

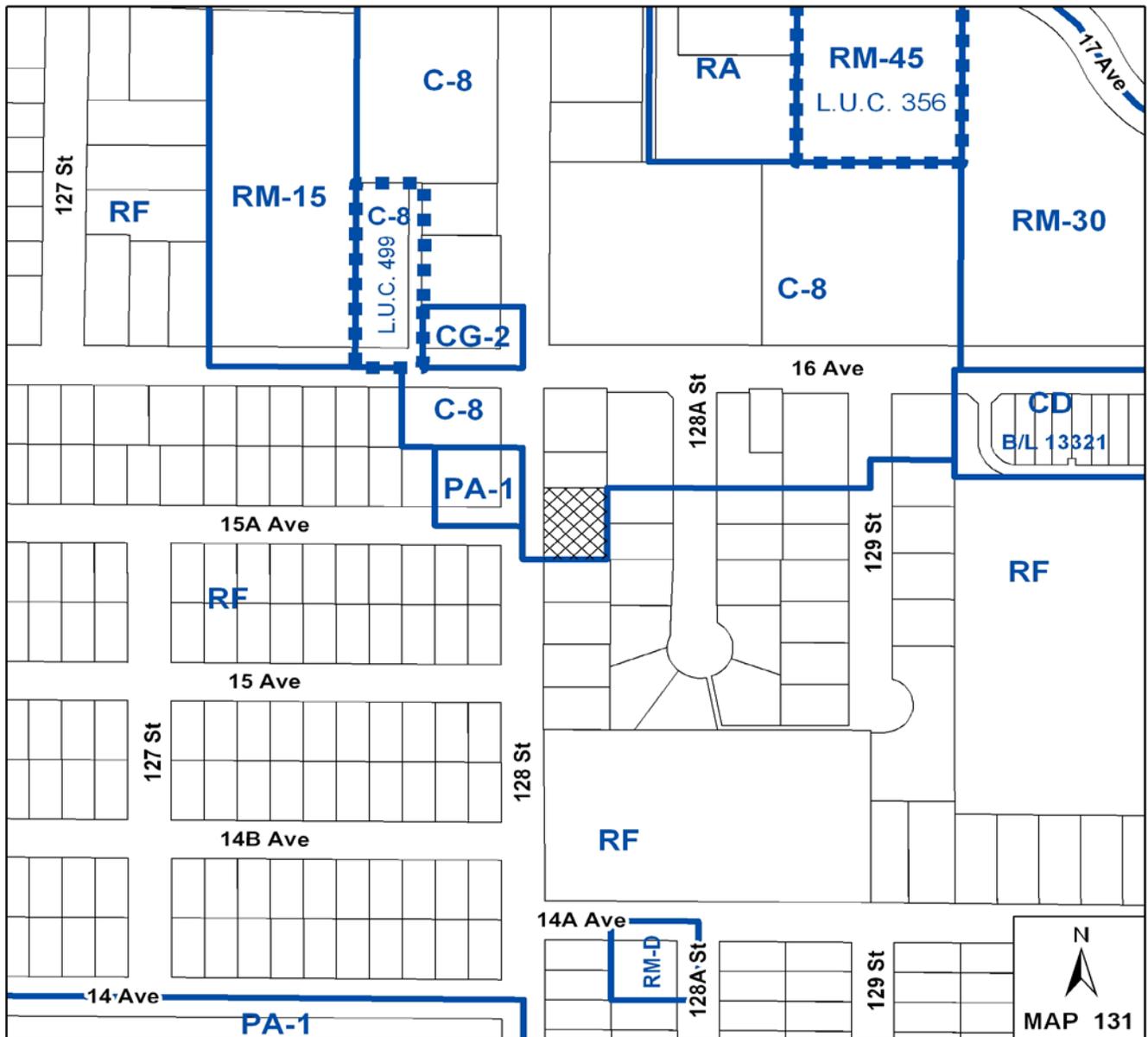
Proposal: Rezone from C-8 to CD to permit a stand-alone liquor store. DP to permit exterior renovations to the existing building. DVP to reduce setback requirements to accommodate the siting of the existing building.

