

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0221-00
 7908-0069-00
 7908-0069-01

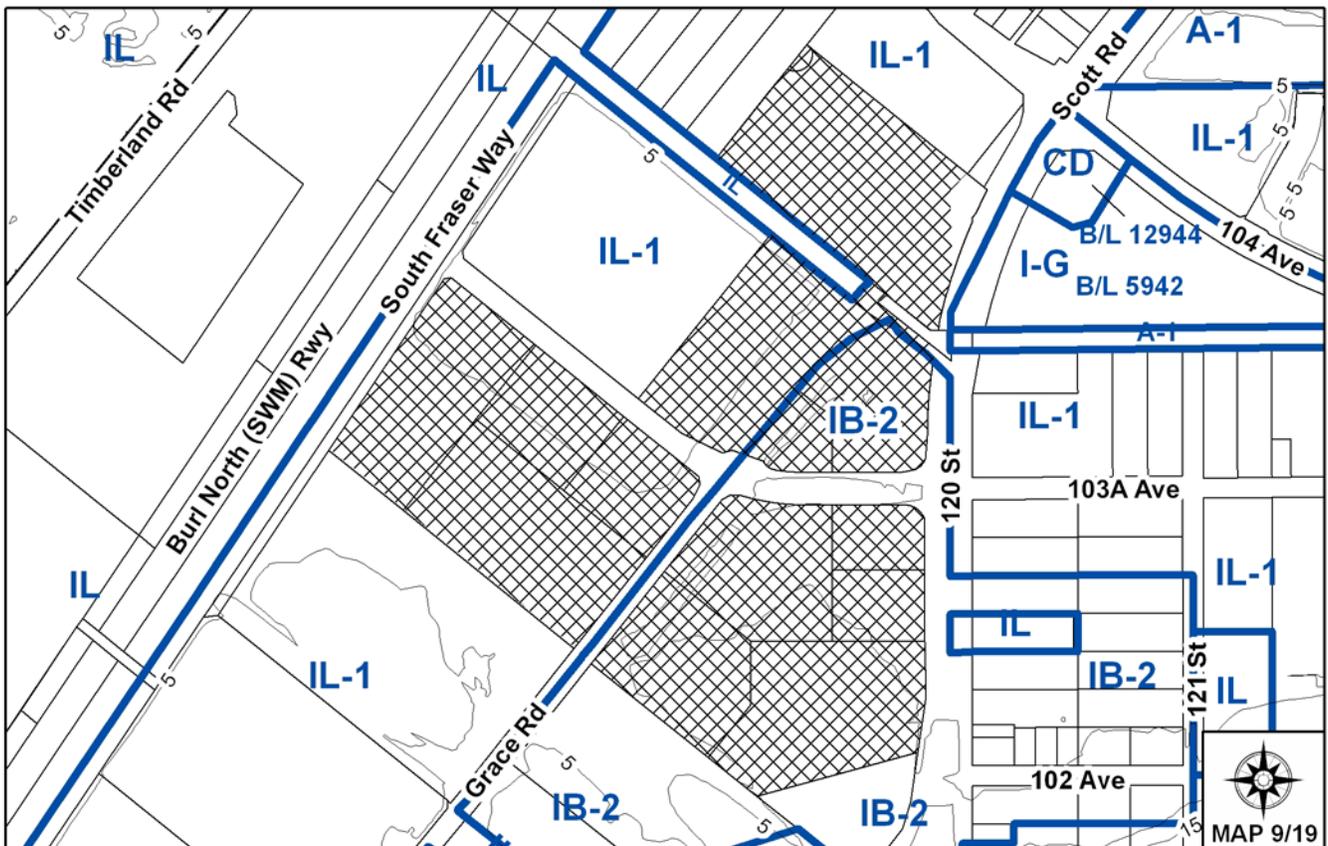
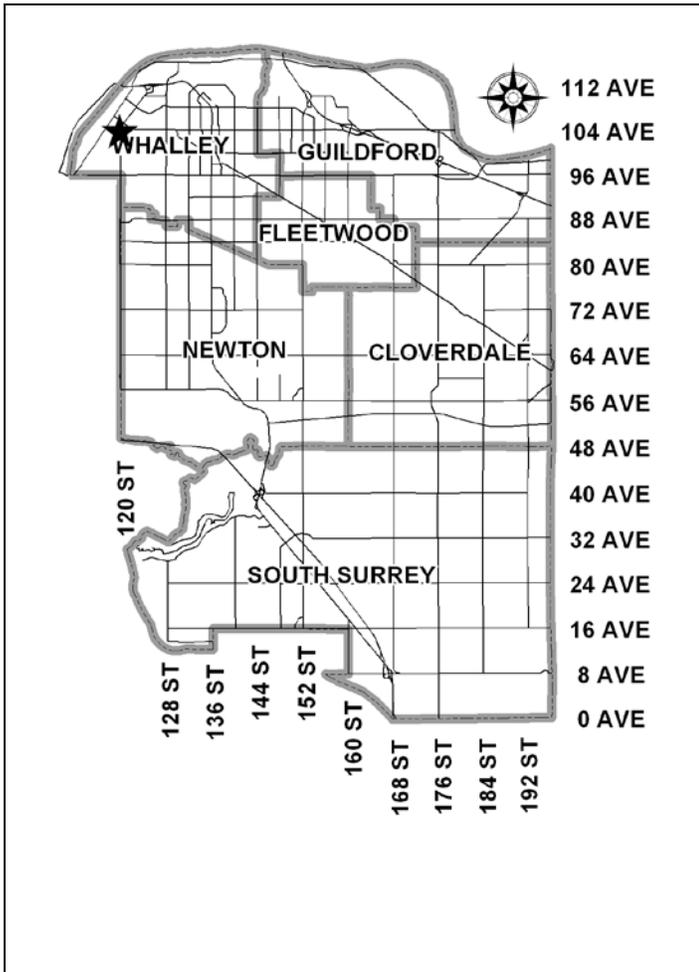
Planning Report Date: July 14, 2008

