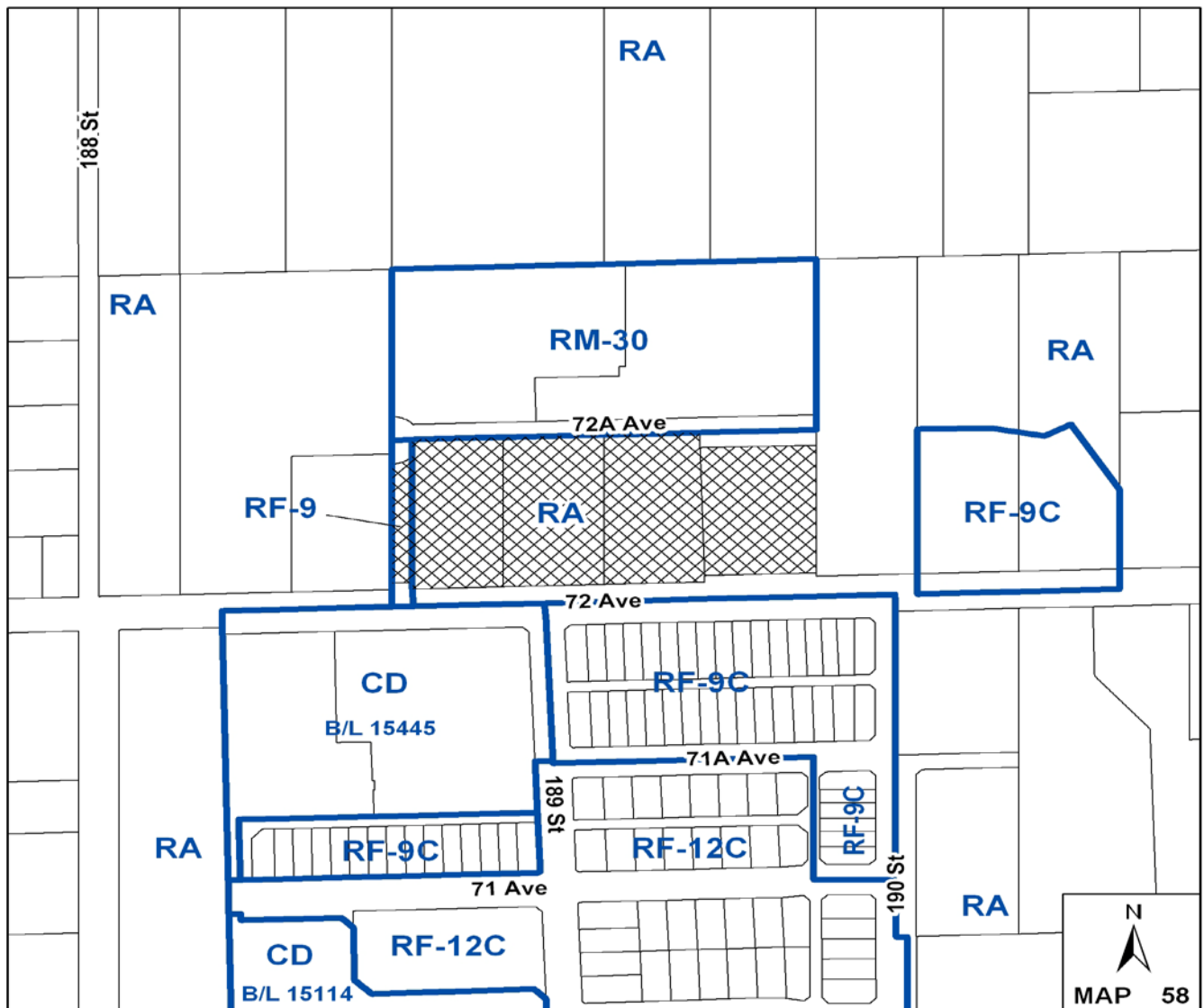


**Proposal:** OCP amendment from Suburban and Urban to Multiple Residential. NCP Amendment to High Density. Rezone from RF-9 and RA to CD (based on RM-30). DP to allow the construction of approximately 97 townhouse units, with 19 units incorporating limited commercial uses.