Recommendation: Approval to Proceed to Public Hearing

Location: 1554 - 128 Street **Zoning:** C-8

OCP Designation: Commercial

LAP Designation: Commercial **Owner:** Nicosta Holdings Ltd.



PROJECT TIMELINE

Completed Application Submission Date: May 14, 2007
Planning Report Date: July 23, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from C-8 to CD;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the front, north and south yard setback requirements of the CD Zone

in order to permit the development of a stand-alone liquor store and exterior renovations to the existing retail commercial building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Community Commercial Zone (C-8)" (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 Development Permit No. 7907-0134-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7907-0134-00, (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the CD Zone from 7.5 metres (25 ft.) to 5.4 metres (18 ft.);
 - (b) to reduce the minimum north side yard setback of the CD Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.); and
 - (c) to reduce the minimum south side yard setback of the CD Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).
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 financial securities to ensure the existing commercial building is upgraded in accordance with the attached drawings (Appendix III);
- (c) the applicant enter into a Good Neighbours Agreement with the City;
- (d) registration of a Section 219 Restrictive Covenant to limit operating hours of the liquor store to a 10:00 p.m. closing time Sunday to Wednesday; and
- (e) the applicant enter into a lease agreement with the City to allow the existing parking encroachment for 7 parking stalls to remain within the 128 Street road allowance.

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 IV). |
| Surrey RCMP: | No concerns (Appendix V). |
| Surrey By-laws & Licensing Services: | No concerns. |
| Building Division: | No concerns. (Appendix VI). |

SITE CHARACTERISTICS

- **Existing Land Use** Retail commercial building to be upgraded.
- **East and South:** Single family dwellings, zoned RF, designated Urban in the OCP.
- **West:** Across 128 Street, community hall and single family dwellings, zoned PA-1 and RF, designated Urban in the OCP.
- **North:** Commercial lots and parking area operating as one retail centre, including the Bank of Montreal, zoned C-8, designated Commercial in the OCP.

PLAN AND POLICY COMPLIANCE

| | |
|------------------|-----------------------|
| OCP Designation: | Commercial. Complies. |
| LAP Designation: | Commercial. Complies. |

DEVELOPMENT CONSIDERATIONS

Proposed Stand-Alone Liquor Store

- The owners of the subject property, also own Ocean Park Village Pub, which is located on the adjacent site at 12822 – 16 Avenue, and have access to a licensee retail store (LRS) license. The owners have been operating the pub since 2005, and now wish to open a private liquor store. The Ocean Park Village Pub site currently has a Section 219 Restrictive Covenant (RC) registered on the title preventing a liquor store. This RC was a condition of final adoption of the Rezoning By-law that permitted the pub at this location, and was required by Council in response to concerns raised by the surrounding community at that time.
- The applicant proposes to locate a stand-alone liquor store on the subject site located at 1554 – 128 Street. Although the subject site is adjacent to the Ocean Park Village Pub site, and the two properties touch at one corner, the proposal is deemed to be a "stand-alone" liquor store, as the pub and liquor store will not be on the same legal lot. The subject site is currently occupied by a retail commercial building, which is proposed to be upgraded. Between the two sites is a Bank of Montreal building (12808 – 16 Avenue). All three buildings share a common parking lot and operate as a small commercial centre.
- The proposed liquor store will be approximately 230 square metres in size (2,500 sq.ft.), occupying about two-thirds of the existing building. The remaining floor area will be occupied by a small retail store.
- Both the Ocean Park Village Pub site and the subject site are zoned "Community Commercial Zone (C-8)" and are designated Commercial in the OCP. The C-8 Zone permits a "Liquor Store", but only "in conjunction" with a "liquor primary" licensed establishment, with a valid license under the regulations of the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s. 84, as amended. Although the sites are touching at one corner, they are two separate legal parcels, and are therefore not considered "in conjunction". As such the applicant proposes to rezone the subject site from C-8 to a "Comprehensive Development Zone (CD)" to permit the proposed liquor store to be stand-alone.
- The proposed CD Zone is identical to the C-8 Zone with the exception that a liquor store is a permitted use even though it is not "in conjunction" with a liquor primary licensed establishment. In addition, a neighbourhood pub has been deleted as a permitted use to prohibit another pub from being operated on the subject site.
- In addition to the Rezoning, a Development Permit (DP) and Development Variance Permit (DVP) are also proposed. The DP is to permit exterior renovations to the existing building, which is one of the oldest in Ocean Park, and in need of an upgrade. The DVP is to accommodate the siting of the existing building which does meet the minimum 7.5 metre (25 ft.) setback from all lot lines required under the C-8 and CD Zone. The DVP will only apply to the existing building. Any new construction on the site will be required to comply with the setback requirements of the CD Zone. The DVP is discussed below in detail.

