

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0154-00

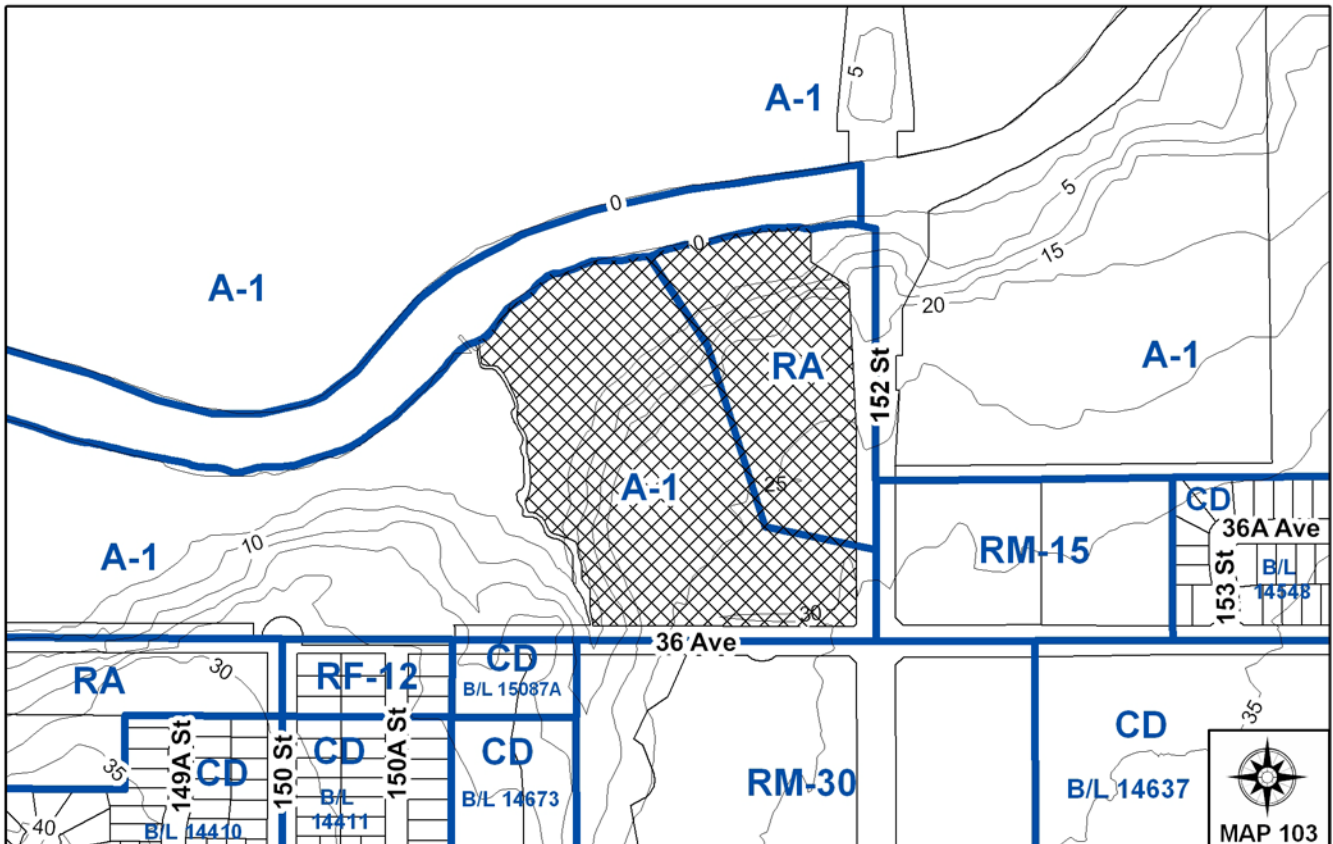
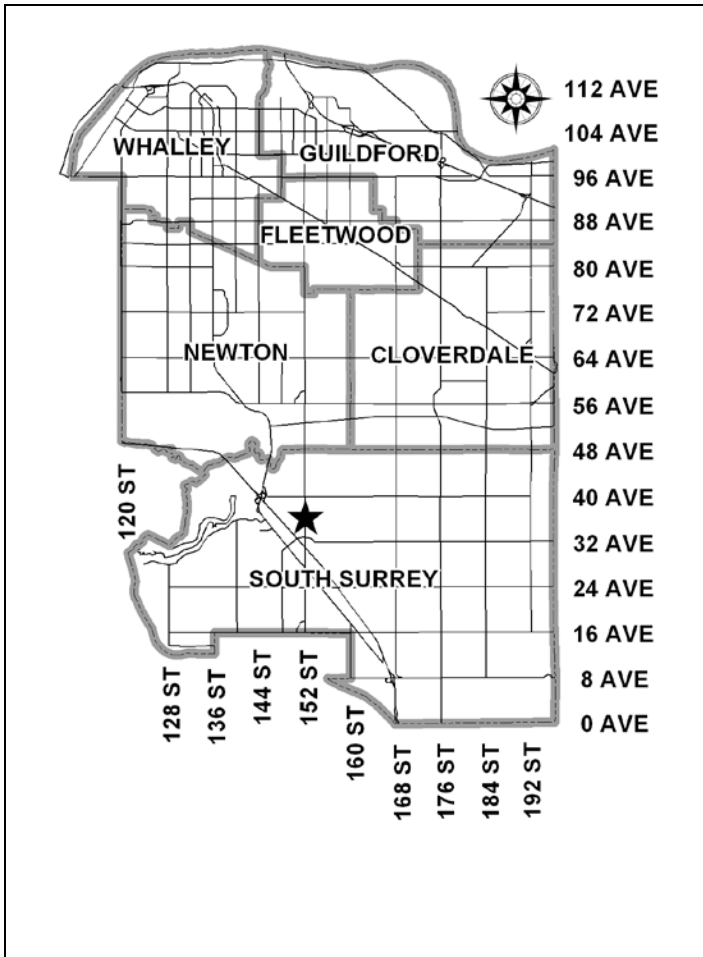
Planning Report Date: March 10, 2008