**Recommendation:** Approval to Proceed

**Location:** 18879/91/18927/59/69 – **Zoning:** RA and RF-9  
 72 Avenue

**OCP Designation:** Suburban and Urban  
**NCP Designation:** Various **Owner:** Mosaic Clayton West Holdings



## PROJECT TIMELINE

Completed Application Submission Date: January 9, 2007  
Application Revision & Re-submission Date: March 28, 2007  
Planning Report Date: July 23, 2007

## PROPOSAL

The applicant is proposing:

- an OCP Amendment from Suburban and Urban to Multiple Residential;
- an NCP amendment on portions from Commercial Residential, 15-25 u.p.a. (Medium-High Density) and 10-15 u.p.a. (Special Residential) to 22-45 u.p.a. (High Density);
- a rezoning from RF-9 and RA to CD (based on RM-30); and
- a Development Permit

in order to allow the construction of approximately 97 townhouse units with limited commercial uses in approximately 19 of the dwelling units in the East Clayton-North Extension area.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate the site from Suburban and Urban to Multiple Residential and a date for Public Hearing be set (Appendix III).
2. Council determine the opportunities for consultation with persons, organizations, and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the site from "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and "One Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" By-law No. 12000 and a date be set for Public Hearing (Appendix IV).
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7907-0005-00 generally in accordance with the attached drawings (Appendix V).
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 consolidation and road dedication plan to the satisfaction of the Approving Officer;
  - (c) the applicant adequately address the impact of no indoor amenity space;
  - (d) the applicant address the outstanding architectural and landscaping issues to the satisfaction of the General Manager, Planning & Development;
  - (e) submission of a landscaping cost estimate to the satisfaction of the City Landscape Architect;
  - (f) registration of a No Build Section 219 Restrictive Covenant to ensure that the lands within Block A as shown on Survey Plan (Appendix I) will accommodate dwelling units that will be built incorporating the permitted commercial uses in accordance with the BC Building Code;
  - (g) registration of a reciprocal access agreement between the subject site and the property to the east (Lot 66 Plan 62164 at 18993 – 72 Avenue);
  - (h) registration of a Section 219 Restrictive Covenant to prohibit the conversion of the tandem parking spaces into livable space;
  - (i) demolition of all existing structures to the satisfaction of the Building Division;
  - (j) removal of the temporary driveway located on 18969 – 72 Avenue to the satisfaction of the General Manager, Engineering Department; and
  - (k) discharge of the no build Section 219 Restrictive Covenant registered on Lots 2 and 3, BCP Plan 24339.
7. Council pass a resolution to amend the East Clayton NCP - North Extension area on portions, from Commercial Residential, 15-25 upa (Medium-High Density) and 10-15 upa (Special Residential) to 22-45 upa (High Density) when the project is considered for final adoption.

### REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix VI).
- Parks, Recreation and Culture: Supports proposal (Appendix VII)

School District:

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

Elementary students = 16 students  
 Secondary students = 8 students  
 Total new students = 24 students

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

Combined East Clayton Elementary School = 299 enrolled/240 capacity  
 Clayton Heights Secondary School = 1,192 enrolled/1,000 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 = 186 student  
 Secondary students = 173 students  
 Total new students = 359 students

**Approved Capacity Projects and Future Space Considerations**

*Two new school sites have been purchased to address growth with a new school planned for possible opening by 2008-2009 school year. A new secondary school site has been approved for purchase, with construction proposed for approval in 2008.*

(Appendix VIII)

**SITE CHARACTERISTICS**

- **Existing Land Use** The westerly-most parcel is vacant, the easterly-most parcel accommodates a temporary driveway and the three intervening parcels are being used for acreage residential purposes. Existing buildings and structures will be demolished.
- **Significant Site Attributes** The site is relatively flat with existing vegetation that has to be removed to accommodate the proposed development.
- **West:** Acreage parcels, zoned RA, designated Commercial/Residential in the East Clayton NCP Extension North of 72 Avenue.
- **East:** Acreage parcel zoned RA, split designated Public Open Space/Park, 15-25 u.p.a. (Medium-High Density) and 10-15 u.p.a. Special Residential in the NCP.