Provincial Liquor Licensee Retail Store (LRS) Regulations

- The Liquor Control and Licensing Branch (LCLB) is the branch of the Provincial government that is responsible for issuing licenses to:
 - pubs, bars, lounges, stadiums, nightclubs and restaurants to sell liquor by the glass, and private liquor stores to sell liquor by the bottle;
 - breweries, distilleries and wineries to manufacture liquor; and
 - UBrews/UVins to sell their customers the ingredients, equipment and advice they need to make their own beer, wine, cider or coolers.
- Under the Provincial regulations, Licensee Retail Stores (LRS) - commonly known as private liquor stores - may sell beer, wine, coolers, cider, and a full range of spirits. They may sell liquor any time between the hours of 9:00 am and 11:00 pm, and may also sell packaged snacks, non-alcoholic beverages, BC Lottery products, and liquor-related items, such as glasses, bottle openers and corkscrews. To qualify for a LRS license, the applicant must also hold a liquor-primary license, and operate a bar, pub or club. An application to develop an LRS is required to be made to LCLB.
- In March 2002, the Province announced that it was lifting the moratorium on new applications for LRS, and that qualified existing liquor primary operations could begin making applications for a licensee retail sales license to LCLB. Between August 2002 - November 2002, LCLB received over 500 applications. On November 29, 2002 the moratorium on LRS licenses was reinstated indicating that LCLB would not be accepting any more new LRS applications. The LCLB is still not accepting LRS applications at this time.
- There are currently approximately 30 LRS licenses issued by LCLB within the City of Surrey. However, under Provincial regulations, LRSs can be moved to another location within the same municipality or to a neighbouring municipality up to five kilometres away from their associated bar or pub. The LRS does not have to be on the same property as their associated bar or pub. The restrictions are that a LRS cannot be relocated to a site within 0.5 kilometres of another LRS (unless approved by the LCLB general manager), and the proposed location must comply with local zoning by-laws.

City LRS Requirements

- In 2003, Council approved amendments to the Surrey Zoning By-law to address the changes made in 2002 to the Provincial regulations related to the distribution of liquor in the Province. Specifically, the purpose of these amendments was to adopt a regulatory framework to control the potential proliferation of private liquor stores (i.e. Licensee Retail Stores or LRS) in the City.
- One of the fundamental elements of the regulatory framework adopted by the City was that LRS's must be in conjunction with a liquor-primary establishment. The purpose of this restriction was to limit the potential locations for liquor stores in the City to those sites that have a liquor primary establishment and already have liquor sales.
- Liquor stores are permitted in the C-8 and C-15 Zones provided they are in conjunction with a liquor-primary establishment.