PROPOSAL:

- **NCP Amendment** on a portion from Business Park and Light Impact Industrial to Highway Commercial
- **Rezoning** from IL-1 and IB-2 to CD (based on C-5, CHI, IL-1 and IB-2)
- **Development Permit**

in order to permit the development of mixed-use business park with supporting commercial and retail uses.

LOCATION: Various
OWNER: Pacific Link Industrial Park Ltd.
ZONING: IL-1 and IB-2
OCP DESIGNATION: Industrial
NCP DESIGNATION: Business Park and Light Impact Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft 3 separate Development Permits.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A portion of the proposed development does not comply with the Light Impact Industrial designation in the South Westminster NCP.
- A portion of the proposed retail component does not comply with the Industrial designation in the OCP.

RATIONALE OF RECOMMENDATION

- The majority of the development complies with the NCP Designation.
- At this time, there are limited commercial businesses in South Westminster which can support the growing industrial development.
- This proposed development may trigger further business development in the area in accordance with the NCP.
- There is a potential 1,400 new jobs which could be generated at build-out, from this proposed development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Light Impact Industrial 1 Zone (IL-1)" (By-law No. 12000) and "Business Park 2 Zone (IB-2)" (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 Nos. 7907-0221-00 for the general siting of buildings (Appendix V), 7908-0069-00 for Building B (Appendix II) and 7908-0069-01 for Buildings A and C of the development (Appendix II) in accordance with the attached drawings.
3. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) finalization of the Master Plan to the satisfaction of the Planning and Development Department; and
 - (e) input from the Provincial Gateway Program.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to submission of a traffic impact study and addressing recommendations in the report as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant industrial building on 10281 Grace Road; vacant pre-loaded lands with Development Permit No. 7906-0447-00 issued for Phase II of 10291 Grace Road and Development Permit No. 7907-0277-00 issued for an industrial building at 11850 - 103A Avenue.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
Northwest (Across is the future South Fraser Perimeter Road):	Mixed industrial tenants.	Light Impact Industrial	IL
Southwest (Across Scott Creek):	Industrial building under construction for Quick X.	Light Impact Industrial	IL-1
Southwest (Across Grace Road):	Vacant land.	Business Park	IB-2
Northeast (Across Scott Creek):	Vacant land.	Business Park	IB-2

JUSTIFICATION FOR NCP AMENDMENT

The applicant has provided the following rationale to support the proposed NCP designation amendment. Staff comments are noted in italics.