- **North:** Newly approved 97-unit townhouse site, zoned RM-30 and designated 22-45 upa High Density in the NCP.
- **South** Across 72 Avenue are newly-constructed single family homes, zoned RF-9C and newly-developed townhouse site with units fronting 72 Avenue accommodating commercial uses, zoned CD (By-law No. 15445) and forming part of the East Clayton NCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Needs amendment from Suburban and Urban to Multiple Residential.

NCP Designation: Needs amendment.

### JUSTIFICATION FOR PLAN AMENDMENT

#### Proposed OCP Amendment

- The approximately 1.46-hectare (3.6-acre) site is designated Urban on the two end lots (east and west) and Suburban on the three middle lots and is located within the East Clayton NCP – North Extension area.
- Council on July 28, 2004 under Resolution R04-2237 approved Stage 1, which deals with land use designations and road network in the East Clayton NCP – North Extension area. On June 20, 2005, Council approved the corresponding Stage 2 Report under Resolution R05-1589.
- Appendix IX indicates the location of the subject site within the context of the East Clayton NCP-North Extension area and the corresponding designations of specific portions.
- Currently, the land use designations that are reflected in the East Clayton NCP-North Extension area require corresponding OCP designation amendments. The approved Stage 2 Report indicates that specific OCP amendments will be dealt with on a site-by-site basis concurrently with site specific rezoning applications.
- The proposed OCP amendment from Suburban and Urban to Multiple Residential is consistent with the proposed NCP designation and is appropriate.

Proposed NCP Amendment

- The subject site is split-designated in the East Clayton NCP-North Extension area as follows (see Appendix IX):

Existing NCP Designation	Description
Commercial/Residential	Allows a mixed use type of development where the residential units are located above the first storey; with the ground floor area accommodating street-oriented commercial uses
10-15 upa Special Residential	Within the concept of "live-work" arrangement, limited commercial uses are permitted within the small lot development sites
Medium Density Residential (10 to 15 upa	Small lot development, with or without coach houses/secondary suites

- The subject site is located directly adjacent to the designated Village Centre at the corner of 72 Avenue and 188 Street (Appendix IX). The variety of land use designations in this neighbourhood reflects the City's intent to establish a complete community. The combined commercial and residential uses that are expected to take place on the subject site are intended to reinforce the Village Centre.
- The subject site is not designated 22-45 upa High Density in the NCP.
- The applicant met with staff a number of times, stipulating their desire to amend the NCP designations to allow High Density (22-45 upa) for the entire site.
- The applicant indicates the developer's intent of extending the same type of residential development (also developed by the same development company) that has been approved north of 72A Avenue, maintaining the same form and character.
- Staff raised concerns regarding the subsequent loss of commercial uses in this particular block, compromising the Village Centre as envisioned in the NCP.
- Staff advised the applicant to consider mandatory "live-work" along 72 Avenue, to partially respect the intent of the NCP and to complement the newly approved townhouse development to the south (zoned CD By-law No. 15445) that accommodates "live-work".
- The original application, while incorporating limited commercial uses under the "live-work" arrangement, was limited to 2 buildings or 11 units.
- In response to staff's concerns regarding the loss of commercial uses in this particular block, the applicant commits to incorporate commercial spaces within the proposed 19 units fronting 72 Avenue, allowing future owners the opportunity to conduct limited home-based businesses.
- Consequently, the applicant is now proposing to amend the entire site from its current NCP designations (Commercial/Residential, 10-15 u.p.a. Special Residential and 15-25 u.p.a. Medium Density) to 22-45 u.p.a. High Density (Appendix X), with a limited "live-work" component along 72 Avenue.