- On November 24, 2003, Council confirmed its intention in using the words "only in conjunction with a liquor-primary licensed establishment" in the Surrey Zoning By-law to mean "only physically connected to or on the same lot as a liquor-primary licensed establishment". Council also authorized the Mayor to forward a letter to the Minister of Public Safety and Solicitor General, with a copy to the General Manager of the Liquor Control and Licensing Board and to each of the Surrey MLAs advising that, based on the provisions of the Surrey Zoning By-law, a LRS in the City of Surrey must be physically attached to or located on the same lot as the liquor-primary establishment with which it is associated.

Previous Stand-Alone Liquor Store Proposals in Surrey

- Since 2003, only one formal development application has been filed with the City to permit a stand-alone private liquor store (LRS). The proposal involved Hamptons Pub, located at 15355 – 24 Avenue (Peninsula Village Shopping Centre). The owner made application with the City to permit a stand-alone private liquor store (LRS) in the commercial building across the street at 15388 – 24 Avenue (Project No. 7905-0398-00). The owner had originally proposed to locate the LRS in the unit that is attached to Hamptons Pub in the Peninsula Village Shopping Centre, but was unable to secure that location with the owners of the Shopping Centre due to the location of a Provincial liquor store at this centre.
- Similar to the current proposal, the applicant proposed a rezoning from C-8 to a Comprehensive Development Zone (CD) to permit a stand-alone LRS on a separate site.
- On the basis of Council's policy and regulatory framework relate to liquor establishments, staff recommended to Council that the application be denied. It was indicated that the proposal was contrary to Surrey's regulations respecting liquor approvals, and could result in the potential proliferation of liquor stores on random sites. However, the proposal was subsequently withdrawn by the owner, and the application was amended to allow the relocation of the Hampton's Pub liquor license across the street to 15388 – 24 Avenue, which was later approved by Council. The site at 15388 – 24 Avenue now has a liquor store in conjunction with the relocated liquor primary license, which is a wine bar. Hamptons Pub has been converted to a food primary establishment (restaurant).

Evaluation of Proposed Stand-Alone Liquor Store

The following issues and considerations are relevant in the evaluation of the proposal for a stand-alone liquor store at the subject site:

- Liquor Store Service
 - The applicants contend that despite the proximity of the government liquor store, which is located in the Ocean Park Shopping Centre at 12871 – 16 Avenue, there is a strong demand for a private liquor store in the area due to the market demand in the area and the early closing hours of the government liquor store. The government liquor store closes at 6:00 pm on Monday to Thursday and Saturday, 9:00 pm on Friday, and is closed on Sunday. Residents wishing to purchase liquor outside those hours must travel to Semiahmoo Town Centre.

- Community responses to the public information meeting, pre-notification letters, and development proposal sign demonstrate that there is a public demand for extended liquor store service in the area.
- Community Impact Issues
 - Although some localized opposition to the proposal has been received (discussed below), larger community support has also been demonstrated through the submission of 32 letters and 10 phone calls of support, and by the 64 people who offered support at the Public Information Meeting.
 - The applicants have indicated to staff that the Ocean Park Village Pub has been positively received by the surrounding community and as a result they do not feel that there is the same level of opposition towards a liquor store as there was during the initial pub application in 2003.
 - The Surrey RCMP have indicated that they have no concerns with the proposed liquor store and that the Ocean Park Village Pub has a good record of operation.
 - The applicant has responded to community concerns by agreeing to limit the operating hours to a 10:00 pm closing time on Sunday to Wednesday, and by agreeing to enter into a Good Neighbour Agreement.
 - The proposal will result in an upgrading of the existing commercial building on the site.
- City LRS Requirements
 - The intent of the City's regulatory framework is to limit the potential locations for private liquor stores in the City to those sites that have a liquor primary licensed establishment. This prevents the proliferation of liquor stores throughout the City. Unlike the previous proposal for a stand-alone liquor store across from Hampton's Pub on 24 Avenue (Project No. 7905-0398-00), which is discussed above, the subject proposal is considered to have some merit within the City's regulatory framework for two key reasons:
 1. The Ocean Park Village Pub site, and the subject site share a common property line as they touch on the corners. This situation was not the case with the site at 15388 – 24 Avenue which was across the street from its' associated liquor primary establishment (Hamptons Pub).
 2. The Ocean Park Village Pub building, and the subject building, (as well as the Bank of Montreal building) share a common parking area and essentially operate as a single commercial centre. To anyone visiting the site, the properties and associated buildings cannot be distinguished from a single commercial plaza. The centre already has a liquor primary licensed establishment, thus the addition of an LRS would be consistent with the normal services which could operate on the overall integrated site. This was also not the case with the 15388 – 24 Avenue site, which is divided by a major arterial road.

