

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0026-00
 7907-0026-01

Planning Report Date: May 3, 2010

PROPOSAL:

- **NCP Amendment** from Apartments 8 – 12 storey, Garden Apartments, Cluster Housing, Commercial and Preservation Area/Open Space to Townhouses (25 upa max), Apartments (4-storey max.), Apartments (6-storey max.), Commercial, and Preservation Area/Open Space.
- **Rezoning** from RA to CD (based on RM-45, RM-30 and C-5)
- **Generalize Development Permit**
- **Detailed Development Permit (Phase I)**

in order to permit a phased comprehensive development consisting of 420 apartment units, 25 townhouse units, and 3,066 square metres (33,000 sq.ft.) of commercial space in multiple buildings including 222 square metres (2,400 sq.ft.) of retail space in Phase I.

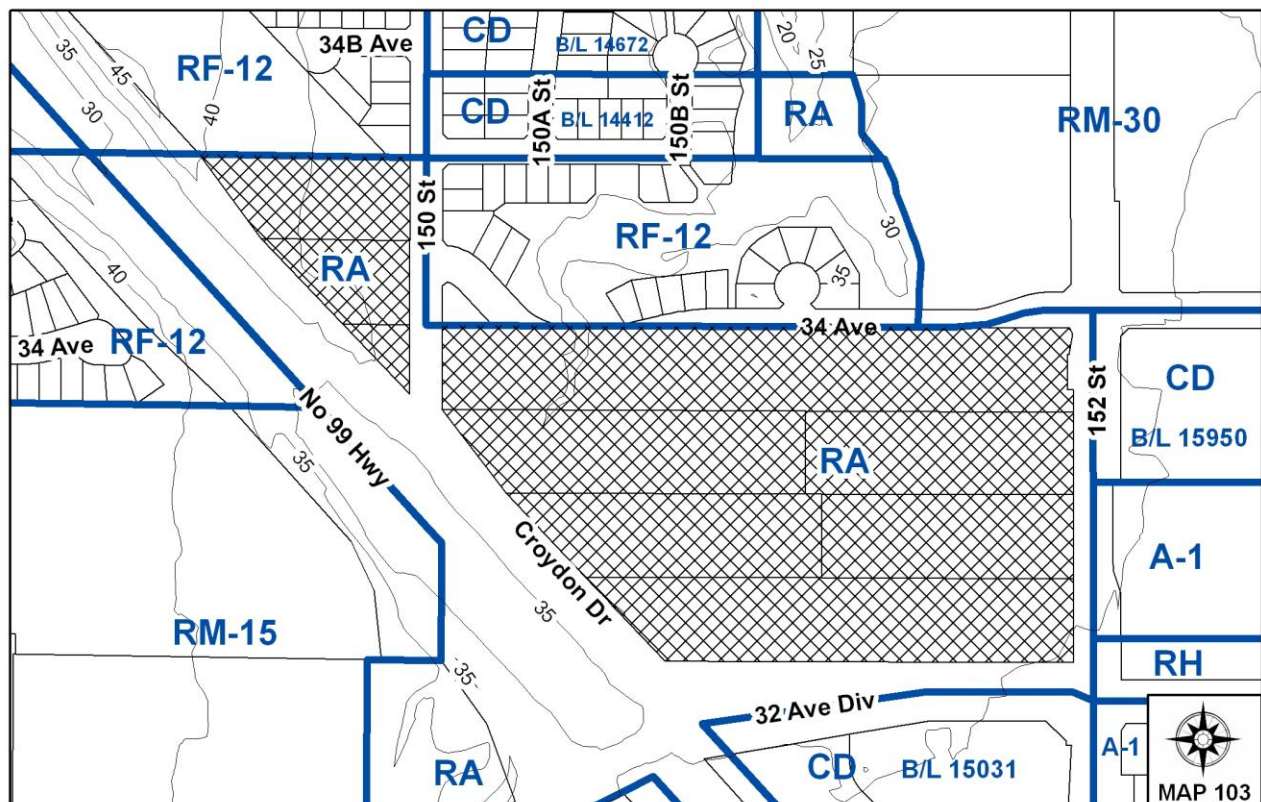
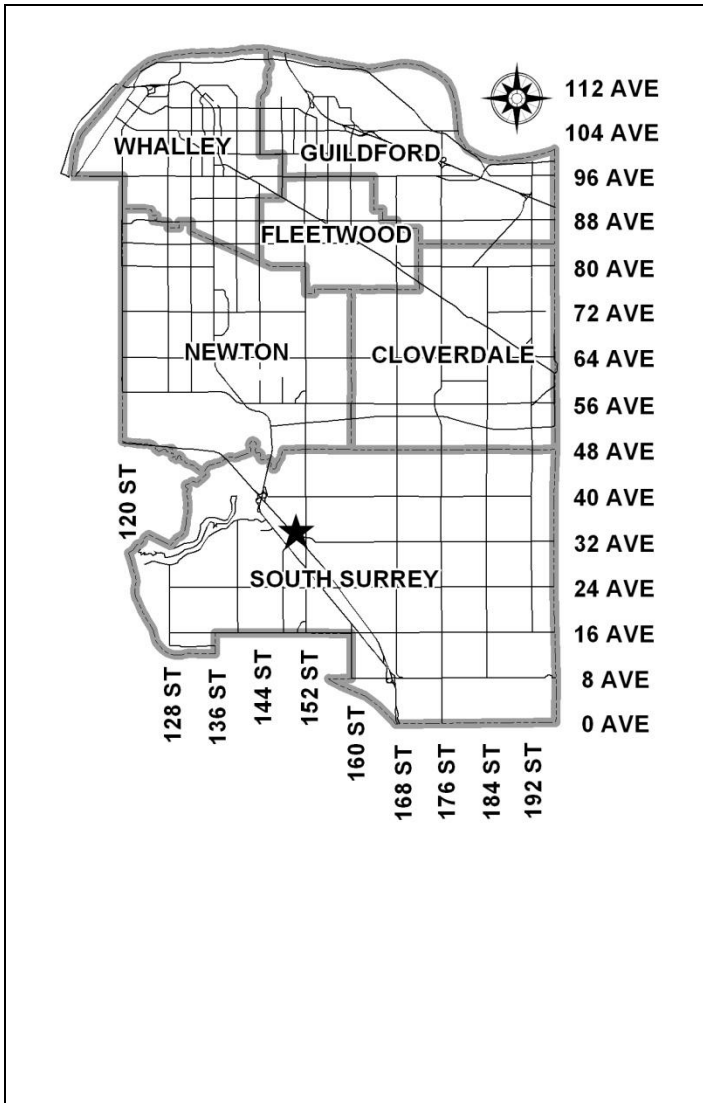
LOCATION: 3435/09 & 3386/91 – 150 St; 3303/33/61 – 152 St; 3332/52 Croydon Dr

OWNER: Village BT Holdings Limited

ZONING: RA

OCP DESIGNATION: Multiple Residential and Urban

NCP DESIGNATION: Apartment's 8-12 storey, Garden Apts, Cluster Housing, Commercial and Preservation Area/Open Space



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft a generalized Development Permit No. 7907-0026-00 for the site.
- Approval to draft Development Permit No. 7907-0026-01 for Phase I.