- Staff analyzed the impact of the proposed amendment in terms of the following:

Current NCP Designation	No. of Potential Residential Units	Estimated Amount of Commercial Floor Space
Commercial/Residential (based on 1.28-acre site)	At 45 upa: 57	At 0.50 FAR: 2,590m <sup>2</sup>
10-15 upa Special Residential (based on 0.73-acre site)	At 15 upa: 11	Based on average floor area of 78m <sup>2</sup> per dwelling unit: 857m <sup>2</sup>
15-25 upa Medium-High Density (based on 1.62-acre site)	At 25 upa: 41	None
<b>Total</b>	109 units	3,447 sq. m. (37,103 sq. ft.)

- The proposed amendment, on the other hand, is indicating a total of 97 units and approximately 483 sq. m. (5,198 sq. ft.) of commercial floor space. While there is no significant loss in the number of dwelling units, the proposed amendment will create a potential loss of 2,107 sq. m. (22,679 sq. ft.) of commercial space.
- To ensure that future owners will be able to secure the requisite business license for the intended commercial uses, the applicant is required to build the dwelling units fronting 72 Avenue based on BC Building Code for mixed use developments. To ensure compliance, the applicant is required to register a Section 219 Restrictive Covenant. The registration of the Covenant is a subject condition of rezoning.

## DEVELOPMENT CONSIDERATIONS

### Background

- The site consists of the following parcels:
  - The westerly-most lot at 18879 – 72 Avenue is zoned RF-9, which was created in conjunction with the consolidation of the lands accommodating the newly-built townhouses to the north, zoned RM-30, under File No. 7905-0150-00;
  - The easterly-most acreage parcel at 18969 – 72 Avenue, which currently accommodates a temporary driveway connecting the newly approved townhouse site to 72 Avenue; and
  - The three separate intervening acreage parcels (18891/18927/18959 – 72 Avenue), one of which will accommodate the proposed 189 Street connecting 72 and 72A Avenues.
- As a subject condition of Council approval on the newly-developed site north of 72A Avenue, an agreement was established between the City and the applicant (which is the same applicant as the current application) as follows:
  - the RF-9 zoned lot and the acreage parcel accommodating the temporary driveway should be developed in conjunction with the 3 intervening acreage lots fronting 72 Avenue;
  - the temporary driveway must be removed once 189 Street is constructed; and

- these conditions be secured and the associated legal documents be registered on titles to ensure compliance.

### Current Rezoning Proposal

- The applicant is proposing to rezone the subject site from RF-9 and RA to CD (based on RM-30). The subject site is divided into 2 separate blocks (Appendix I) where:
  - Block A allows limited commercial uses within the proposed townhouse units based on the concept of "live-work"; and
  - Block B allows townhouse units.
- A CD Zone is being proposed to accommodate the "live-work" component, a use that is not permitted under the RM-30 Zone. Proposed variances on building setbacks and visitor parking are also incorporated in the proposed CD Zone. A comparison between the proposed CD and RM-30 Zones is noted below:

	<b>RM-30 Zone</b>	<b>Proposed CD Zone</b>
<b>Unit Density</b>	30 units per acre	27 units per acre
<b>Floor Area Ratio</b>	0.90	0.83
<b>Permitted Uses</b>	Ground-oriented multiple residential units	Ground-oriented multiple residential units with limited commercial uses in Block A  Ground-oriented multiple residential units in Block B
<b>Lot Coverage</b>	45%	35%
<b>Building Setbacks</b>	7.5 m (25 ft.) from all lot lines	Varies from 2.3m (7.5 ft.) to 6.0m (20 ft.)
<b>Building Height</b>	13 m (43 ft.)	10 m (32 ft.)
<b>Parking</b>		
<b>Residents</b>	194 spaces	194 spaces
<b>Visitors</b>	19 spaces	14 spaces