**PROPOSAL:**

- **OCP Amendment** for a portion of the site from Urban to Multiple Residential
- **NCP Amendment** for a portion of the site from Cluster Housing to Garden Apartment
- **Rezoning** from RA and A-1 to CD and RF
- **Development Permit**

in order to permit the development of an apartment complex consisting of five, 3-storey buildings containing 159 units.

**LOCATION:** 3685 and 3695 - 152 Street  
**OWNER:** Barber Creek Properties Ltd., Inc. No. 766198  
**ZONING:** RA and A-1  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Cluster Housing



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Rosemary Heights West Neighbourhood Concept Plan (NCP) from "Cluster Housing" to "Garden Apartment".

### RATIONALE OF RECOMMENDATION

- The proposal for a 3-storey apartment development meets the intent of the "Cluster Housing" NCP designation by preserving the significant natural features on the site, including riparian areas, the floodplain area, and significant trees.
- The proposed 3-storey apartment building form can provide a better response to the site conditions than the ground-oriented townhouse form approved in the plan, and the proposal allows for greater open space through reduced lot coverage, increased tree preservation and provision of underground parking.
- The applicant is dedicating a significant portion (42%) of the site to the City as open space.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the portions of the subject site defined as "Block A" and "Block B" on the survey plan attached in Appendix I from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the portion of the property at 3695 - 152 Street defined as "Block A" on the survey plan attached in Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" and the portion of the property at 3685 - 152 Street defined as "Block B" on the survey plan attached in Appendix I from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone the portion of the property at 3695 - 152 Street defined as "Block C" on the survey plan attached in Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and the portion of the property at 3685 - 152 Street defined as "Block D" on the survey plan attached in Appendix I from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7907-0154-00 in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) final approval from the Ministry of Transportation;
  - (d) input from Senior Government Environmental Agencies;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) address geotechnical requirements to the satisfaction of the Building and Engineering Departments;

- (g) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
  - (j) registration of a statutory right-of-way for public access to the proposed perimeter walkway around the site;
  - (k) registration of a Section 219 Restrictive Covenant for "no build" over the 10.0 metre (33 ft.) wide riparian setback area; and
  - (l) the applicant address the shortage of park facilities in the area to the satisfaction of the Parks, Recreation and Culture Department.
7. Council pass a resolution to amend the Rosemary Heights West NCP to redesignate a portion of the land from "Cluster Housing" to "Garden Apartment" when the project is considered for final adoption (Appendix VII).

### 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:**
- 9 Elementary students at Morgan Elementary School  
5 Secondary students at School
- (Appendix IV)
- Parks, Recreation & Culture: The City's Parks, Recreation & Culture Department supports the proposal including the proposed dedication of the Nicomekl River floodplain, and escarpment, and Barbara Creek ravine areas. The applicant will be required to meet with Parks staff to address the shortfall in park services resulting from the proposed plan amendment.