DEVIATION FROM PLANS, POLICIES, OR REGULATIONS

- Partially complies with Rosemary Heights West NCP designation. Needs a partial amendment from "Apartments 8-12 storey", "Garden Apartments", "Cluster Housing", "Commercial", and "Preservation Area/Open Space" to "Townhouses (25 upa max)", "Apartments (4 - storey max)", "Apartments (6 - storey max)", "Commercial", and "Preservation Area/Open Space".

RATIONALE OF RECOMMENDATION

- Complies with OCP designation.
- The proposal is generally consistent with the general land use intent for the subject site under the NCP by providing a commercial node and surrounding it with a variety of housing types and densities. The proposal also sets aside the majority of the lands under the Hydro corridor for open space and recreational uses.
- The proposal will increase the amount of retail space designated in the NCP at this location from 809 square metres (8,700 sq.ft.) to 3,066 square metres (33,000 sq.ft.). In support of this increase, the applicant conducted two market impact studies, one by Harris Consulting Inc. and one by Coriolis Consulting Corp., both of which concluded that there is sufficient trade area to support the proposed additional commercial development without significant impact to existing commercial developments in the surrounding area.
- To mitigate potential competition impacts on the existing commercial businesses in the nearby Rosemary Heights Plaza (34 Avenue and Rosemary Heights Drive), the proposed CD Zone prescribes the minimum size of individual commercial businesses. This will minimize direct competition with the smaller commercial businesses located on the nearby site.
- The proposed 4 and 6-storey apartment buildings on the northeast portion of the site are expected to provide a better interface with the existing townhouses to the north of the subject site than the 8-12 storey apartment building designation in the NCP.
- As part of the subject proposal approximately 25,000 square metres (6.2 acres) of land under the BC Hydro corridor will be dedicated to the City as parkland.

- The applicant has provided a detailed traffic analysis which addresses potential traffic impacts from the development on the adjacent arterial roads and Highway 99. The analysis indicates that trips generated by this development will be modest in relation to background traffic and that planned improvements to the local road network will maintain acceptable levels of service for local roads and intersections.
- The subject proposal is designed to function as a comprehensive development with commercial uses providing services to compliment future residential uses, and have been designed with a strong sense of place and community. The co-location of retail and service uses and the development of strong pedestrian networks give people options other than getting in the car for small shopping trips.
- The arrangement of architectural elements and the landscape design is directed toward a strong 'Village' concept. Building designs incorporate high quality materials, a substantial amount of articulation, and quality landscape treatments.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site shown as Block 1 on the survey plan attached in Appendix I from "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.
2. Council authorize staff to draft a generalized Development Permit No. 7907-0026-00 in accordance with the attached drawings (Appendix II).
3. Council authorize staff to draft a Development Permit for Phase I of the project No. 7907-0026-01 generally in accordance with the attached drawings (Appendix III).
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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from the Ministry of Transportation & Infrastructure, including Highway 99 infrastructure safety upgrade requirements;
 - (d) final endorsement from Senior Government Environmental Agencies;
 - (e) final approval from BC Hydro;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (h) resolution of all urban design and architectural issues to the satisfaction of the City Architect and City Landscape Architect;
 - (i) the applicant enter into a license agreement and submit financial securities to ensure habitat compensation on dedicated environmental areas;
 - (j) the applicant submit financial securities for trail/pathway and park improvements on dedicated open space areas; and
 - (k) the applicant address the shortfall in tree replacement.

5. Council pass a resolution to amend the Rosemary Heights West NCP to redesignate the land from Apartments 8 - 12 storey, Garden Apartments, Cluster Housing, Commercial and Preservation Area/Open Space to Apartments (4-storey max.), Apartments (6-storey max.), Townhouses (25 upa max.), Commercial, and Preservation Area/Open Space in accordance with Appendix VIII 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 outlined in Appendix IV.
School District:	<p>Projected number of students from this development:</p> <p>15 Elementary students at Morgan Elementary School 6 Secondary students at Earl Marriott Secondary School</p> <p>(Appendix V)</p>
Parks, Recreation & Culture:	The Parks, Recreation & Culture Department has no concerns with this proposal. The applicant has agreed to construct improvements within future parkland under the Hydro corridor including pathway and a stormwater detention facility. The applicant will be required to submit financial securities to ensure these improvements are constructed in accordance with the Parks, Recreation & Culture Department's requirements.
Department of Fisheries and Oceans (DFO):	The Department of Fisheries and Oceans (DFO) has reviewed the habitat compensation proposal from the applicant's environmental consultant and has provided approval in principle as described later in this report. The details on the habitat compensation will be finalized prior to final adoption of the rezoning by-law.
Ministry of Transportation & Infrastructure (MOTI):	The Ministry of Transportation & Infrastructure has no objection to the proposal in principle. Final approval from MOTI will be required prior to final adoption of the rezoning by-law.
BC Hydro:	BC Hydro has no objection to the proposal in principle. Final approval from BC Hydro will be required prior to final adoption of the rezoning by-law.

SITE CHARACTERISTICSExisting Land Use: Vacant land.Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 34 Avenue):	Single family homes and townhouses.	Urban and Multiple Residential/Single Family Residential Small Lots, Garden Apartments and Cluster Housing	RF-12 and RM-30
East (Across 152 Street):	Residential care facility and vacant land.	Multiple Residential/Institutional and Garden Apartments	CD, A-1 and RH
South (Across 32 Avenue Diversion):	Car wash and restaurant.	Commercial	CD
West (Across Highway No. 99):	Single family homes, townhouses and open spaces.	Urban and Suburban	RF-12, RM-15 and RA

JUSTIFICATION FOR PLAN AMENDMENT

- An NCP Amendment is proposed to redesignate portions of the subject site from "Apartments 8-12 storey", "Garden Apartments", "Cluster Housing", "Commercial", and "Preservation Area/Open Space" in the Rosemary Heights West Neighbourhood Concept Plan (NCP), to "Townhouses (25 upa max)", "Apartments (4 - storey max)", "Apartments (6 - storey max)", "Commercial", and "Preservation Area/Open Space" in accordance with the plan attached in Appendix VIII.
- The following is a comparison of the proposed development concept and the existing NCP.