- The applicant advises that it is not their intent to diminish industrial lands, nor is it intended to attract uses that are better suited for the downtown commercial area. A more comprehensive zoning is required to attract a range of uses that will complement and support each other. Industrial corporate offices and industrial employers with high ratios of employees seek locations which offer employee amenities and services to support business needs.

(The South Westminster NCP designates lands on both sides of Scott Road between Tannery Road and Old Yale Road for Highway Commercial uses to provide employee amenities and services proposed by the applicant.)

- Over 75% of the project remains dedicated to outright industrial uses.

(The proposed retail commercial uses will further delay the development of lands currently designated for Highway Commercial uses in the South Westminster NCP and may trigger further applications for similar NCP amendments, particularly for those properties on the east side of Scott Road across from the subject site.)

- This rezoning proposal compares favourably with Burnaby's Big-Bend industrial area near Marine Drive and Byrne Road, where the ratio of retail to industrial/office use is 22%.

(The intent of the Big Bend Development Plan is to provide for the development of a service commercial precinct that would serve area business centre employees and businesses, as well as destination shopping trips for a limited range of goods for commuters and South Burnaby residents. This area is not intended to accommodate the full range of entertainment, retail,

business and residential services that would typically locate in, or require a Town Centre location. However, data is not available on the percentage of customers from the area business centre employees and businesses relative to the number of destination shopping trips.)

- The number of jobs created by the industrial uses planned for this area is estimated to be 1,103, at a ratio of 15 jobs per acre. With the more comprehensive mixed-use approach requested in the rezoning, it is estimated that there will be a total of 1,433 jobs created, or 19.5 jobs per acre of land. The difference between estimates is due to the increase in the retail and office employment sectors. While there is a decrease in the number of industrial employees (from 621 to 573) and decrease in the business park employees (482 to 431) an additional 520 jobs are created in the retail/service commercial sector.

(Industrial and business park jobs are typically of a higher order than jobs in the retail/commercial sector.)

Positive Aspects of the Proposed NCP Amendment

- The applicant has remediated, pre-loaded and serviced the lands previously owned by United Auto in order to attract higher quality industrial and business park users to the area. Providing some retail and office uses will further assist in the redevelopment of these lands.
- The servicing costs to support the associated development in the South Westminster area are much higher than other areas of Surrey, and the ultimate development as envisioned for the South Westminster area has been delayed. The proposed development may trigger further business development in this area.
- The lands around the Grace Road/South Fraser Perimeter Road have been developed to industrial uses, with industrial businesses such as Van Kan, Via Tram, Quik X and Frito Lay purchasing and constructing distribution warehouses. However, at this time, there is very little nearby commercial development for the employees of these businesses.

Negative Aspects of the Proposed NCP Amendment

- The proposed NCP amendment may further delay the development and compete against the lands already designated for Highway Commercial uses in the NCP.
- While intended to provide a limited range of retail commercial and office uses to support the employees and businesses of the industrial area, there is a concern that some of this area will take on a shopping centre character with a large percentage of destination shopping trips with the private automobile being the predominant mode of transport.
- The broader range of uses may impact nearby neighbourhood-scale businesses.

DEVELOPMENT CONSIDERATIONS

Background

- The subject lands are a result of the registration of a subdivision plan by the applicant, Wesgroup, creating 15 industrial properties of varying sizes (Appendix IV).
- The subject site is 23 hectares (56 acres) in size and bounded by the South Fraser Perimeter Road to the northwest, Manson Canal to the southwest, Scott Road to the southeast and Manson Canal to the northwest.
- The applicant has received approvals for 3 individual buildings within or near the subject site. Construction has completed on 2 buildings, and a building permit application is in process for 11850 - 103A Avenue.
- Development Permit No. 7906-0185-00 for 10281 Grace Road was issued December 4, 2006, and a multi-tenant industrial building has been constructed on the site. Development Permit No 7906-0447-00 was issued on April 16, 2007 to allow for the construction of a second multi-tenant industrial building, located to the rear of the first approved building. Development Permit No. 7907-0227-00 for the property located at 11850 – 103A Avenue was issued March 31, 2008 to allow the construction of a multi-tenant industrial building.