Department of Fisheries and Oceans:

The Department of Fisheries and Oceans (DFO) has agreed to the proposed dedication of the Nicomekl River floodplain and escarpment area, measured 30 metres (100 ft.) from the edge of the floodplain, as well as the Barbara Creek ravine, measured 30 metres (100 ft.) from the edge of the channel, to the City as open space. DFO also requires an additional 10 metre (33 ft.) setback to the top of the Nicomekl River Escarpment area and Barbara Creek ravine area, which will be protected by a no-build restrictive covenant for riparian protection.

Min. of Transportation:

The Ministry of Transportation (MOT) has held their approval pending a review of the traffic generated by this development and its impact on the Highway 99 Corridor. Part of this review includes development of a traffic model to which this development will be included. The subject traffic review is underway and the applicant has agreed to address any MOT requirements prior to final adoption of the Rezoning By-law.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwellings and accessory buildings.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across Nicomekl River):	Agricultural land.	Agricultural	A-1
East (Across 152 Street):	Community hall.	Urban/Institutional and Townhouses	A-1 and RM-15
South (Across 36 Avenue):	Stacked townhouses.	Urban and Multiple Residential/Cluster Housing and Townhouse	RM-30
West (Across Barbara Creek):	Under Development Application No. 7906-0213-00 (Pre-Council) proposing a rezoning from A-1 to CD to permit development of approximately 71 bare land strata lots.	Urban/Cluster Housing	A-1

## JUSTIFICATION FOR PLAN AMENDMENT

- The subject site consists of 2 parcels of property located on the west side of 152 Street, north of 36 Avenue and south of the Nicomekl River. The site is designated "Urban" in the Official Community Plan (OCP) and "Cluster Housing" and "Preservation Area/Open Space" in the Rosemary Heights West Neighbourhood Concept Plan (NCP).
- The intent of the Cluster Housing designation in the Rosemary Heights West NCP is to allow for the development of ground-oriented, low-density housing and preservation of significant natural features by transferring density to the developable areas of the site. The maximum unit density specified under this designation is 6 units per acre gross, and 15 units per acre net. On this particular site, there are substantial natural areas, including a large floodplain lowland area by the Nicomekl River, escarpment, and riparian corridor.
- The applicant proposes to consolidate the 2 properties and redevelop the site for 5, 3-storey apartment buildings, containing 159 apartment units. The proposed density is 12 units per acre gross, and 20 units per acre net. To accommodate this proposed density increase, the applicant proposes a partial OCP amendment to redesignate the developable portion of the site from "Urban" to "Multiple Residential" and a partial NCP Amendment to redesignate the developable portion of the site from "Cluster Housing" to "Garden Apartments".
- The proposed amendment from ground-oriented townhousing to 3-storey apartments, and associated density increase, can be supported at this location for the following reasons:
  - The proposed net unit density of 20 units per acre and 0.65 Floor Area Ratio (FAR) is considered a very low density apartment form, and provides a response to the site conditions and a superior housing product in order to address open space and natural area preservation objectives on this riverfront site;
  - The site is somewhat isolated on the edge of the developed area before the Nicomekl River, and is located on a major arterial road (152 Street), across the street (36 Avenue) from medium density townhouse projects with similar overall density;
  - The site slopes down towards the north, thus the proposed 3-storey apartment building form does not create an imposing development and allows for greater open space on the site through reduced lot coverage and provision of underground parking;
  - The proposal meets the spirit of the "Cluster Housing" designation in the NCP by retaining the significant natural features on the site, as described later in this report;
  - The proposal is compatible to the adjacent RM-30 multi-family residential to the south which consists of 3-storey stacked townhouses with a comparable density of 20 units per acre and 0.61 FAR;
  - The applicant is dedicating approximately 42% of the site to the City as open space;
  - The proposal is expected to be geared towards seniors, mature buyers, and empty nesters. There are no 3-bedroom units in this project, which typically are family oriented. As

such, the proposal is not expected to generate many students for local student enrolments and will likely result in a lower transportation impact; and

- Staff received minimal concerns from the surrounding community to the proposed density increase, both from the pre-notification letters and development proposal signs. The results of the applicant's public information meeting were also very positive.