Use	Rosemary Heights West NCP			Subject Proposal		
	Area Ac	Units	Floor Area m ²	Area Ac	Units	Floor Area m ²
Residential						
8 - 12 Storey	3.00	210	12,140	Apartments	-	-
Garden Apt	4.70	117	19,020		Townhouses	420
Cluster Housing	2.20	34	9,158	25		3,484
Total Residential	9.90	361	40,318	6.72	445	40,195
Total Commercial	0.40	n/a	809	3.58	n/a	3,066
TOTAL	10.30	361	41,127	10.30	445	43,261

- Overall, the proposal is generally consistent with the general land use intent for the subject site under the NCP by providing a commercial node and surrounding it with a variety of housing types and densities. The proposal also protects the majority of the lands under the Hydro corridor for open space and recreational uses and amenities such as public walkways and bike trails.

- The commercial node contemplated in the NCP has been shifted further south on the site to form an anchor and achieve improved exposure on the southern portion of the site adjacent to the major intersection of 152 Street and 32 Avenue Diversion. The commercial uses contemplated for this commercial node, which conceptually include a drug store, restaurants, bank, and retail stores will provide anticipated services to the community and animate this important gateway intersection to the Rosemary Heights neighbourhood.
- The amount of commercial floor space proposed (3,066 square metres/33,000 sq.ft) is greater than the amount of commercial floor space proposed for this site under the NCP (809 square metres/ 8,700 sq.ft.). In support of this amendment, the applicant conducted two (2) retail market impact studies for this project, one by Harris Consulting Inc. and one by Coriolis Consulting Corp., both of which concluded that there is sufficient trade area to support the proposed neighbourhood-oriented commercial development without significant impact to existing commercial developments in the surrounding area.
- Nevertheless, to address concerns of area business owners in the nearby Rosemary Heights Plaza (located at the corner 34 Avenue and Rosemary Heights Drive in the Rosemary Heights Central NCP area), the proposed CD Zone will limit the minimum size of individual commercial businesses. This will minimize direct competition with the smaller commercial businesses located on that nearby site. The limitations will be as follows:
 - Proposed 1,477 square metre (15,900 sq. ft.) drug store space - not to be subdivided into units smaller than 372 square metres (4,000 sq. ft.);
 - Proposed 186 square metre (2,000 sq. ft.) restaurant space - not to be subdivided;
 - Proposed 604 square metre (6,500 sq. ft.) restaurant space - not to be subdivided;
 - Proposed 465 square metre (5,000 sq. ft.) bank space - not to be subdivided into units smaller than 186 square metres (2,000 sq. ft.);
 - Proposed two, 111 square metre (1200 sq. ft.) CRU spaces - not to be subdivided; and
 - Proposed 111 square metre (1,200 sq. ft.) CRU adjacent to bank - not to be subdivided into more than 2 CRU's.
- The proposed 4 and 6-storey apartment buildings on the northeast portion of the site will interface better with the existing townhouses to the north of the subject site than the 8-12 storey apartment buildings as identified in the NCP.
- Overall, the proposed comprehensive development fulfills the general mix of multiple residential and commercial uses anticipated in the NCP. The increased commercial uses are considered appropriate on the basis of the existing market supply in the area and the specific controls proposed that will address potential impact on local retailers.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site consists of nine (9) properties located at the northwest corner of 152 Street and 32 Avenue in the Rosemary Heights neighbourhood. The combined site area is approximately 8.0 hectares (20 acres). The site is currently zoned "One-Acre Residential (RA) Zone" and all of the properties are vacant. The western portion of the site is encumbered by the BC Hydro corridor. Barbara Creek, which is a protected watercourse, extends through a portion of the BC Hydro corridor area.

- The site is designated a combination of "Multiple Residential" and "Urban" in the Official Community Plan (OCP).
- The site is designated a combination of "Apartments 8-12 storey", "Garden Apartment", "Cluster Housing", "Commercial", and "Preservation Area/Open Space" in the Rosemary Heights West Neighbourhood Concept Plan (NCP), which was initially approved by Council in 1997 and later amended in 1998 in conjunction with the development of the 32 Avenue interchange.
- The Rosemary Heights West NCP envisions a limited commercial node at the centre of the subject site on either side of a proposed north-south road (151 Street) connecting 33 Avenue and 34 Avenue. This commercial area would terminate with a landmark feature at the intersection of 33 Avenue and the new north-south road. The commercial area is intended to accommodate a small scale shopping area serving needs of the area residents. Surrounding this limited commercial node, the NCP envisioned a variety of housing types and densities including mid-rise apartments (8-12 storey) at the corner of 34 Avenue and 152 Street, garden apartments (3-4 storey) at the corner of 32 Avenue and 152 Street, and cluster housing on the western portion of the site adjacent the Hydro corridor to ensure preservation of the natural features around Barbara Creek. The NCP identified the portions of the subject site that are under the Hydro corridor as open space with public walkways and bike trails.

Original Proposal (2007)

- In 2007, the subject development application was submitted. At that time, the applicant proposed a mixed-use development (The Village) including 469 residential units (438 apartments and 31 townhouses) and 10,233 square metres (110,000 sq.ft.) of commercial space. Pre-notification letters for this proposal were sent on February 27, 2007 and staff received a number of phone calls, letters and a petition with 331 signatures representing 118 households in opposition to the proposal. Neighbouring residents and commercial property owners were primarily concerned about the overall scale of the development, the amount of traffic that could be generated, and the amount of commercial floor space being proposed. The applicant held two public information meetings on June 6, 2007 and November 22, 2007 respectively, both of which were well attended. The majority of the attendees did not support the project due to the same concerns expressed above.
- In response to the comments and concerns received by neighbouring residents and commercial property owners, the applicant has scaled back the proposal significantly.

Current Proposal

- The applicant still proposes a comprehensive project including a mix of multiple-residential and commercial uses; however, the overall scale of the project has been reduced significantly and now comprises 3,066 square metres (33,000 sq.ft) of commercial floor area, and 445 multiple residential units (420 apartments and 25 townhouses). The residential components have been redesigned to better integrate with neighbouring properties to the north and east.
- An NCP Amendment, Rezoning, Generalized Development Permit, and a Phase 1 Detailed Development Permit are proposed to accommodate the modified proposal.

Proposed CD Zone

- A Comprehensive Development (CD) Zone (based on a combination of the C-5, RM-45, and RM-30 Zones) is proposed to accommodate the proposed development. The proposed CD Zone has been divided into Blocks based on the land uses proposed for each area of the site.

