

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0070-00

Planning Report Date: October 15, 2007

PROPOSAL:

- **Rezoning** from RA and RS (By-law No. 5942) to CD and RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 240 apartment units in two buildings and 160 townhouse units and relax various yard setbacks.

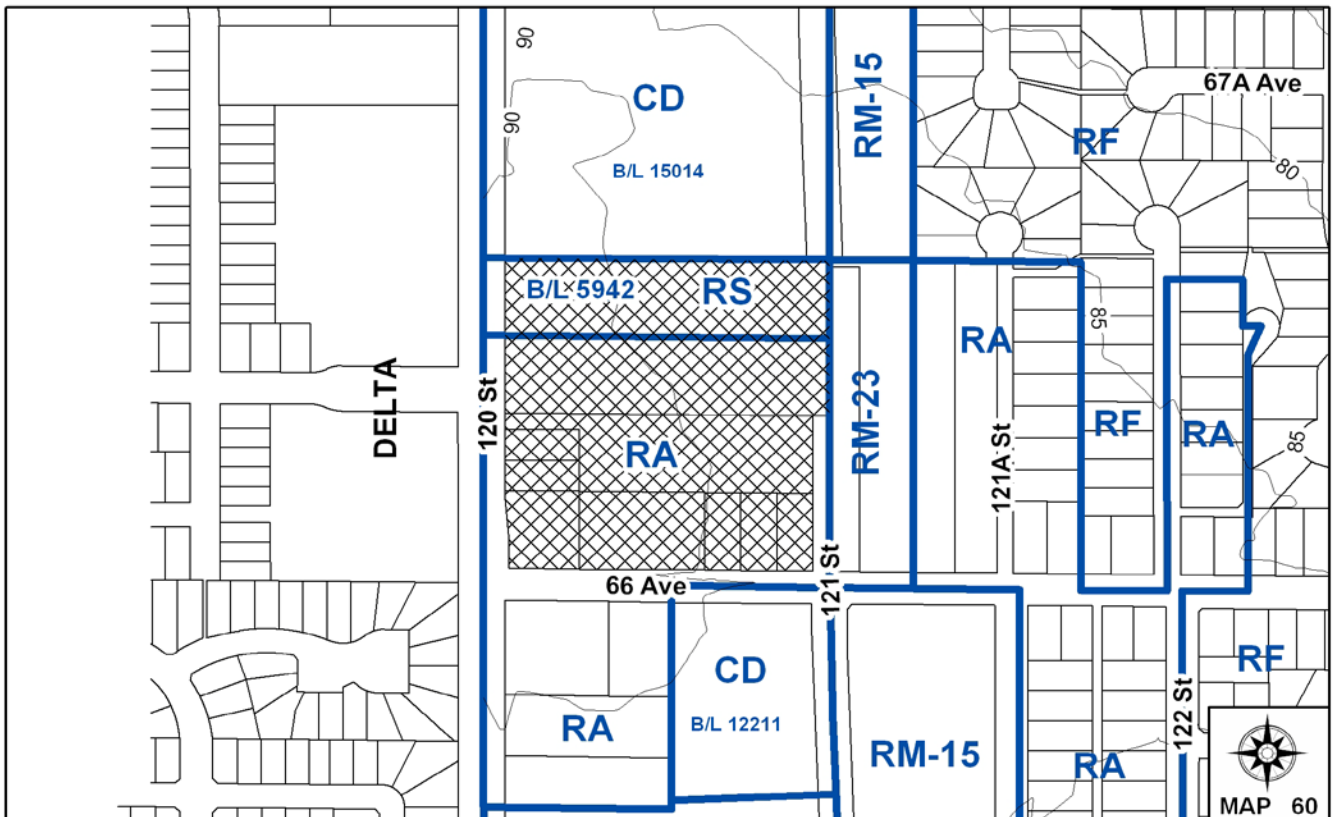
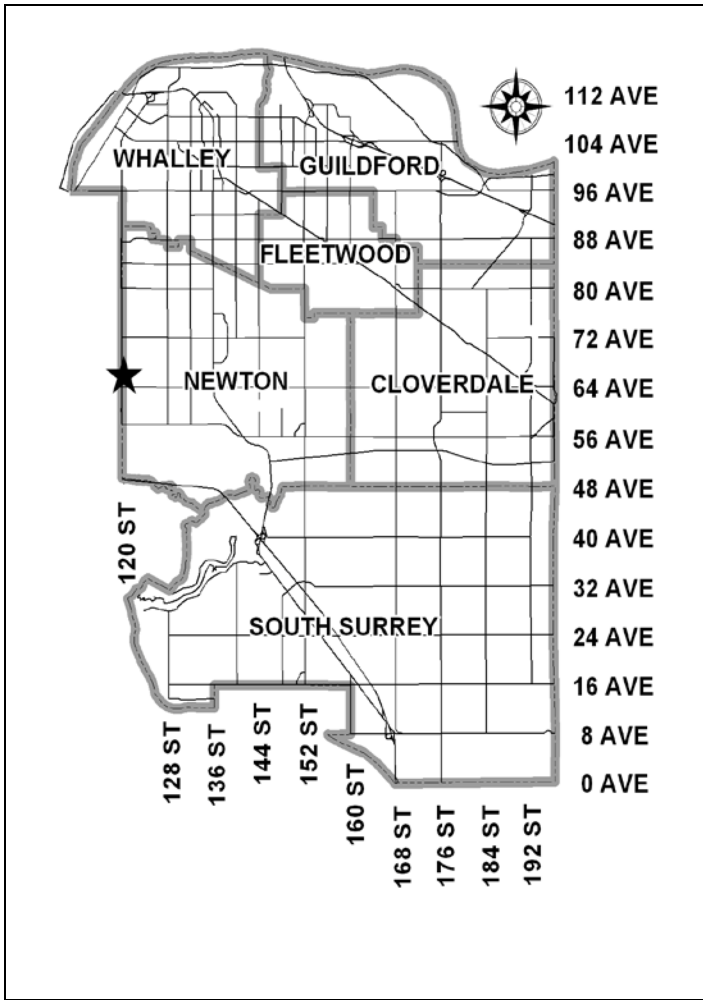
LOCATION: 6620, 6634, 6644, 6650, 6668 and 6682 - 120 Street; 12033, 12069, 12077 and 12089 - 66 Avenue