- The subject site is commercially zoned and designated, and is located within the commercial core of the Ocean Park area. A liquor store is therefore not considered an inappropriate use from a land-use perspective.
- On this basis, the proposal is not deemed to represent a major departure from the City's regulatory framework and policy surrounding the location of LRS uses. In addition, given the broader community support and limited hours of services of the Provincial liquor store, the proposal can be considered on its merits. Staff therefore recommends that the proposal proceed to Public Hearing for more input.

PUBLIC CONSULTATION

PRE-NOTIFICATION

Pre-notification letters were sent on May 29, 2007 and staff received the following comments:

- Staff received 32 letters and 10 phone calls from residents in support of the proposed liquor store. These residents contend that the government liquor store hours are inconvenient and that a private liquor store with extended hours would be beneficial to the community. Staff also received a letter of support from the Ocean Park Business Association.
- Staff received 5 phone calls, 17 e-mails and 1 letter from neighbouring residents in opposition to the proposed liquor store. These residents argued that there is already a government liquor store in the area and that there is no need for an additional liquor store. Concerns were also raised about traffic and noise, vandalism, theft and loitering, proximity to the beach and 1001 steps and the proximity to single family neighbourhoods, Fun Fun Park, and the Ocean Park Community Hall. The residents also argued that the liquor store could become a hangout for teens and encourages underage drinking.

(The government liquor store closes at 6:00 pm on Monday to Thursday and Saturday, 9:00 pm on Friday, and is closed all day on Sunday. The applicant's contend that there is a strong demand for a private liquor store that will provide service outside of these hours. Currently, residents must travel to Semiahmoo Town Centre for liquor purchases outside of the government liquor store hours.

The subject site is commercially zoned and designated and is considered part of the Ocean Park town centre. It is not anticipated that the proposed liquor store will generate much additional traffic and noise than could be expected by other types of retail that are permitted under the existing C-8 Zone. A liquor store would be a permitted use on the subject site under the existing zoning if it were consolidated with the pub site. The subject site fronts 128 Street, which is a major arterial road.

The liquor store will sell alcoholic beverages to adult patrons for off-site consumption. The liquor is not intended to be sold for consumption on site, or in City parks. The Ocean Park Community Hall, which has special event liquor licenses, for receptions etc., has its own policies related to alcohol consumption and noise.

The applicant has advised that their staff is trained not to sell alcohol to minors and to require 2 pieces of photo identification prior to selling liquor to anyone who appears to be underage. The Surrey RCMP have confirmed that they have had very few call for service to the Ocean Park Village Pub and that they have no concerns with the proposed liquor store. The Good Neighbour Agreement will also prohibit sales to minors and deal with broader issues related to ensuring the continuation of a good relationship with the community.

It is not possible to directly correlate a private liquor store with off-site criminal activity. The Surrey RCMP have noted that they have had minimal calls for service to the Ocean Park Village Pub and as such have no concerns with the proposed liquor store. The Good Neighbour Agreement will require the owner to monitor for potential criminal activity on and around the site.)