Current Proposal

- The subject site encompasses 13 of the 15 properties that were created with the registration of the subdivision plan. It is designated Industrial in the Official Community Plan (OCP), Business Park and Light Impact Industrial in the South Westminster NCP, and is currently zoned Light Impact Industrial 1 (IL-1) and Business Park 2 (IB-2).
- The current application proposes the following:
 - Rezoning of the 23-hectare (56-acre) site from IL-1 and IB-2 to Comprehensive Development (CD);
 - An NCP amendment on a 3.3-hectare (8.1-acre) portion from Business Park to Highway Commercial;
 - A general Development Permit on the entire 23-hectare (53-acre) site to provide an overall master plan and design guidelines for future development permit applications on the various properties comprising the subject site; and
 - Specific Development Permits for 3 commercial buildings on Block A.
- The purpose of this application is to allow for a broader range of employment uses on the lands, including the introduction of commercial uses to support the present and future employees and businesses envisioned to be located in the overall industrial development and more showroom space. According to the applicant, these additional uses are required to attract "higher-end" tenants that will create a quality industrial business park in South Westminster.

- The initial proposal submitted by Pacific Link indicated a broader range of commercial uses, which would further erode the industrial land base, and detract from the redevelopment of the Scott Road corridor. The applicant and staff have negotiated to reduce the amount of pure commercial and office uses in order to limit the uses to those which will support the commercial tax base in the area.

Proposed CD By-law

The proposed CD By-law is broken into four main blocks (Appendix II). The proposed uses in each of these blocks is as follows:

Block A

- This block encompasses approximately 1.7 hectares (4.3 acres) in site area. The applicant has requested that this be the main commercial service area located at the entrance to the larger industrial area along Grace Road and 103A Avenue. The proposed zoning is derived from a combination of uses as allowed in the C-5 Zone and the CHI Zone. The differences between the proposed and existing zones is as follows:

Proposed CD Zone	CHI	C-5	IB-2
Maximum of 743 sq.m. (8,000 sq. ft.) floor area per business	No limits other than the maximum FAR of 1.0	Maximum 370 square metres (4,000 sq. ft.) per business and FAR of 0.5	No limits other than the maximum FAR of 1.0
General Service Uses, including drive-through banks, vehicle rentals and funeral parlours	Permitted	Not Permitted	Permitted, excluding drive-through banks
Retail Stores, excluding Adult entertainment, auction houses and second hand stores and pawnshops	Limited retail uses	Permitted	Limited to 20% of the gross floor area to a maximum of 460 square metres (5,000 sq. ft.) and must be associated with a light impact industrial use
Beverage container return centres	Permitted	Not Permitted	Not Permitted
Eating establishments including drive-through restaurants	Permitted	Permitted, excluding drive-through restaurants	Limited to a 35-seat coffee shop and cannot hold a liquor license.
Office Uses	Limited office uses	Permitted	Permitted but many professional offices are excluded
Indoor Recreational Uses	Permitted	Not Permitted	Not Permitted

Proposed CD Zone	CHI	C-5	IB-2
Light Impact Industry, including retail of products processed on site	Permitted	Not Permitted	Limited to 20% of the gross floor area to a maximum of 460 square metres (5,000 sq. ft.) and must be associated with a light impact industrial use
Neighbourhood Pubs	Not Permitted	Permitted	Not Permitted
Warehouse uses	Permitted	Not Permitted.	Permitted
Community Services	Permitted	Permitted	Permitted as an accessory use
Child Care Centres	Permitted	Permitted	Permitted as an accessory use

- The proposed building height and density for this Block is based on the C-5 Zone. The proposed setbacks are based on the IB-2 Zone.