OWNERS: GSAC Holdings Ltd. et al

ZONING: RA and RS (By-law No. 5942)

OCP DESIGNATION: Multiple Residential

LAP DESIGNATION: Apartment Tower (70 upa), Road and Garden Apartments (10-30 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit No. 7907-0070-00 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The West Newton Local Area Plan designates the western portion of the site as "Apartment (high-rise) Tower (approx .70 units per acre [upa])". The applicant proposes two (2) 4-storey apartments with a total of 240 units and 160 townhouse units.
- The West Newton Local Area Plan proposes that 66 Avenue be closed to 120 Street and that a new east-west road through the subject site be developed to connect to 120 Street to align with Wade Road (in Delta). The applicant proposes to not develop this new east-west road, but instead to keep 66 Avenue open through to 120 Street.
- The proposal requires setback variances along various property lines.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Partially complies with the West Newton Local Area Plan.
- The applicant advises that a high-rise is not suitable or marketable at this location and could generate impact on townhouses and apartments nearby. Four-storey apartments and townhouses are viewed as a more sensitive use.
- The overall proposed density is approximately 70 upa as per the LAP and the lower built form is more in keeping with the character of the area than the high-rise tower designation.
- The road change proposed is supported by the Surrey Engineering Department and the Corporation of Delta.
- Proposed reduced setbacks are either to match the reduced setbacks for units in the area or to allow deck and architectural features to encroach in order to achieve a more urban, pedestrian streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A as shown on Appendix IV from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Suburban Residential Zone (RS)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone Block B as shown on Appendix IV site from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Suburban Residential Zone (RS)" (By-law No. 5942) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7907-0070-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7907-0070-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum easterly side yard on flanking street setback of the RM-30 Zone as follows:
 - i. from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for one unit in Building 15;
 - ii. from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for one unit in Building 2; and
 - iii. from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for the building face and to 3.6 metres (12 ft.) for the entry porch/veranda along 121 Street for Buildings 2 and 14.
 - (b) to reduce the minimum westerly side yard setback of the RM-30 Zone as follows:
 - i. from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for the building face and to 4.0 metres (13 ft.) for balconies for Buildings 7 and 10; and
 - ii. from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) for one unit on Building 16.
 - (c) to reduce the minimum southerly front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for the entry porches only on Buildings 1 and 2; and
 - (d) to reduce the minimum northerly rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for the entry porches only on Buildings 15 and 16.