### Proposed "Live-Work"

- A total of 19 units fronting 72 Avenue are being proposed to accommodate "live-work", allowing the future residents to operate limited commercial activities such as a beauty salon or a chiropractor office. The commercial uses reflect those permitted in the Special Single Family Residential (9) Zone (RF-9S).
- Each of these units will set aside approximately 25 sq. m. (269 sq. ft.) of space to accommodate any of the permitted uses as stipulated in the proposed CD Zone.
- A business license will be required to operate the permitted commercial use. To ensure that the future owner will be able to operate the intended business, the applicant is required to build the proposed units based on the requirements of the BC Building Code for mixed-use developments.



- To ensure compliance, the applicant is required to register a Section 219 Restrictive Covenant as a subject condition of rezoning. The proposed Development Permit will also stipulate the mandatory "live-work".

#### Development Potential of the Adjacent Parcel to the East

- The adjacent parcel to the east is split designated Park/Open Space, 15-25 u.p.a. (Medium-High Density) and 10-15 u.p.a. Special Residential in the NCP. As per the NCP, proposed 190 Street will be dedicated and built in conjunction with the development of this parcel to the east.
- Staff strongly encouraged the applicant to include this adjacent parcel to the east as part of the proposal, to ensure a more comprehensive development of the entire block.
- However, the applicant was unable to acquire the site at the time of application. Instead, a development concept was presented to staff, where a driveway connection is shown between the 2 sites (Appendix XI), reinforcing the desired neighbourhood connectivity. This arrangement will be secured by a reciprocal access agreement between the subject site and the adjacent parcel to the east, to be registered as a subject condition of rezoning.
- The applicant advises they are continuing to pursue acquisition of the lot to the immediate east.

#### Reduced Building Setbacks

- The reduced setbacks are proposed between the proposed buildings and the property lines, reflecting the similar condition that occurs in the townhouse site to the north.
- Staff support the reduced setbacks for buildings fronting 72 and 72A Avenues, which indicate well-articulated entrances and porches. While the additional architectural details will bring the buildings closer to the property line, these architectural articulations will, together with the proposed landscaping and 0.9-metre (3-ft.) high decorative fence, improve the streetscapes.
- Reduced setbacks are likewise proposed along the west property line, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.). The proposed units will share the west property line with the adjacent parcel, which is designated Commercial/Residential in the NCP. Any impact will be addressed by the combination of proposed 1.8-metre (6-ft.) high fence and landscaping consisting of evergreen trees.
- A 3.9-metre (13-ft.) wide setback is being proposed along the east property line. Staff raised concerns that with the proposed decks, the ultimate setback will be at 3 metres (10 ft.), compromising the privacy of future residents of the adjacent parcel.
- The applicant advised staff that the developer is actively pursuing the acquisition of the said parcel, with the intent of developing the site based on building orientation that will maximize residents' privacy.

## PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

### Pre-Notification

- Pre-notification letters were sent on May 10, 2007 and staff did not receive any response from the neighbourhood.

### Public Information Meeting

- In view of the proposed NCP amendments, the applicants conducted a Public Information Meeting on May 24, 2007 at the Clayton Elementary School located at 18680 – 72<sup>nd</sup> Avenue, from 7:00 pm to 9:00 pm.
- Two residents were in attendance and had the opportunity to view the coloured boards showing the entire proposal. The attendees did not raise any concern regarding the proposed development.