Block A

- Block A encompasses the commercial precinct on the southern portion of the site and is based on the Neighbourhood Commercial (C-5) Zone as illustrated below:

	Proposed CD (Block A)	C-5 Zone
Permitted Uses	<ul style="list-style-type: none"> • Retail stores • Personal service uses • Eating establishments • Neighbourhood pub • Office uses • General service uses • Community services • Child care centres 	<ul style="list-style-type: none"> • Retail stores • Personal service uses • Eating establishments • Neighbourhood pub • Office uses • General service uses • Community services • Child care centres
Density (FAR)	0.25	0.50
Lot Coverage	40%	50%
Building Height	11 metres (30 ft.)	9 metres (30 ft.)
Setbacks	7.5 metres (25 ft.) to 8.0 metres (26 ft.) from all lot lines	7.5 metres (25 ft.) from all lot lines

- The proposed uses under Block A of the proposed CD Zone are identical to the C-5 Zone.
- To allow for flexibility in tenant space, the 370 square metre (4,500 sq.ft.) maximum floor area limit for individual businesses prescribed under the C-5 Zone is not being included in the proposed CD Zone.
- The proposed CD Zone will limit the minimum size of individual commercial businesses in accordance with the agreement with business owners in the nearby Rosemary Heights Plaza.
- The 0.25 maximum floor area ratio and 40% lot coverage proposed under Block A of the CD Zone are less than the 0.50 floor area ratio and 50% lot coverage permitted under the C-5 Zone and the proposed setbacks are also consistent with the C-5 Zone (minimum 7.5 metres/25 ft. from all property lines).

Block B

- Block B encompasses the 6-storey residential component in the east-centre portion of the site and is generally based on the Multiple Residential 45 (RM-45) Zone as illustrated below:

	Proposed CD (Block B)	RM-45 Zone
Permitted Uses	<ul style="list-style-type: none"> Multiple unit residential buildings Child care centres 	<ul style="list-style-type: none"> Multiple unit residential buildings Child care centres
Density (FAR)	1.80	1.30
Density (UPA)	85 upa	45 upa
Lot Coverage	50%	45%
Building Height	20 metres (66 ft.)	15 metres (50 ft.)
Setbacks	4.0 metres (13 ft.) to 12.0 metres (39 ft.) from all lot lines	7.5 metres (25 ft.) from all lot lines

- The proposed uses under Block B of the proposed CD Zone are identical to the RM-45 Zone and included multiple unit residential buildings, and child care centres as an accessory use.
- Since the 6-storey wood frame building typology is relatively new, the City does not have a standard zone in place for this development type. As a result, the density (unit and FAR) is substantially higher than the RM-45 Zone. However, this typology is considered appropriate at this location as it is replacing the previous high-rise designation and will complement the village concept.
- The proposed maximum building height is 20 metres (66 ft.), which is higher than the 15 metre (50 ft.) maximum building height permitted in the RM-45 Zone to accommodate the proposed 6-storey buildings.

Block C

- Block C encompasses the 4-storey residential component in the northeast corner of the site and is based on the Multiple Residential 45 (RM-45) Zone as illustrated below:

	Proposed CD (Block C)	RM-45 Zone
Permitted Uses	<ul style="list-style-type: none"> Multiple unit residential buildings Child care centres 	<ul style="list-style-type: none"> Multiple unit residential buildings Child care centres
Density (FAR)	1.45	1.30
Density (UPA)	67 upa	45 upa
Lot Coverage	52%	45%
Building Height	15 metres (50 ft.)	15 metres (50 ft.)
Setbacks	4.0 metres (13 ft.) to 19.5 metres (64 ft.) from all lot lines	7.5 metres (25 ft.) from all lot lines

- The proposed uses under Block C of the proposed CD Zone are identical to the RM-45 Zone and included multiple unit residential buildings, and child care centres as an accessory use.
- The floor area ratio, unit per acre density, and lot coverage are higher than the RM-45 Zone due to the relative small size of this proposed block.

Block D

- Block D encompasses the townhouse component in the northwest portion of the site and is based on the Multiple Residential 30 (RM-30) Zone as illustrated below:

	Proposed CD (Block D)	RM-30 Zone
Permitted Uses	<ul style="list-style-type: none"> Ground oriented multiple unit residential buildings Child care centres 	<ul style="list-style-type: none"> Multiple unit residential buildings or ground oriented multiple unit residential buildings Child care centres
Density (FAR)	0.70	0.90
Density (UPA)	21 upa	30 upa
Lot Coverage	50%	45%
Building Height	11 metres (36 ft.)	13 metres (43 ft.)
Setbacks	1.8 metres (6 ft.) to 7.5 metres (25 ft.) from all lot lines	7.5 metres (25 ft.) from all lot lines

- The proposed uses under Block D of the proposed CD Zone are similar to the RM-30 Zone with the exception that only ground-oriented multiple unit residential buildings are permitted under the CD Zone. This will ensure that the buildings constructed in this Block are in a townhouse built form in accordance with the intent. Child care centres are permitted as an accessory use as per the RM-30 Zone.
- The proposed floor area ratio (0.70) and unit per acre density (21 upa) under the proposed CD Zone are less than the RM-30 Zone (0.90 FAR and 30 upa).
- The proposed lot coverage of 50% under Block D of the proposed CD Zone is higher than the 45% lot coverage permitted under the RM-30 Zone due to the relative small size of this proposed block and to allow some flexibility for possible covered patios.

Block E

- Block E encompasses the 4-storey residential component in the west-centre portion of the site and is based on the Multiple Residential 45 (RM-45) Zone as illustrated below:

	Proposed CD (Block E)	RM-45 Zone
Permitted Uses	<ul style="list-style-type: none"> Multiple unit residential buildings Child care centres 	<ul style="list-style-type: none"> Multiple unit residential buildings Child care centres
Density (FAR)	1.65	1.30
Density (UPA)	75 upa	45 upa
Lot Coverage	50%	45%
Building Height	15 metres (50 ft.)	15 metres (50 ft.)
Setbacks	3.0 metres (10 ft.) to 4.0 metres (13 ft.) from all lot lines	7.5 metres (25 ft.) from all lot lines

- The proposed uses under Block E of the proposed CD Zone are identical to the RM-45 Zone and included multiple unit residential buildings, and child care centres as an accessory use.
- The floor area ratio, unit per acre density, and lot coverage are higher than the RM-45 Zone due to the relative small size of the block.

- Overall, the expected density will be generally consistent with the overall concept envisioned in the NCP. The Rosemary Heights West NCP anticipated 361 residential units with a combined residential floor area of 40,318 square metres (434,000 sq.ft.) on the subject site. The subject proposal includes 445 residential units with a combined residential floor area of 40,195 square metres (433,000 sq.ft.). As such, while the proposed Block by Block floor area ratio and unit per acre density parameters under the proposed CD Zone may appear high based on a comparison with our standard zones, they are in keeping with the density anticipated for this site under the NCP.
- Similarly, while the Block by Block lot coverage and setbacks may appear to be inconsistent with the typical zoning parameters, they are result of the configuration of the future lot pattern on the subject site. The proposed reduced setbacks are adjacent future internal lot lines, all setbacks adjacent public roads (34 Avenue, 152 Street, and 32 Avenue Diversion) are consistent with the typical zoning requirements (i.e. a minimum of 7.5 metres/25 ft.).