5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (g) the applicant adequately address the impact of reduced indoor amenity space; and
 - (h) registration of a reciprocal and shared access agreement for use and maintenance of indoor and outdoor amenity spaces, pathways and internal driveways.
6. Council pass a resolution to amend the West Newton Local Area Plan to redesignate a portion of the land from "Apartment Tower (approx. 70 upa)" and "Road" to " Apartments and Townhouses (approx. 70 upa)" 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 III.

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

38 Elementary students at Beaver Creek Elementary School
20 Secondary students at Tamanawis Secondary School

(Appendix VII)

Parks, Recreation & Culture: Parks has concerns that this development will place pressure on existing parks and recreation facilities in the area and the applicant is required to meet with staff to resolve these concerns.

Surrey Fire Department: No concerns.

Corporation of Delta: Delta supports the proposed road access from 66 Avenue and 121 Street. Delta requests that a continuous landscaped boulevard with street trees along the curbside of 120 Street be provided and that any servicing drawings that impact 120 Street be referred to Delta for comment. In addition, Delta requests that a 17 metre (56 ft.) road right-of-way be provided from the centerline of 120 Street.

SITE CHARACTERISTICS

Existing Land Use: The 10 parcels are either vacant or contain a single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Apartment and townhouse development.	Multiple Residential/ Walk-up apartment (25-45 upa) and Garden Apartments (10-30 upa).	CD (By-law No. 15014)
East (Across 121 Street):	Row-housing development recently approved (File No. 7905-0265-00) but not yet constructed.	Urban/Townhouses (8- 15 upa).	RM-23
South (Across 66 Avenue):	Vacant site under Application No. 7905- 0397-00, currently at Third Reading. Also apartment building	Multiple Residential/ Walk-up Apartments (25-45 upa). Multiple Residential Garden Apartments (10-30 upa).	RA CD (By-law No. 12211)
West (Across 120 Street in Delta):	Townhouse developments.	Multi-family residential.	

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing to amend the West Newton Local Area Plan's designation of "Apartment (high-rise) Tower (approximately 70 unit per acre [upa])" to "Apartments and Townhouses (approximately 70 upa)" for the western portion of the site. The applicant also proposes to either close 66 Avenue at 120 Street or develop a new east-west road through the site that would connect with Wade Road in Delta, as the West Newton Plan indicates.
- The land use designation change is supportable as the proposed unit density is the same (70 upa/175 uph) as designated in the West Newton Plan. The proposed built form, 4 storey apartments, is also consistent with the massing and character of surrounding developments in the neighbourhood.
- The applicant's proposed maintaining of the existing road network pattern is supported by both the City of Surrey and the Corporation of Delta.

DEVELOPMENT CONSIDERATIONS

Background

- The site consists of ten (10) properties located at the northeast corner of the intersection of 120 Street and 66 Avenue and is 3.75 hectares (9.27 acres) in area. The site is zoned "One-Acre Residential Zone" (RA) and "Suburban Residential Zone" (RS) (Zoning By-law No. 5942) and is designated "Apartment (high rise) Tower (approximately 70 upa)" and "Garden Apartments (10-30 upa)" in the West Newton Local Area Plan and "Multiple Residential" in the Official Community Plan (OCP). The subject site is bordered by multi-family developments (rowhouses, townhouses and apartments).

Proposal

- The applicant is proposing to consolidate the existing ten (10) parcels into two (2) parcels and rezone one of the parcels to "Multiple Residential 30 Zone" (RM-30) to permit the development of 153 townhouse units. The other parcel, along 120 Street, is proposed to be rezoned to Comprehensive Development Zone (CD) (based generally on the "Multiple Residential 45 Zone" [RM-45]) to permit the development of two (2) four-storey apartment buildings containing 240 units and also seven (7) townhouse units. The applicant is also proposing a variance to the RM-30 Zone to allow for reduced setbacks. These variances are discussed in detail later in the report.
- The following table describes the two proposed portions of the site:

	RM-30 Zone (East) Portion	CD Zone (West) Portion
Area (net)	21,413.3 sq.m. (5.29 acres)	13,938.8 sq.m. (3.44 acres)
Use	153 townhouse units	240 apartment units, 7 townhouse units
Unit/Density	71 uph (29 upa)	175 uph (71 upa)
Floor Area Ratio	1.42	0.83