Public Information Meeting

- The applicant held a public information meeting on Tuesday, July 3, 2007. Ninety-six (96) people attended the meeting, and 91 completed comment sheets over the course of the evening. Of those 91 attendees, 64 people stated they were in favour of the proposal, 26 people stated they were opposed, and 1 stated they were uncertain. Concerns raised by those in opposition to the proposed liquor store included the same concerns as those who responded to the pre-notification and development sign process as well as additional concerns including the following:
 - A liquor store will bring in outside residents for the wrong reasons;
 - Don't want businesses with extended hours in Ocean Park; and
 - A liquor store will lead to intoxicated individuals in the area.

(It is anticipated that the proposed liquor store will predominantly serve residents in the immediate community (Ocean Park). It is not expected that residents in outside communities will travel to this liquor store when they can purchase liquor as closer stores within their own communities.

The LCLB prescribes hours of operation for private liquor stores from Monday to Sunday 9:00 am to 11:00 pm. To respond to community concerns regarding extended hours the applicant has agreed to enter into a Section 219 Covenant with the City to require a closing time of 10:00 pm on Sunday to Wednesday).

- A map showing the locations of residents both in favour and opposed to the proposed liquor store and who specified their address is attached as Appendix IX. This map includes all those who responded to the pre-notification letters and development sign, and those who submitted comment sheets at the public information meeting. The map shows that within a 500 metre (1,640 sq.ft.) radius, there are 19 people who offered support for the proposed liquor store and 31 people opposed. This constitutes a 38% support rate within the Ocean Park community. However, there appears to be support in the broader community for this use.
- Staff received a letter from the Ocean Park Community Association indicating they were not in support of the proposed liquor store based on the same concerns raised by residents. As such, staff requested that the applicant meet with the community association to try to find solutions to mitigate the concerns.

- The applicant attended a meeting with the Ocean Park Community Association on July 17, 2007. At that meeting the applicant explained their proposal to enter into a Good Neighbour Agreement with the City, and to limit the operating hours to a 10:00 pm closing time on Sunday to Wednesday. The applicant has advised staff that the meeting was positive, that the proposed Good Neighbour Agreement and earlier closing time Sunday to Wednesday, were well received, and that although not all the concerns could be fully resolved, it seemed that the Community Association left the meeting with a greater level of comfort with the proposal.

DESIGN PROPOSAL AND REVIEW

- The existing single storey commercial building on the site is proposed to be retained and upgraded. A Development Permit (DP) is required to permit the proposed exterior renovations.
- The project architect proposes exterior renovations that will give the existing building some of the same design features and architectural expression of the Ocean Park Village Pub. This includes adding pitched roof elements and incorporating the same combination of cladding materials and colour palette.
- Three (3) pitched roof elements are proposed to be added to the building which will screen the mechanical equipment on the roof and also give the building a stronger visual impression.
- The west and south elevations will be refaced with a combination of fibre cement wall shingles, cultured stone, and wood trim in the same colours as used on the Ocean Park Village Pub. The windows and doors will be decoratively framed in a dark "blacksmith" colour. The north elevation is on a zero lot line and as such the building code prohibits additional cladding. As such, the existing block wall will be repainted in the dark "blacksmith" colour and a decorative mural indicating the name of the building "Ocean Park Row" will be added. The east elevation consists of vertical wood siding, which will also be repainted, in the dark "blacksmith" colour.
- The fascia signage on the west elevation will also be upgraded and will consist of individual channel letters on a dark metal sign band. The fascia signage will be illuminated by gooseneck style lighting located above the sign band. All fascia signage will comply with the Sign By-law.
- The size of the site, and the orientation of the existing building and parking stalls, limits the amount of additional landscaping that can be added. However, the applicant did retain a landscaping company to undertake minor improvements to the existing landscaping on the site. This includes the augmentation of the landscape strip along the frontage of the site adjacent to 128 Street and a small landscape island at the rear of the site. The existing trees and shrubs have been pruned and some seasonal flowers have been added. The fencing along the east and south property lines, which was damaged, has also been repaired. The applicants also intend to hang some flowering baskets on the front of the building.
- There are currently 15 parking stalls provided on the subject site. The By-law requirement for on site parking, including the proposed liquor store use, is 9 parking stalls. It is noted that 7 of the existing 15 parking stalls have historically encroached into the 128 Street road allowance. The City's Engineering Department has agreed to continue to permit this encroachment on a temporary basis, subject to the applicant entering into a lease agreement for use of these stalls