## DEVELOPMENT CONSIDERATIONS

### Site Context

- Both of the subject parcels of property consist of a gently sloping bench above an escarpment to the Nicomekl River. Below the escarpment to the north, are wooded slopes, a cleared slope, and a grass (hay field) on the river's floodplain. The site also falls off to Barbara Creek to the west, which is a well-defined and wooded ravine.
- The proposed development will occupy the upper bench, with the exception of the proposed amenity building, which is proposed to be constructed into the crest of the escarpment. The upper bench area is characterized by an open lawn area with some large open grown trees and 2 single family dwellings to be demolished.

### Riparian and Floodplain Protection

- The Department of Fisheries and Oceans (DFO) has agreed to the proposed dedication of the Nicomekl River escarpment and floodplain area, measured 30 metres (100 ft.) from the edge of the floodplain, as well as the Barbara Creek ravine, measured 30 metres (100 ft.) from the edge of the channel, to the City as open space. This area comprises approximately 5.68 acres of the 13.68 acre site, or approximately 42% of the site. DFO also required an additional 10 metre (33 ft.) setback to the top of the Nicomekl River escarpment area and a 10.0 metre (33 ft.) setback to the top of the Barbara Creek ravine area, on the development site. These areas will be protected by a no-build restrictive covenant and will be left in their native state.

### Trails

- The Rosemary Heights West Neighbourhood Concept Plan (NCP) requires a Neighbourhood pedestrian and bicycle route around the entire perimeter of the developable portion of this site. The subject proposal accommodates this requirement by providing a 6.0 metre (20 ft.) wide public perimeter walkway area, constructed by the applicant, which will be maintained by the future strata. A statutory right-of-way for public access will be registered over this walkway area prior to final adoption of the rezoning By-law.
- In support of the plan amendment proposed, the applicant is required to address the shortage in park facilities with the Parks, Recreation & Culture Department.

Proposed CD By-law

- The applicant proposes to rezone the developable portion of the site from "General Agriculture Zone (A-1)" and "One-Acre Residential Zone (RA)" to a "Comprehensive Development Zone (CD)" to accommodate the 159-unit apartment project. A Development Permit is also required.
- The undevelopable portion of the site, which is proposed to be dedicated to the City as open space is proposed to be rezoned from "General Agriculture Zone (A-1)" and "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", which is the largest permissible zone under the Urban designation, to prevent this area from becoming split-zoned once it is dedicated.
- The proposed CD Zone is compared to the RM-15 Zone and RM-30 Zone in the table below:

	<b>RM-15 Zone</b>	<b>RM-30 Zone</b>	<b>Proposed CD Zone</b>
<b>Use</b>	Townhouses	Apartments or Townhouses	Apartments
<b>Density (UPA)</b>	15 upa	30 upa	20 upa
<b>Density (FAR)</b>	0.60	0.90	0.65
<b>Lot Coverage</b>	45%	45%	29%
<b>Setbacks</b>	7.5 metres from all lot lines	7.5 metres from all lot lines	7.1 metres – 7.5 metres
<b>Principal Building Height</b>	11 metres (2 storeys)	13 metres (3 storeys)	13 metres (3 storeys)
<b>Parking</b>	Usually above grade	At grade or underground	Fully underground

- The proposed 3-storey apartment building form does not create an imposing development and allows for greater open space and tree preservation on the site through reduced lot coverage and provision of underground parking.
- The proposed unit density of 20 units per acre (50 units per acre) and 0.65 FAR are similar to the RM-15 Zone which is permitted under the NCP. The unit density range of the existing townhouses adjacent this site along 152 Street ranges from 15 units per acre (37 units per hectare) to 30 units per acre (75 units per hectare) and as such the minor increase in the proposed density is appropriate.
- The project features a much lower lot coverage (29%) than the 45% coverage permitted under the RM-30 Zone which allows for greater provision of open space and more tree preservation on the site, as will be described later in this report.
- The proposed building setbacks are the same as the RM-30 Zone (7.5 metres/25 ft.) with the exception of the south yard setback which has been reduced slightly to 7.1 metres (23 ft.) to accommodate a decorative balcony feature on the corner of 36 Avenue and 152 Street which will give the building a more impressive presence on the street.
- The proposed building height of 13 metres (3 –storeys) is identical to the RM-30 Zone. The 3-storey building height is compatible with the existing 2 and 3 storey townhouses located adjacent to the site along 152 Street.



## PRE-NOTIFICATION

Pre-notification letters were sent of July 17, 2007 and staff received the following comments:

- Staff received 7 letters and 3 phone calls from residents in the area who were concerned that the proposed density would worsen an already existing traffic problem in this area, particularly at the intersection of 152 Street and the 32 Avenue Diversion.