Access and Parking

- Access to the site is proposed from 66 Avenue and 121 Street. The applicant is required to complete the road dedication and construction of the unbuilt portion of 121 Street, as well as road widening for 120 Street (Scott Road). As a result of this application and the recently approved application to the east (7905-0265-00), 121 Street will be connected through from 66 Avenue to 68 Avenue.
- Reciprocal access and maintenance agreements for internal roadways, shared facilities (i.e. amenity building, children's play area, trails) will be registered on title as a condition of final approval.
- Total parking on the site, including resident and visitor stalls, conforms with the requirements of the Zoning By-law. The applicant is providing 384 underground parking spaces, which are located in a parkade under the apartment buildings. Two (2) parking spaces in a tandem arrangement are provided for each of the townhouse units. Visitor parking is underground on the apartment portion and is at grade in the townhouse portion of the site. A Restrictive Covenant will be required to be registered on the site to restrict the conversion of the townhouse tandem garages to livable space.
- A Traffic Impact Study (TIS) has been prepared by the applicant and must be completed to the satisfaction of City staff. Completion of the TIS, and resolution of all outstanding implementation requirements and recommendations of the TIS will be required prior to final approval of the rezoning application.

Comprehensive Development (CD) Zone

- The proposed CD Zone is based on the RM-45 Zone.
- The CD Zone is consistent with all provisions of the RM-45 Zone with the exception of:
 - an increase in the maximum FAR from 1.30 to 1.42;
 - an increase in unit density from 74 uph (30 upa) to 175 uph (71 upa); and
 - setback relaxation from 7.5 metres (25 feet) to various setback distances ranging from 6.7 metres (22 feet) to 4.8 metres (16 feet) along the internal lot line separating the apartment site from the townhouse site.
- Maximum lot coverage of 45%, height, amenity space and other requirements are consistent with the RM-45 Zone.
- The proposed CD Zone allows the apartment portion of the site to conform with the 70 upa designation in the West Newton Local Area Plan, while keeping the character and massing of the building to a 4-storey apartment.

Amenity Space

- Both the outdoor and indoor amenity areas are central to the site. The amenity areas will be shared by both the apartment site and the townhouse site and include open areas, landscaped areas, an outdoor pool, gardens and a large indoor amenity building. The amenity building is proposed to have a fitness room, sauna/steam rooms, yoga room, spa services, library, kitchen and entertainment rooms. An extensive pathway system will link the amenity building to the residences.
- The proposed area of the indoor amenity building is less than the required 1,200 sq.m. (12,915 sq.ft.) at 533 sq.m. (5,750 sq.ft.). The applicant is required to compensate for the deficiency of 667 sq.m. (7,165 sq.ft.) as per City Policy No. O-48.
- The proposal also includes an outdoor amenity space of approximately 2,027 sq. m. (21,820 sq. ft.), which exceeds the requirement of the Zoning By-law. The outdoor amenity space is centrally located around the indoor amenity building and along the central green corridor. This 15 metre (50 feet) corridor area will have open lawn space for casual activities and also a play area with play equipment and benches.

Tree Retention and Landscaping

- The applicant retained Arbortech Consulting Ltd. to do a tree assessment on the site. 262 mature trees were identified on the site. 66 of these trees are alders or cottonwoods and are not suitable for retention. The remaining 196 trees are predominantly Douglas-firs or Western red cedars and 92 (47%) of these are in poor or very poor condition, 101 (52%) are in fair condition and 2 trees (1%) are in good condition.
- The applicant attempted to save a number of trees but after examining the site and the tree stock, they were unable to propose any tree retention. The underground parking below the apartment site makes tree retention in that area on the site extremely difficult. Retention among the trees standing between the proposed townhouse buildings was explored, but the removal of some trees from a cluster left the other trees vulnerable to failure.
- The applicant is proposing to plant 428 replacement trees on the site. As 127 of these replacement trees are up-sized, the applicant more than adequately compensates for the trees proposed to be removed.
- Landscaping plans have been received and are generally acceptable. The landscaping includes heavy landscaping with a mix of shrubs, trees and open lawn areas. A large pond is proposed on the eastern side of the apartment buildings and will feature several waterfalls and bridges. An extensive trail system is proposed throughout the development. Decorative paving is proposed at the access points and at other strategic locations throughout the site.

PRE-NOTIFICATION

Pre-notification letters were sent on June 20, 2007 and staff received two phone calls:

- One caller was in favour of the proposal and wished to see it go forward. The other caller had an unspecified concern about the access on 121 Street.

(Staff provided the caller with a site plan and explained the rationale for the location of the access on 121 Street.)