PRE-NOTIFICATION

Previous Proposal (2007)

- Pre-notification letters for the original 2007 proposal were sent on February 27, 2007. Staff received 64 letters 29 phone calls and a petition with 331 signatures representing 118 households in opposition to the proposal. Neighbouring residents and commercial property owners were primarily concerned about the overall scale of the development, the amount of traffic that could be generated, and the amount of commercial floor space being proposed.
- The applicant also held two (2) public information meetings, one on June 6, 2007 and another on November 22, 2007 respectively, both of which were well attended. The majority of the attendees raised significant concerns about the project due to the same issues expressed above.

Revised Proposal (2009)

- After the proposal was modified by significantly reducing the commercial floor area, and the number of residential units, staff sent a second pre-notification letter dated November 13, 2009. Staff has received one (1) response to this second pre-notification letter in the form of a letter from a neighbouring resident who still has concerns about traffic in the area.

(The applicant has provided a detailed traffic analysis which addresses the relationship of this site to the surrounding area and to adjacent arterial roads and Highway 99. The analysis indicates that trips generated by this development will be modest in relation to background traffic and that planned improvements to the local road network as described later in this report will maintain acceptable levels of service for local roads and intersections).

- The applicant held a third Public Information Meeting on November 18, 2009 to introduce the public to the modified proposal. A total of 893 invitations were mailed out to neighbouring residents and the meeting was attended by approximately 60 people. The applicant along with his consulting team delivered a presentation outlining the major changes to the proposal and this was followed by a question and answer session. The majority of the responses were positive in nature and a number of people indicated support for the new concept and noted that the revised

scale of retail and the major urban design moves have addressed community interests. Much of the discussion focused on possible traffic calming on 34 Avenue. The applicant outlined the scope of the road improvements associated with the project and noted that the City is also planning local road improvements, particularly at the intersection of 152 Street and 32 Avenue Diversion.

DESIGN PROPOSAL AND REVIEW

- A generalized Development Permit is proposed for the entire site to establish the overall site plan, form and character, design guidelines and landscaping for this mixed commercial/residential project. A detailed Development permit is also proposed for Phase 1 of the development, which comprises two (2) commercial retail units in the southern portion of the site.
- Subsequent detailed Development Permits will be required for all of the other individual buildings and each of these Development Permits will be required to be submitted for approval by Council. These subsequent Development Permits will stipulate detailed building architecture, design, landscaping, and signage for those buildings in subsequent phases.

Generalized Development Permit

Site Plan

- The proposed site plan divides the site into two (2) distinct precincts; a commercial precinct on the southern portion of the site, and a residential precinct on the northern portion of the site. The two precincts are divided by a new east-west road (33 Avenue). The commercial precinct features 3,066 square metres (33,000 sq.ft.) of commercial space in five commercial buildings and the residential precinct features 445 residential dwelling units, totaling 40,195 square metres (432,000 sq.ft.) of residential floor area, in a series of buildings including stacked townhouses, 4-storey apartment buildings and 6-storey apartment buildings.

Environmental Requirements

- The applicant retained Enkon Environmental Limited to complete a field assessment and prepare an environmental report for the subject site. The report confirms the presence of Barbara Creek, a Class A (red coded) fish bearing watercourse along the western portion of the property under the BC Hydro corridor, as well as unnamed Class C (green coded) roadside or property line ditches along 34 Avenue.
- The applicant's environmental consultant proposes to close the unnamed roadside or property line ditches along 34 Avenue but fully protect a 30 metre (100 ft.) setback along Barbara Creek. To offset the impacts associated with the loss of the unnamed Class C ditches, the applicant's consultant proposes habitat compensation in the form of various enhancement works within the Barbara Creek riparian protection area including replanting, removal of existing crossings, and drainage enhancements.
- The environmental report was reviewed by the Department of Fisheries and Oceans (DFO) at the December 19, 2007 Environmental Review Committee (ERC) meeting and again at the February 20, 2008 ERC meeting. DFO has accepted the proposal in principle but finalized details on the habitat compensation will be completed prior to final adoption of the rezoning by-law.

- The applicant will be required to enter into a license agreement and submit financial securities to ensure habitat compensation on dedicated environmental areas.

Park Dedication, Pathways and Greenways

- As part of the subject proposal approximately 25,000 square metres (6.2 acres) of land under the BC Hydro corridor will be dedicated to the City as parkland. A portion of this dedicated area around Barbara Creek will be remediated by the developer as part of their environmental habitat compensation requirements. A storm water detention facility is also proposed under the Hydro corridor. The dedicated parkland will form part of a major linear open space corridor as identified in the Rosemary Heights West NCP. The applicant has agreed to construct improvements within this future parkland under the Hydro corridor including pathways. The applicant will be required to submit financial securities to ensure these improvements are constructed in accordance with the Parks, Recreation & Culture Department's requirements.
- An existing link to Croydon Drive through the BC Hydro corridor will be maintained for emergency vehicle access to Rosemary Heights West, and otherwise preserved as a pedestrian walkway connecting the site to the dedicated park areas at the north end of the site, on the west side of Barbara Creek.
- A series of pedestrian pathways are proposed throughout the site which will be designed to allow movement of project residents and the general public through the site with links to the main road system. The pathway system connects internal elements such as retail areas and the residential precinct, and it also connects the site to other significant external pathways including those in Rosemary Heights West and the existing and future Surrey multi-use trail systems along 152nd Street and along Highway 99 under the Hydro corridor.
- Along the 152nd Street frontage, an 8.0 metre (26 ft.) wide statutory right-of-way, outside of private yards, will be protected for extension of the multi-use trail system identified in the Rosemary Heights West NCP and already constructed along 152 Street north of the site as part of earlier development projects.

Traffic Analysis, Access, and Parking

- The applicant has provided a detailed traffic analysis which addresses the relationship of this site to the surrounding area and to adjacent arterial roads and Highway 99. The analysis indicates that trips generated by this development will be modest in relation to background traffic and that planned improvements to the local road network will maintain acceptable levels of service for local roads and intersections.
- The developer proposes to construct all onsite and offsite road work as part of the first phase of development. The scope of work includes the following elements:
 - new private internal east-west road (33 Avenue);
 - new private internal north-south road (151 Street);
 - right-in entrance to the site from 32 Avenue Diversion;
 - additional lanes on 32 Avenue Diversion;
 - additional lanes on 152 Street;
 - signal modifications at 152 Street and 32 Avenue Diversion; and
 - road works (including widening) and sidewalks on 34 Avenue frontage.