Block B/B1

- This block encompasses five properties with a total area of 6.63 hectares (16.4 acres). The applicant has requested that the properties or portions of properties fronting Scott Road, 103A Avenue and Grace Road (Block B1) allow additional commercial uses, while allowing the broader range of industrial uses over the entire block. This zone was designed using portions of the IB-2 Zone, and portions of the C-5 Zone.
- The main differences between proposed CD By-law and the IB-2 Zone is that the applicant has requested an increase in the total floor area of each individual business to have a maximum 35% of the floor area for retail sales of goods manufactured on the site without a ceiling on the maximum area for the retail use. The IB-2 Zone limits the retail sales of products manufactured on the site to 20 % of the floor area to a maximum of 465 square metres (5,000 sq. ft.).
- Staff have some concern with the amount of retail sales permitted in relation to a wholesale or manufacturing business, as the retail floor area detracts from the main industrial use and focus and further detracts from the downtown related commercial uses. As this site is located away from main residential areas, it may deter businesses similar to those ones established in the Newton Industrial areas from being licensed for "warehousing" but in fact are purely retail outlets.
- The sub-block identified as B1 allows for light impact industrial uses, but also proposes to have some additional retail space, provided that the gross floor area of the individual businesses does not exceed 929 square metres (10,000 q. ft.). This is approximately 2.5 times the limit of the floor area currently allowed for in the C-5 Zone.

Block C

- This area is comprised of two lots, located on the north side of Grace Road, and encompasses an area of 3.2 hectares (7.9 acres).
- This area reflects most of the permitted uses and limitations of the IB-2 Zone, however, the applicant has requested that the retail sales area of individual industrial or warehousing business be permitted to 30% of the gross floor area of each business, with a limitation on the maximum floor area of 460 square metres (5,000 sq. ft.). In comparison, the IB-2 Zone permits a maximum of 20% of the gross floor area of each business, with a limitation on the maximum floor area of 460 square metres (5,000 sq.ft.) to be used for retail sales.

Block D

- This area is comprised of two lots, located on the north side of Grace Road, and encompasses an area of 5.3 hectares (13.1 acres).
- This block is similar to both the IL-1 Zone as well as proposed Block C. The proposed uses reflect most of the permitted uses and limitations of the IL-1 Zone, however, the applicant has requested that the retail sales area of individual industrial or warehousing business be permitted to 20% of the gross floor area of each business, with a limitation on the maximum floor area of 460 square metres (5,000 sq. ft.). The IL-1 Zone does not permit retail sales, however the IB-2 Zone permits similar limitations on the retail sales area for products warehoused or produced on the site.
- Blocks, B, C and D in the CD By-law, are proposed to have building heights similar to the IB-2 Zone.

DESIGN PROPOSAL AND REVIEW

General Development Permit/Overall Master Plan

- The general Development Permit will establish an overall master plan for the Pacific Link Business Park and address the siting of buildings, parking areas, vehicular and pedestrian circulation, access to each property and location of open spaces (Appendix V).
- The overall master plan will be supplemented by design guidelines for the business park.
- The design guidelines will set minimum standards for the quality of design, materials and construction for the Pacific Link development. The objectives of these guidelines is to include the successful integration of design elements throughout the development that address the context of the surrounding neighbourhood, coordination of pedestrian and vehicular circulation, and access to each property.

- More specifically, the guidelines will address building orientation and setbacks; parking areas; architectural treatment; building form; materials, finish and colour; fenestration; roofscapes; exterior lighting; and signage (Appendix V).
- The master plan in conjunction with the design guidelines will be used to evaluate future development permit applications on the individual development parcels comprising the business park.
- City staff have provided the applicant additional design guidelines from the South Westminster NCP which will be incorporated within the overall Master Plan document. Further review and discussion on the final wording and site plan are required prior to finalization of the document.