DESIGN PROPOSAL AND REVIEW

- A West-Coast architectural theme is proposed and this is reflected in the architectural style, materials and colours. The townhouses are coordinated with the apartment design in terms of materials and architecture. Cladding consists primarily of vinyl board and batten and vinyl siding. Hardi-shingles and cultured stone are used on columns, chimneys, and feature walls. Exposed wood beams are used at the main apartment entrances, as canopy supports on the townhouses and apartment buildings and on the amenity building.
- Liberal use is made of canopies, both up-raised and down-turned, in both the apartment buildings and the townhouses, to greatly enhance visual interest. The apartment buildings' facades are well-articulated with recesses and extrusions. Angled roofs are proposed for the end units of the townhouse blocks and this provides strong definition for these buildings.
- The townhouses are 3-storeys and arranged in a rowhouse format, with at-grade parking in a tandem format. The main entry to the townhouses will be from the pedestrian walkways that link the townhouses; vehicular access is from the laneways. Decks are proposed in the laneway above the garage.
- The site entrances on 66 Avenue and 121 Street will be anchored by decorative landscaping. Decorative paving is proposed for the area extending from the main entrance and at other various locations on the site.
- The 66 Avenue and 121 Street townhouse streetscape elevations reflects proposed fencing of stone columns metal picket fences. Fencing will be articulated at the southwest and southeast corners to enhance visual appeal. The street facing townhouse and apartment units will have individual pedestrian access to the sidewalk, creating a livelier streetscape and allowing for more interaction between the development and the surrounding streets.

ADVISORY DESIGN PANEL

The project was reviewed by the Advisory Design Panel (ADP) on August 2, 2007. A summary of the ADP comments is provided in Appendix IX. The applicant has successfully addressed the ADP comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum easterly side yard on flanking street setback of the RM-30 Zone as follows:
 - from 7.5 metres (25 feet) to 4.3 metres (14 feet) for one unit on Building 15;
 - from 7.5 metres (25 feet) to 6.4 metres (21 feet) for one unit on Building 2; and
 - from 7.5 metres (25 feet) to 5.0 metres (16 feet) for the building face and to 3.6 metres (12 feet) for the entry porches only for Buildings 3 and 14;
- To reduce the minimum westerly side yard setback (new property line between the RM-30 and CD properties) of the RM-30 Zone as follows:
 - from 7.5 metres (25 feet) to 6.1 metres (20 feet) for the building face and to 4.0 metres (13 feet) for the balconies for Buildings 7 and 10; and
 - from 7.5 metres (25 feet) to 1.5 metres (5 feet) for one unit on Building 16;
- To reduce the minimum southerly front yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.1 metres (20 feet) for the entry porches only for Buildings 1 and 2; and
- To reduce the minimum northerly front yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.1 metres (20 feet) for the entry porches only on Buildings 15 and 16.

Justification for Variances:

- The setback variances along the easterly property line (121 Street) will allow the proposed development to be consistent with the setbacks of the neighbouring development, which is zoned RM-23. The RM-23 front yard setbacks are 3.5 metres (11.5 feet), with a provision for reduction to 2.0 metres (6.5 feet) for the first storey by an unenclosed and uninhabitable space (i.e. porch).
- The variances along the southerly and northerly property lines are for entry porches only as the building face is set back to the required 7.5 metres (25 feet). The entry porches provide an attractive entrance and a positive articulation to the façade, and are encouraged.
- The variances along the westerly property line are "internal" to the development of the whole site, as the same developer is developing both proposed lots as one comprehensive development.
- The applicant was required to dedicate a large portion of the site to complete 121 Street, and substantial road dedication along 120 Street.

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 Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Zoning Block Plan
Appendix V.	Proposed CD By-law
Appendix VI.	Development Variance Permit No. 7907-0070-00
Appendix VII.	School District Comments
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	ADP Comments
Appendix X.	West Newton Local Area Plan

INFORMATION AVAILABLE ON FILE

- Traffic Study prepared by MMM Group dated September 2007.