- In addition to completing on and offsite road works needed to support the proposed scope of development, the developer will contribute funds to the BC Ministry of Transportation and Infrastructure to fund an upgrade of Highway 99 exit ramps to increase safety.
- The site access and egress locations have been reviewed extensively by the City's Engineering Department, TransLink, and the BC Ministry of Transportation and Infrastructure.
- There are two (2) principal vehicular entries from major arterial roads: one is a right-in/right-out access approximately midway along the site to/from 152nd Street; the other is a right in from the 32nd Avenue Diversion. These two entries will accommodate most of the commercial traffic to the site. A third access is provided on 34th Avenue which will allow movements to and from 152nd Street. These distributed points of access will allow vehicles to move efficiently within the site.
- The majority of the internal roads will be private roads with statutory right-of-ways for public access, with the exception of a cul-de-sac bulb off of 34 Avenue which will be dedicated. This allows for more flexibility in terms of road design, including specialty paving, lighting, and street furnishings.
- The two main private roads which will provide access through the site include the new east-west road to 152 Street (33 Avenue) as well as a new north-south road which accesses 34 Avenue (151 Street). A traffic circle is proposed on the main north-south road on the site for a variety of reasons.
 - The traffic circle allows people looking for on-street parking to safely make turns within the site thus eliminating the need for vehicles to exit onto 34th Avenue in order to turn around.
 - The traffic circle provides convenient access to the residential precincts to the east and west; and
 - The traffic circle will prevent commercial delivery vehicles from accessing the site via 34 Avenue, while still providing emergency vehicle access. This responds to resident concerns raised during the public notification process about delivery vehicles accessing the site via 34 Avenue.
- A total of 208 surface commercial parking stalls are proposed, the majority of which are located in front of the retail units. Some staff/overflow parking is proposed under the BC Hydro right-of-way in an area that has already been disturbed for parking purposes. This parking area is well integrated with the landscaping, path-ways, pedestrian routes, connections to the greenway park system, and other landscape features under the Hydro corridor.
- All residential parking will be provided as underground parking with the exception of the townhouse portions of the site which will feature tandem garages for resident parking and surface parking stalls for visitors.
- The overall parking supply meets the Zoning By-law based on the combination of residential and commercial uses proposed.

Design Character

- The project architect has provided a design brief which sets out the form and character proposed for both the commercial and residential precincts, as follows:

The Commercial Precinct

- The commercial precinct is divided into 4 sub areas which include: "The East-West Street Shops", "The 152nd Street Commercial Edge", "The 32 Avenue Edge", and "The Retail Anchor".

The East –West Street Shops

- On the south side of the new east-west street (33 Avenue) is a pedestrian-oriented focal point in the form of two small-scale retail buildings which frame a central plaza. These buildings will reflect some of the character and scale of those on Beecher Street in Crescent Beach. Landscape elements help to define the streetscape, provide opportunities for indoor/outdoor uses, and screen future residential development to the north from parking and commercial uses. Street furniture, lighting, trees, pavement patterns, and crossings will all contribute to the success of this retail street environment. Landscape features surrounding the central retail may make use of low planters or stone walls to help define special areas and delineate between vehicular and pedestrian realms.
- Articulated building facades, terraces, canopies, and planters will animate the centre streets and create gathering places. Designs will incorporate solid canopies for pedestrian weather protection.

The 152nd Street Commercial Edge

- A building with a bank and a small retail unit will anchor 152nd Street, south of the main site entry point, with a restaurant at the important southeast corner. While there are practical challenges to creating retail with two frontages, efforts will be made to animate the street sides of these units with glazing, transparency and entrances where possible. In particular the small retail unit at the north end of this building offers opportunities for a creative response to animating the street edge as well as the interior of the site where the parking is located.

The 32 Avenue Edge

- A restaurant is proposed to anchor the corner of 152nd Street and the 32 Avenue Diversion. This provides the opportunity to develop an attractive, highly articulated, and architecturally interesting building at this highly visible location. Extensive consideration has been given to the south edge of the project in terms of landscape treatment.

The Retail Anchor

- A retail anchor tenant is proposed for the southwest corner of the retail precinct and is conceptually illustrated as a drug store. This location offers the least impact for the existing residential neighbourhood and for new future residential uses. The main frontage will be articulated with significant glazed areas and pedestrian weather protection. Columns, recesses and bays and integrated landscape walls, planters, signage and other features will be used provide interest on other elevations, particularly at the edge of the building at the south terminus of the

north-south street. Loading demands are higher for this building and appropriate location, screening and pavement treatments will be employed to ensure this aspect of the building is both attractive and functional.

The Residential Precinct

- The residential precinct is organized along the new north-south road (151 Street) and the new east-west road (33 Avenue). The residential precinct is also divided into sub-areas including "The Main East-West Street", "The East-West Street Mid-Rise and City Homes", "The 34 Avenue Low Rises" and "The 34 Avenue Townhouses".

The Main East-West Street

- At the interface between the commercial precinct and the residential precinct, the design of the units fronting the new east-west street will be encouraged to incorporate a connection between the indoor and outdoor spaces. Every effort will be made to animate the centre streets with overlooking terraces, canopies, planters, street furniture, gathering places, and interesting articulation of facades.

The East-West Street Mid-Rise and City Homes

- This zone, just to the north of the main east-west street, is fronted by slightly higher density 6-storey buildings which incorporate City Home style units with private front yards and street oriented entries at grade. Entrances for individual residential units in residential-only buildings facing roads will be provided with a separation between the private realm and the public realm through the use of fences, gates and landscaping and a change in grade of approximately 0.45 metres (1.5 ft.). These units will have clearly identifiable entries and/or gates at the change from public to private space. Addressing Crime Prevention Through Environmental Design (CPTED) interests, these design elements will promote a friendly "eyes-on-the-street" approach to natural security and surveillance.
- Residential building entries will present a separate and clearly identifiable character. The massing of the two buildings is intended to create a large central courtyard which provides opportunity for a large area of enclosed and open amenity space.

The 34 Avenue Low Rises

- The zone at the northeast portion of the site is dedicated to low rise (4-storey) apartments. These buildings reduce the scale of the project from the more central higher density to transition to the existing multi-family development to the north across 34 Avenue.
- A large green space area is proposed at the corner of 34 Avenue and the new north-south road as a gateway feature into the project from 34 Avenue.