with the City. The lease agreement will require the owner to remove the encroaching stalls at such time as the City decides to proceed with road widening on 128 Street. The applicant will then be required to replace these 7 parking stalls with at least 1 new stall entirely on their site to meet the By-law required 9 on-site parking stalls.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front yard setback of the CD Zone from 7.5 metres (25 ft.) to 5.4 metres (18 ft.).
- To reduce the minimum north side yard setback of the CD Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.).
- To reduce the minimum south side yard setback of the CD Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).

Applicant's Reasons:

- The applicant's wish to retain the existing building, which does not meet the minimum 7.5 metre (25 ft.) setback from all lot lines required under the C-8 and CD Zone. A Development Variance Permit (DVP) to accommodate the siting of the building is therefore required.

Staff Comments:

- The proposed Development Variance Permit (DVP) is simply to accommodate the existing building on the site, which is to be retained and upgraded. Any new construction on the site will be required to comply with the setback requirements of the Zone.

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. | Contour Map |
| Appendix III. | Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective |
| Appendix IV. | Engineering Summary |
| Appendix V. | Surrey RCMP Comments |
| Appendix VI. | Building Division |
| Appendix VII. | Development Variance Permit No. 7907-0134-00 |

Appendix VIII. Proposed CD By-law

Appendix IX. Map of Ocean Park Residents in Favour and Opposed to the Proposed Stand-Alone LRS

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 17, 2007.
- Soil Contamination Review Questionnaire prepared by George Docolas dated May 13, 2007.

How Yin Leung
Acting 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: George Docolas
 Address: 12822 - 16 Avenue
 Surrey, B.C. V4A 1N4
 Tel: 604-838-0068

2. Properties involved in the Application
 - (a) Civic Address: 1554 - 128 Street

 - (b) Civic Address: 1554 - 128 Street
 Owner: Nicosta Holdings Ltd., Inc. No. BC0531267
 PID: 009-580-956
 Lot A Section 8 Township 1 New Westminster District Plan 11696

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. 7907-0134-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|--------------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | |
| Road Widening area | | |
| Undevelopable area | | |
| Net Total | | 997 m ² |
| | | |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 0.50 | 0.39 |
| Paved & Hard Surfaced Areas | | |
| Total Site Coverage | | |
| | | |
| SETBACKS (in metres) | | |
| Front | 7.5 m | 5.4 m |
| Rear | 7.5 m | 10.9 m |
| Side #1 (North) | 7.5 m | 0.0 m |
| Side #2 (South) | 7.5 m | 6.1 m |
| | | |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 12.0 m | 4.5 m |
| Accessory | | |
| | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | |
| | | |
| FLOOR AREA: Residential | | |
| | | |
| FLOOR AREA: Commercial | | |
| Retail | 798 m ² | 325 m ² |
| Office | | |
| Total | 798 m ² | 325 m ² |
| | | |
| FLOOR AREA: Industrial | | |
| | | |
| FLOOR AREA: Institutional | | |
| | | |
| TOTAL BUILDING FLOOR AREA | 798 m ² | 325 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) | 0.80 | 0.33 |
| | | |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | |
| Outdoor | | |
| | | |
| PARKING (number of stalls) | | |
| Commercial | 9 | 15 |
| Industrial | | |
| | | |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| | | |
| Institutional | | |
| | | |
| Total Number of Parking Spaces | 9 | 15 |
| | | |
| Number of disabled stalls | | |
| Number of small cars | | |
| Tandem Parking Spaces: Number / % of Total Number of Units | | |
| Size of Tandem Parking Spaces width/length | | |

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

CONTOUR MAP FOR SUBJECT SITE