Jean Lamontagne
General Manager, Planning and Development

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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: Steve Forrest, Adera
 Address: 1055 Dunsmuir Street
 P.O. Box 49214
 Vancouver, BC V7X 1K8
 Tel: 604-637-4318

2. Properties involved in the Application
 - (a) Civic Address: 6620, 6634, 6644, 6650, 6668 and 6682 - 120 Street and
 12033, 12069, 12077 and 12089 - 66 Avenue

 - (b) Civic Address: 6620 - 120 Street
 Owner: GSAC Holdings Ltd.
 PID: 010-121-242
 Lot 1 Except: Part Road on Plan 83809 Section 18 Township 2 New
 Westminster District Plan 15451

 - (c) Civic Address: 6634 - 120 Street
 Owner: GSAC Holdings Ltd.
 PID: 010-404-813
 Lot 2 Except: Part Dedicated Road on Plan 83765; Section 18 Township 2 New
 Westminster District Plan 18758

 - (d) Civic Address: 6644 - 120 Street
 Owner: GSAC Holdings Ltd.
 PID: 005-956-803
 Lot 1 Except: Part Road on Plan 83852, Section 18 Township 2 New
 Westminster District Plan 18758

 - (e) Civic Address: 6650 - 120 Street
 Owner: GSAC Holdings Ltd.
 PID: 011-103-167
 Lot 7 Except: Firstly: Part Subdivided by Plan 18758 Secondly: Part Road on
 Plan 84881 Block 1 Section 18 Township 2 New Westminster District Plan
 7147

 - (f) Civic Address: 6668 - 120 Street
 Owner: GSAC Holdings Ltd.
 PID: 011-103-124
 Lot 6 Except: Part Road on Plan 83853, Block 1 Section 18 Township 2 New
 Westminster District Plan 7147

- (g) Civic Address: 6682 - 120 Street
 Owner: 567029 BC Ltd.
Director Information:
 Satnam Gandham

Officer Information: (as at June 22, 2006)
 Satnam Gandham (President, Secretary)
 PID: 001-906-461
 Lot 5 Except: Part Road on Plan 84048 Block 1 Section 18 Township 2 New
 Westminster District Plan 7147
- (h) Civic Address: 12033 - 66 Avenue
 Owner: GSAC Holdings Ltd.
 PID: 010-121-251
 Lot 2 Section 18 Township 2 New Westminster District Plan 15451
- (i) Civic Address: 12069 - 66 Avenue
 Owner: GSAC Holdings Ltd.
 PID: 010-121-277
 Lot 3 Section 18 Township 2 New Westminster District Plan 15451
- (j) Civic Address: 12077 - 66 Avenue
 Owner: GSAC Holdings Ltd.
 PID: 002-040-301
 Lot 4 Section 18 Township 2 New Westminster District Plan 15451
- (k) Civic Address: 12089 - 66 Avenue
 Owner: **GSAC Holdings Ltd.**
 PID: **002-797-887**
 Lot 5 of Lot 8 of the South Half of Section 18 Township 2 New Westminster
 District Plan 15451

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7907-0070-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		22,830.30 m ²
Road Widening area		1,416.97 m ²
Undevelopable area		-
Net Total		21,413.15 m ²
LOT COVERAGE (in % of net lot area)	45%	42%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (South)	7.5 m	6.1 m
Rear (North)	7.5 m	6.1 m
Side #1 (West) (along interal street)	7.5 m	up to 1.5 m
Side #2 (East) (121 Street)	7.5 m	5.00 m
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		11
Three Bedroom +		142
Total		153
FLOOR AREA: Residential		17,765.57 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		17,765.57 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)	max 30 upa	29 upa/71 uph
FAR (gross)		
FAR (net)	max. 0.90	0.83
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		808.25 m ²
PARKING (number of stalls)		
Commercial		306
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		22
3-Bed		
Residential Visitors		31
Institutional		
Total Number of Parking Spaces		337
Number of disabled stalls		4 (inclusive)
Number of small cars		84 (inclusive)
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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DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		14,674.00 m ²
Road Widening area		735.33 m ²
Undevelopable area		
Net Total		13,938.69 m ²
LOT COVERAGE (in % of net lot area)	max. 45%	39%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (South) (66 Avenue)		7.5 m
Rear (North)		7.5 m
Side #1 (West)		7.5 m
Side #2 (East)		7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	14.73 m
Accessory (Amenity Building)		8.10 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		93
Two Bedroom		110
Three Bedroom +		42
Total		245
FLOOR AREA: Residential (Apartment)		19,000.16 m ²
(Townhouse)		760 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		19,760.16 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)		71 upa (175 uph)
FAR (gross)		
FAR (net)		1.42
AMENITY SPACE (area in square metres)		
Indoor		508 sq.m.
Outdoor		1,218.88
PARKING (number of stalls)		338
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		48
Institutional		4
		96
Total Number of Parking Spaces		386
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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