The 34 Avenue Townhouses

- The zone at the northwest portion of the site features 3 storey townhouse forms, which again transition down the scale of the project in respect of the existing single family lots to the north across 34 Avenue.

Building Massing

- The massing of the proposed buildings has been carefully planned to respect the context of adjacent residential uses. In particular, along the westerly portion of 34th Avenue, are three-storey townhouse units; which form a proper response to the existing two-storey houses opposite the street. To the east of these townhouses, on the easterly portion of 34th Avenue, are two, four storey apartment buildings; which form a proper transition to the existing three-storey townhouse complex across the street.
- Grades along 34th Avenue have been arranged such that the residential ground floor units have their floor and yard elevation slightly above the street level. This enhances the distinction between the public realm and semi-private and private spaces and promotes passive surveillance and "eyes on the street".

Architectural Design Theme

- The arrangement of architectural elements and the landscape design is directed toward a strong 'Village' concept. While the character of the commercial buildings will be necessarily different from the residential-only buildings, it is intended that there will be harmony overall through the use of colours, details, articulation, materials and landscape elements drawn from compatible design vocabularies. Examples of these elements include the design character, use of compatible materials, principal residential entries, roof lines, fenestration details, guards, fences, street furniture and landscaping.
- The main visual access into the site comes from the entries at 34 Avenue and 152 Street. At the south end of the 34 Avenue access, the building facade has been designed to provide substantial orienting signage and to integrate strong landscape features. Residential buildings have been organized to create substantial landscaped open courtyards which provide green-space, amenity, and sun access.
- The character sketches provided by the applicant's architect are illustrative of the quality of the neighbourhood that the developer seeks to create. Building designs incorporate high quality materials, a substantial amount of articulation and landscape treatments. In addition, roof top equipment will generally be limited to low profile make-up air units which are normally not visible from the ground.

Signage

- Major project gateway and identification signage will be located at each of the 32 Avenue and 152 Street entries. Signage at the 34 Avenue entrance will be more subtle in respect of the adjacent residential uses.
- In addition to identifying street signage, a second level of way-finding signage is proposed to will assist visitors in understanding the overall traffic pattern, as well as to help them locate the various parking areas and the entries to the commercial and residential buildings. In addition, other signage will clearly demarcate links to the various pedestrian walkways and greenways.

- At the street level, signs identifying individual commercial uses will conform to an overall signage theme consisting of a combination of vertical sign elements perpendicular to the main facade or imprinted awnings, and a designated sign band over the commercial windows. Retail anchors will integrate their signage into the architecture. All commercial tenant fascia signage will consist of high quality individual channel letters of a consistent design and character. Sign boxes are specifically prohibited.
- All signage will be constructed of high quality materials and will comply with the City's Sign By-law. Design details for individual signs will be finalized through subsequent detailed Development Permits.

Loading Areas

- There are three (3) levels of loading to address on the subject site: large retail users typically semi-trailer size trucks; small scale retail uses typically cube-vans and couriers; and residential loading. Truck access for all of these delivery types has been carefully programmed from the 32nd Avenue Diversion right-in access. This will reduce the impact of commercial traffic on the neighbourhood to the north as well as future residents of the project.
- The only use expected to require full size semi-trailers is the commercial anchor (drug store). The major access for this type of truck is from 32 Avenue Diversion. On entry to the site, there is a pull-out lane which allows trucks to back into the double width loading bay at the south west corner of the anchor retail building without blocking other traffic entering from the 32 Avenue Diversion.
- Other loading areas for couriers and cube-vans near the smaller retail and restaurant spaces have also been carefully designed. These loading spaces will be finished with paving materials similar to the pedestrian oriented surfaces and they will be signed to discourage use by other parkers. The choice of paving materials will allow these areas to read as part of the useable open space when not in use by a truck.

Tree Assessment

- The applicant retained MGF Horticultural Inc. to prepare a tree survey and an arborist report for the project. The report indicated that the trees on the site are primarily deciduous species including birch and alders, which are in an advanced stage of decline. Small strands of native conifers including Douglas fir, Western red cedar and Hemlock are found sporadically throughout the site. As a result of the large site disturbance, by site preparation, including development surface and underground parking structures and the general poor quality of the existing trees, the potential for tree retention is only limited to the northeast and southeast corners of the site, and the environmental enhancement areas on west side of the site.
- In total 351 trees were identified on the site which includes the environmental enhancement area and the park underneath the hydro right-of-way. 93 of these are conifers, and the remainder (233) are deciduous. All the deciduous trees are of poor quality due to structural defects or declining health, and will be removed. Of the 93 conifers, 14 conifers will be retained and 79 will be removed. Of the 79 conifers to be removed the majority are in poor condition and the remainder will be impacted by site preparation. The Tree By-law requires 419 replacement trees and approximately 419 replacement trees are proposed under the generalized landscaping plan for the

site. The applicant will be required to contribute funds to the City's Green Fund to offset any tree replacement deficiency.

Landscaping and Amenity Areas

- The generalized landscaping plan prepared for the site features a generous combination of trees and shrubs in a variety of species and colours to add visual interest and enhance the architectural character of the development. Substantial landscape treatment is proposed along the site edges. Decorative paving will be utilized throughout the site to highlight pedestrian routes through the site as well as plaza areas.
- The commercial area landscape is richly detailed and animated. It features a clear pedestrian spine with linkages, a series of dining and seating courts, shrub planting, tree canopy and a landscape buffer to the street. Small retail CRUs with patios and related landscapes further define and animate the internal street and contain the commercial parking area.
- The residential area features a variety of multi-family housing types with semi-private courtyards and linked landscapes. Strong animated relationships with the street and with the commercial area are created through the incorporation of individual unit entrances and yards at grade with a clear definition of private space. A major landscaped central amenity open space is provided at the corner of 34 Avenue and the new north-south road (151 Street) with strong axial pedestrian routes linking the residential area to the street and to the commercial area. A series of small open spaces provide variety, and the opportunity for both passive and social activities including children's play.

Place Making

- The subject proposal is designed as a comprehensive mix of multiple residential and commercial use in a village concept with a strong sense of place and community. The co-location of retail and service uses and the development of strong pedestrian networks give people options other than getting in the car for small shopping trips. In addition, the park, trails, and restaurants also offer important spaces for socialization, an important element of community life.
- The proposal features a hierarchy of programmed public and semi-public courts, open spaces and habitat areas. Connectivity is ensured through the incorporation of a comprehensive system of trails including public multi-use trails and semi-private linkages.