## DESIGN PROPOSAL AND REVIEW

- The proposed townhouse project consists of 97, 2-bedroom units (with a den or office) in 15 buildings, with an average floor area of 124 sq. m. (1,342 sq. ft.) per dwelling unit.
- The proposal indicates 3-storey buildings with garages at grade. The proposed kitchen, dining and living rooms are located on the 2<sup>nd</sup> floor, with the proposed bedrooms on the 3<sup>rd</sup> floor area.
- The proposal reflects a Colonial Revival style, which is consistent with the newly built townhouse site to the north. A mixture of red brick and vinyl siding (in cream colour) will be used for cladding and asphalt shingles (in charcoal grey) for roofing. Unit entries will be made of wood porticos.
- Architectural elements such as gables, small dormers, wood trims, metal flower boxes, wood trellises, and wood shutters are being incorporated to add texture, reinforcing the Colonial Revival style.
- Proposed units that will accommodate limited commercial uses are provided with detailed panel storefront entries.
- The proposed 189 Street that connects 72 and 72A Avenues bisects the subject site. As a result, the subject site is indicating two separate drive aisles off 189 Street. Special pavers will be installed to define the proposed drive aisles.
- The construction of 189 Street will trigger the closure of the temporary driveway for the newly-approved townhouse site to the north, located on the eastern-most subject lot.
- The proposal is showing a total of 194 resident parking spaces, conforming to the By-law's requirement of 2 spaces per dwelling unit. All of the spaces are being provided as tandem parking, with one space enclosed in the garage and the second space behind on the driveway.

- To ensure that tandem parking spaces will not be converted into livable spaces, the applicants are required to register a Section 219 Restrictive Covenant as a condition of Final Adoption.
- An additional 1.5-metre (5-ft.) wide right-of-way will be secured along 72 Avenue fronting the proposed units that allow "live-work" to ensure the availability of parking spaces for the potential commercial customers.
- Visitor parking, however, is proposed to be reduced from 19 spaces to 14 spaces. On-street parking will be available at 72A Avenue and 189 Street (north of the proposed median), which will address the shortfall on visitor parking spaces.
- The applicant is also proposing to reduce the depth of the second parking space outside the garage in the driveway for some units, from 6 metres (20 ft.) to 4.8 metres (16 ft.) which will accommodate small cars. Although typically not permitted, five visitor parking spaces are proposed to be located within the building setback. These conditions are consistent with the approved townhouse site to the north and are incorporated in the proposed CD Zone.
- A combination of a 0.9-metre (3-ft.) high rail fence (in black colour) and landscaping consisting of 2.5-metre (8-ft.) tall deciduous and coniferous trees such as pink dogwoods, Japanese Maple, Japanese Snowbell, and Austrian Black Pine will be installed along 72 and 72A Avenues. A variety of tree species as well as flowering shrubs will be installed throughout the subject site.
- The proposal does not include the required indoor amenity space. Following Council's policy, the applicant has confirmed in writing that a cash-in-lieu contribution of \$1,050 per unit will be made to address the absence of an indoor amenity space. The contribution is a subject condition of rezoning.
- A significant area (753 sq. m. or 5,834 sq. ft.) is proposed as outdoor amenity space, exceeding the minimum requirement of 291-sq. m. (3,132-sq. ft.) as stipulated in the proposed CD Zone. The proposed amenity area will accommodate a landscaped garden, a play area and outdoor furniture for the enjoyment of the future residents.

#### ADVISORY DESIGN PANEL

- This application was not referred to the ADP but was reviewed by staff. The applicant has confirmed to resolve a number of design issues, that include the following:
  - Units in Buildings 3 and 4 should have rear doors to address Fire Department's concerns;
  - To promote neighbourhood connectivity, the site to the east should ultimately be connected to the subject site – therefore, a break on the proposed fencing should be reflected on both the site and landscape plans;
  - To protect privacy of future residents on the site to the east, reconsider the proposed decks facing the east property line;
  - Driveway ends to be defined by decorative trellises and flowering vines;

- Details on play and seating structures are required; and
- Phasing lines should be reflected on both the site and landscape plans.