*(The applicant retained Trevor Ward, P.Eng. (Ward Consulting Group) to review traffic implications for the proposed 159 – unit apartment complex. The study indicates that the traffic generated by this development will have minimal impact both on the existing traffic volumes on 36 Avenue and 152 Street, and on the performance of the signalized intersection at 36 Avenue and 152 Street. The City's Transportation Engineer has reviewed the findings of the study and found them to be acceptable.)*

*(Under the current NCP designation, the applicant could construct 120 ground-oriented, family oriented townhouses. The proposal is for 159 apartment units, which, because of their location overlooking the Nicomekl River, will be "high-end" units, marketed towards seniors, empty-nesters, and mature buyers. The traffic study prepared for this project indicates that the proposed 159 "high-end" apartment units will have the same or lower traffic generation rate than a 120 unit, family-oriented townhouse project.)*

- Staff received 1 letter from a neighbouring resident who was concerned about development in the floodplain.

*(The applicant does not propose any development in the Nicomekl floodplain. All of the floodplain area on the subject site is proposed to be dedicated to the City as open space.)*

The applicant held a Public Information Meeting (PIM) for this development application on November 28, 2007. Invitations were sent to 846 neighbouring residents and only 12 people attended the meeting. Two (2) people completed comment sheets over the course of the evening, both of which indicated support for the proposal.

## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

- Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

## DESIGN PROPOSAL AND REVIEW

- The 5, 3-storey apartment buildings proposed, are uniquely designed specifically to wrap around the existing trees on the site. The proposed 159 – residential units come in a variety of unit types (1 bedroom, 1 bedroom + den, 2 bedroom, 2 bedroom + den) and a variety of floor plan arrangements. All of the units feature a deck or patio.

- Access to the site is from 36 Avenue; no access is permitted from 152 Street. The proposal includes 2-storeys of underground parking, which is accessed from a central drive-aisle. The provision of 2-storeys of underground parking as opposed to one level with a larger building envelope allows for greater tree retention on the site.
- It is not cost effective to construct one level of underground parking smaller than the other, and as such, the project provides ample underground space for parking and storage.
- The applicant proposes 318 underground resident parking stalls, which exceeds the 231 parking stalls required under the Zoning By-law. The additional residential parking, allows every unit to be allocated 2 parking stalls, which the applicant has indicated is desirable to the higher end buyer. The applicant also proposes 32 visitor parking stalls, 11 of which will be located in the underground parkade, and 21 of which will be provided as surface parking stalls along the central drive-aisle. The proposed 32 visitor parking stalls meet the 32 visitor stalls required under the Zoning By-law.

### Geotechnical Review

- The proposed amenity building is 3-storeys, built into the hillside, with a panoramic view. The applicant retained EKS Engineering Services Ltd. to conduct a soils and foundation investigation for this proposed amenity building and confirmed this proposal can be achieved. The applicant will be required to address any geotechnical requirements identified by the City's Building and Engineering Departments prior to final adoption of the Rezoning By-law.
- The amenity building will feature a lounge, bar, activity room, meeting rooms, craft room, guest rooms, a library, and washroom facilities. The roof deck of the amenity building will have an outdoor pool with sauna and change room facilities. The amenity building will have a security alarm and cameras. The proposed indoor amenity space of 923 square metres (9,939 sq.ft.) exceeds the By-law requirement of 477 square metres (5,135 sq.ft.).
- Building cladding materials consist primarily of hardi-plank siding, cultured stone, and wood shingles. Concrete roof tiles have been chosen as the roofing material. The colour scheme consists of natural, earthy tones, to reflect a forest edge type atmosphere.

### Tree Preservation and Landscaping

- The applicant retained Mike Fadum (Mike Fadum and Associated Ltd.) to conduct a site inspection and prepare an arborist report for the site. The arborist report identifies 63 mature trees on the portion of the site that is being developed and concludes that 29 will need to be removed. Sixteen (16) of the trees to be removed are within a hedgerow, located in the centre of the site, in conflict with building construction. These trees cannot be retained on an individual basis due to their tight spacing. Eight (8) of the trees to be removed have structural defects, rot, or decay and are not considered good specimens. The remaining 5 trees to be removed are within a building envelope or the drive-aisle. The majority of the 34 trees proposed to be retained are large open-grown Firs and Cedars. These trees are very good specimens, and the applicant has taken great care to design around the trees.