Sustainability

- Sustainable features of this proposal include the following:
 - Dedication of approximately 6.2 acres of land for parks and green space;
 - Preservation and enhancement of Barbara Creek;
 - Use of oil/water separators and bio-swales to clean storm water and return it to the eco-system rather than burdening storm sewer infrastructure;
 - Provision of varying forms of housing to provide first time buyers and empty nesters with affordable housing choices within the community;
 - Job creation: retail and service uses will generate entry level and management jobs within the community;
 - Construction of off-site roadway infrastructure with first phase of development;

- Place-making and creation of a vibrant mixed-use environment through the careful combination and linkage of retail and residential spaces;
 - Provision of outdoor public amenity;
 - Encourage pedestrian walk-ability by building retail and service uses in proximity to residential uses;
 - Development of an in-fill site, locating modest retail within walking distance of hundreds of existing homes (further reducing car usage and congestion); and
 - Storm water detention within the BC Hydro corridor.
- The developer has advised staff that they are committed to building sustainable developments that use less energy and water, and produce less waste. Sustainable building features will become better defined through subsequent detailed development permit phases, however initiatives currently being explored include: passive design and geothermal heating and cooling to reduce energy use, high efficiency lighting and other electrical equipment selected to reduce energy loads for all buildings, use of construction materials with recycled content, use of low off-gassing materials including carpet and paint, dual flush toilets, and other materials with lower environmental impacts.

Phase 1 Detailed Development Permit (7907-0026-01)

- A detailed Development Permit is proposed for Phase 1 of the project which includes the two (2) small retail commercial buildings on the south side of the east-west private road (33 Avenue). The two buildings are designed to be the pedestrian-oriented focal point along this new east-west street and frame a central plaza.
- The two commercial retail units are 111 square metres (1,200 sq.ft.) in total floor area each.
- The two buildings are mirror images of each other and are designed to have a residential feel with pitched asphalt shingle roofs and chimneys. Building materials include wood fascia, hardie panel, and brick veneer. Both of the buildings have substantial glazing on all sides and will also feature decorative lighting features around the windows and entry doors.
- Fascia signage will consist of individual channel letters above the entries.
- The courtyard between the two buildings features two covered outdoor patios and a walkway area. The landscaping around the buildings consists of a variety of trees and shrubs and decorative paving to define public walkways and outdoor patio areas.

ADVISORY DESIGN PANEL

- The updated proposal including both the generalized Development Permit for the site and the detailed Development Permit for Phase 1 were presented to the Advisory Design Panel (ADP) on March 4, 2010. The majority of the comments received from the ADP have been addressed with the exception of some minor site plan recommendations which will be addressed prior to final approval of the Development Permits.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective for Generalized Development Permit
Appendix III	Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective for Phase 1 Detailed Development Permit
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	ADP Comments and Applicant's Response
Appendix VIII.	Proposed NCP Amendment Plan
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Market Study prepared by Coriolis Consulting Corp. dated April 2008.
- Market Study prepared by Hurris Consulting dated April 19, 2006.
- Environmental Report prepared by Enkon Environmental dated December 3, 2007 and February 4, 2008.
- Traffic Study prepared by McElhanney Consulting Ltd. dated August 9, 2006 .
- Complete Set of Architectural and Landscape Plans prepared by Rositch Hemphill & Associated and Perry & Associates, respectively, dated February 8, 2010.

Jean Lamontagne
General Manager
Planning and Development

RG/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: Michael Mortensen, Grosvenor Canada Ltd.
 Address: 20th Floor the Grosvenor Building
 1040 West Georgia Street
 Vancouver, B.C. V6E 4H1
 Tel: 604-640-3510

2. Properties involved in the Application
 - (a) Civic Addresses: 3409, 3435 and 3391 - 150 Street; 3332 and 3352 Croydon Drive; 3386 - 150 Street; 3303, 3333, 3361 - 152 Street

 - (b) Civic Address: 3409 - 150 Street
 Owner: Village BT Holdings Limited, Inc. No. 0710694
 PID: 008-818-339
 Lot C Section 27 Township 1 New Westminster District Plan 25810

 - (c) Civic Address: 3435 - 150 Street
 Owner: Village BT Holdings Limited, Inc. No. 0710694
 PID: 011-356-472
 Parcel "B" (S116921E) Lot 7 Section 27 Township 1 New Westminster District Plan 8895

 - (d) Civic Address: 3391 - 150 Street
 Owner: Village BT Holdings Limited, Inc. No. 0710694
 PID: 008-818-398
 Lot D Section 27 Township 1 New Westminster District Plan 25810

 - (e) Civic Address: 3332 Croydon Drive
 Owner: Village BT Holdings Limited, Inc. No. 0710694
 PID: 007-789-777
 Parcel "A" (Reference Plan 27509) Lot 32 Section 27 Township 1 New Westminster District Plan 8895

 - (f) Civic Address: 3352 Croydon Drive
 Owner: Village BT Holdings Limited, Inc. No. 0710694
 PID: 006-466-681
 Lot 58 Section 27 Township New Westminster District Plan 49745

 - (g) Civic Address: 3386 - 150 Street
 Owner: Village BT Holdings Limited, Inc. No. 0710694
 PID: 011-356-944
 Lot 34 Except: Firstly, Parcel "H" (By-law Plan 62662); Secondly, Part on Plan BCP6711 Section 27 Township 1 New Westminster District Plan 8895

- (h) Civic Address: 3333 - 152 Street
 Owner: Village BT Holdings Limited, Inc. No. 0710694
 PID: 011-356-901
 Lot 32 Except: Firstly: Parcel "A" (Reference Plan 27509) Secondly: Parcel "L" (By-law Plan 62662); Thirdly: Part on Highway Plan 25810 Section 27 Township 1 New Westminster District Plan 8895

- (i) Civic Address: 3361 - 152 Street
 Owner: Village BT Holdings Limited, Inc. No. 0710694
 PID: 000-495-883
 Lot 57 Section 27 Township 1 New Westminster District Plan 49745

- (j) Civic Address: 3303 - 152 Street
 Owner: Village BT Holdings Limited, Inc. No. 0710694
 PID: 007-062-729
 Lot 31 Except Firstly: Part Shown Red and Green on Highway Plan 25810 Secondly: Parcel "M" (By-law Plan 62662) Section 27 Township 1 New Westminster District Plan 8895

3. Summary of Actions for City Clerk's Office

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

- (b) Application is under the jurisdiction of MOTI.
 MOTI File No. 1-6-01-006-24254.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed Overall
LOT AREA* (in square metres)		
Gross Total		79,877 m ²
Road Widening area		6,764 m ²
Undevelopable area		33,634 m ²
Net Total		39,478 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		vary
Rear		vary
Side #1 (East)		vary
Side #2 (West)		vary
BUILDING HEIGHT (in metres/storeys)		
Principal		vary (max. 6-storey)
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		445
FLOOR AREA: Residential		40,195 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		3,066 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		43,261 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
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		1.10
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		208
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		990
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	YES
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