### 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.	Contour Map
Appendix III.	Proposed OCP Amendment Map
Appendix IV.	Proposed CD Zone
Appendix V.	Site Plan, Architectural Drawings, and Landscape Plans
Appendix VI.	Engineering Comments Summary
Appendix VII.	Parks, Recreation & Culture Comments
Appendix VIII.	School District Comments
Appendix IX.	East Clayton NCP – North Extension Area
Appendix X.	Proposed NCP Designation
Appendix XI.	Development Concept Involving Lands to the East

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 16, 2007.
- Tree Survey prepared by Olsen & Associates.
- Arborist Report prepared by Mike Mills dated December 19, 2006.
- Soil Contamination Review Questionnaire prepared by Martin Rahn and dated December 22, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

JDM/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:                      Ted Dawson, Mosaic Homes  
                         Address:                      Suite 500, 2609 Granville Street  
                                                              Vancouver, B.C.  
                                                              V6H 3H3  
                         Tel:                                      604-685-3888
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:      18879, 18891, 18927, 18959 and 18969 - 72 Avenue
  
  - (b)      Civic Address:              18879 - 72 Avenue  
                 Owner:                      Mosaic Clayton West Holdings Ltd., Inc. No. 723802  
                 PID:                              026-707-217  
                 Lot 2 Section 21 Township 8 New Westminster District Plan BCP24339
  
  - (c)      Civic Address:              18891 - 72 Avenue  
                 Owner:                      Mosaic Clayton West Holdings Ltd., Inc. No. 723802  
                 PID:                              003-390-632  
                 Parcel One (Explanatory Plan 15680) Lot "B" Section 21 Township 8 New  
                 Westminster District Plan 11265
  
  - (d)      Civic Address:              18927 - 72 Avenue  
                 Owner:                      Mosaic Clayton West Holdings Ltd., Inc. No. 723802  
                 PID:                              007-445-776  
                 Lot 38 Section 21 Township 8 New Westminster District Plan 36912
  
  - (e)      Civic Address:              18959 - 72 Avenue  
                 Owner:                      Mosaic Clayton West Holdings Ltd., Inc. No. 723802  
                 PID:                              007-445-822  
                 Lot 39 Section 21 Township 8 New Westminster District Plan 36912
  
  - (f)      Civic Address:              18969 - 72 Avenue  
                 Owner:                      Mosaic Clayton West Holdings Ltd., Inc. No. 723802  
                 PID:                              026-707-225  
                 Lot 3 Section 21 Township 8 New Westminster District Plan BCP24339
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to redesignate the site.
  
  - (b)      Introduce a By-law to rezone the site.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD (Based on RM-30)**

Required Development Data	Minimum Required / Maximum Allowed Based on RM-30	Proposed
LOT AREA* (in square metres)		
Gross Total		17,919 m <sup>2</sup>
Road Widening area		3,253 m <sup>2</sup>
Undevelopable area		
Net Total		14,665 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)	45%	
Buildings & Structures		33%
Paved & Hard Surfaced Areas		19%
Total Site Coverage		52%
SETBACKS ( in metres)	7.5 m from all lot lines	varies from 2.3 m to 6.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	9.7 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		97
Three Bedroom +		-
Total	108	97
FLOOR AREA: Residential	13,198 m <sup>2</sup>	11,608 m <sup>2</sup>
FLOOR AREA: Commercial	0 m <sup>2</sup>	483 m <sup>2</sup>
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	13,198 m <sup>2</sup>	12,091 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 Based on RM-30	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		22 upa
# of units/ha /# units/acre (net)	30 upa	27 upa
FAR (gross)		
FAR (net)	0.90	0.83
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	291 m <sup>2</sup>	0.0
Outdoor	291 m <sup>2</sup>	753 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential	194	194
Residential Visitors	19	14
Institutional	-	-
Total Number of Parking Spaces	213	208
Number of disabled stalls	(2)	(2)
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	100%	100%
Size of Tandem Parking Spaces width/length	3.2/12.2 m* 3.2/6 m**	3/12.2 m 2.9/4.9 m **

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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\* Two (2) spaces within enclosed garage

\*\* Second stall outside the garage

CONTOUR MAP FOR SUBJECT SITE