- The below chart provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Western Red Cedar	34	24	10
Sequoia	1	1	0
Grand Fir	1	1	0
Douglas Fir	26	7	19
Chilean Pine	1	1	0
Total	63	34	29

- The tree assessment provided above does not include any of the trees located within the Nicomekl escarpment or Barbara Creek ravine areas, which are being dedicated to the City. There are many trees in these wooded areas, all of which are being protected.
- To compliment the retained trees on the site, the applicant proposes substantial landscaping consisting of trees and shrubs in a variety of species.
- The project includes a series of water features, the most prominent of which is located in the centre of the site, in the middle of the drive-aisle loop. The project also includes an oriental garden with Japanese pagoda lights and a gazebo/teahouse. The grounds are made accessible to all residents through a series of walkways.
- The public walkway around the perimeter of the site will have benches, garbage receptacles, and pedestrian scale lighting at various locations.
- A 1.2 metre (4 ft.) decorative metal picket fence will wrap around the perimeter of the development on the inside of the public trail.
- The proposed outdoor amenity space of 957 square metres (10,300 sq.ft.) exceeds the 477 square metres (5,135 sq.ft.) required under the By-law not including the riparian areas or building setback areas.

### ADVISORY DESIGN PANEL

ADP Meeting Date: January 17, 2008

Most of the ADP suggestions have been satisfactorily addressed to the satisfaction of the City Architect. Minor architectural and landscaping details will be further reviewed and addressed prior to final approval (Appendix VI)

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
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	NCP Amendment Plan
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Geotechnical Study prepared by EKS Engineering Services Ltd. dated August 13, 2007.
- Environmental Report prepared by ECL Envirowest Consultants Limited dated August 1, 2007.
- Traffic Study prepared by Ward Consulting Group dated November 20, 2007.
- Complete Set of Architectural and Landscape Plans prepared by Focus Architecture Inc. and L.A. West Landscape Architects, respectively, dated February 20, 2008 and May 22, 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:                      Carson Nofle, Focus Architect Inc.  
                         Address:                      109 - 1528 McCallum Road  
                                                              Abbotsford, BC V2S 8A3  
                         Tel:                                      604-853-5222

2.      Properties involved in the Application

- (a)      Civic Address:                      3685 and 3695 - 152 Street
  
- (b)      Civic Address:                      3685 - 152 Street  
                         Owner:                                      Barber Creek Properties Ltd., Inc. No. 766198  
                         PID:    011-266-376  
                         Parcel "A" (Reference Plan 8517) Lot 1 Except: Firstly: Plan 43213, Secondly:  
                         Parcel 3 (By-law Plan 61031); Section 27 Township 1 New Westminster  
                         District Plan 6414
  
- (c)      Civic Address:                      3695 - 152 Street  
                         Owner:                                      Barber Creek Properties Ltd., Inc. No. 766198  
                         PID:    006-718-141  
                         Lot 7 Except: Parcel "E" (By-law Plan 61032) Section 27 Township 1 New  
                         Westminster District Plan 43213

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to amend the Official Community Plan to redesignate the property.
  
- (b)      Introduce a By-law to rezone the property.
  
- (c)      Application is under the jurisdiction of MOT.  
                         MOT File No. 1-6-24598.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed (RM-30)	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		55,363 m <sup>2</sup>
Road Widening area		
Undevelopable area		22,987 m <sup>2</sup>
Net Total		32,376 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	29%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (36 Avenue)	7.5 m	7.1 m
Rear	7.5 m	7.5 m
Side #1 (East)	7.5 m	7.5 m
Side #2 (West)	7.5 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 metres/3 storeys	13 metres/3 storeys
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
One Bedroom		9
One Bedroom + Den		39
Two Bedroom		15
Two Bedroom + Den		105
Total	240	159
<b>FLOOR AREA: Residential</b>	29,138 m <sup>2</sup>	20,944 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	29,138 m <sup>2</sup>	20,944 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed (RM-30)	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		29 uph/12 upa
# of units/ha /# units/acre (net)	75 uph/30 upa	50 uph/20 upa
FAR (gross)		0.38
FAR (net)	0.90	0.65
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	477 m <sup>2</sup>	923 m <sup>2</sup>
Outdoor	477 m <sup>2</sup>	957 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	51	78
2-Bed	180	240
3-Bed		
Residential Visitors	32	32
Institutional		
Total Number of Parking Spaces	263	350
Number of disabled stalls	3	14
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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