Block A Detailed Development Permit

- In conjunction with the general Development Permit/master plan, the applicant has submitted specific Development Permit applications for the first three buildings on Block A.
- The overall plan for Block A is to construct five commercial buildings around the perimeter of the site. The current application is requesting specific Development Permits for proposed Buildings A, B and C (Appendix II).
- Proposed Building A fronts 103A Avenue and comprises a floor area of 485 square metres (5,223 sq. ft.).
- Proposed Building B is located at the intersection of 103A Avenue and Scott Road at the entrance to the Pacific Link Business Park. A Starbucks drive-through restaurant is identified as one of the tenants for this building. Proposed Building B has a total floor area of 388 square metres (4,181 sq. ft.).
- Proposed Building C is located to the north of proposed Building B and backs onto the Manson Canal. An A & W drive-through restaurant is proposed to be one of the tenants in proposed Building C. This building encompasses a total floor area of 346 square metres (3,724 sq. ft.).
- A total of 110 parking spaces will be provided as part of the Phase 1 development. This satisfies the parking requirements of the Zoning By-law.
- Access to Block A will be provided by a joint access with the northerly lot (Lot 7) from 103A Avenue, with a secondary access from the now closed Grace Road. Reciprocal access agreements were secured during the subdivision process to facilitate this shared access arrangement.
- The buildings are proposed to be finished with concrete block painted beige, and finished with silver corrugated metal panelling. A metal fascia, painted dark grey is proposed along the roofline.

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- Large canopy projections are proposed along the front of the buildings to provide for weather protection for pedestrians. The canopies are supported with painted steel columns painted green.
 - Fascia signage is proposed above the entrance doors along the tenant frontage. This fascia signage consists of individual channel letters mounted on aluminium cross supports.
 - Rooftop screening consisting of corrugated metal panelling painted green are proposed which will conceal the mechanical equipment from the up-lying residential properties.
 - The applicant is proposing landscaping along the Scott Road frontage, which ranges in width from 5.0 metres (16.4 ft.) at the narrowest point to 9.0 metres (29.5 feet) at the widest point. This landscaping incorporates both deciduous and coniferous, flowering and non-flowering trees and shrubs.

ADVISORY DESIGN PANEL

- The design drawings for proposed Buildings A, B and C were reviewed by the Advisory Design Panel on July 3, 2008. The Design Panel recommended a number of issues be addressed to the satisfaction of the Planning & Development Department prior to the issuance of the Development Permit (Appendix VI).
 - Reconsider drive-through lanes between Building B and Scott Road and Building C and 103A Avenue.
 - Provide pedestrian linkages between the multi-use pathway and the site.
 - Consider rotating the buildings to break up the length and seek ways of having less 'backs' of the buildings to the Street.
 - Further design development is needed to the site planning for place making and land marking.
- The applicant has agreed to address these issues prior to consideration of final adoption.

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. Site Plan, Building Elevations and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Subdivision Plan BCP31641
- Appendix V. Master Plan of Area
- Appendix VI. Advisory Design Panel Minutes
- Appendix VII. NCP Plan Redesignation Map
- Appendix VIII. Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

LAP/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: Oleg Verbenkov, Pacific Land Resource Group
 Address: #101 - 7485 - 130 Street
 Surrey, BC
 V3W 1H9
 Tel: 604-501-1624

2. Properties involved in the Application
 - (a) Civic Addresses: 10321 - 120 Street, 11966 - **103A Avenue**, 10278 Grace Road, 10225 - 120 Street, 10279 - 120 Street, **10377** - 120 Street, 11959 - 103A Avenue, 10449 - 120 Street, 11897 - 103A Avenue, 11796 - 103A Avenue, 11850 - 103A Avenue, 10323 Grace Road and 10281 Grace Road

 - (b) Civic Address: 10321 - 120 Street
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-169-812
 Lot 1 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641

 - (c) Civic Address: **11966 - 103A Avenue**
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-169-821
 Lot 2 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641

 - (d) Civic Address: 10278 Grace Road
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-169-839
 Lot 3 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641

 - (e) Civic Address: 10225 - 120 Street
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-169-847
 Lot 4 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641

 - (f) Civic Address: 10279 - 120 Street
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-169-855
 Lot 5 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641

- (g) Civic Address: **10377** - 120 Street
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-169-898
 Lot 6 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641
- (h) Civic Address: 11959 - 103A Avenue
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-169-910
 Lot 7 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641
- (i) Civic Address: 10449 - 120 Street
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-169-936
 Lot 8 District Lot 8 Group 2 and Section 19 Block 5 North Range 2 West New Westminster District Plan BCP31641
- (j) Civic Address: 11897 - 103A Avenue
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-170-276
 Lot 9 District Lots 9 and 10 Group 2 and Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641
- (k) Civic Address: 11796 - 103A Avenue
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-1709-331
 Lot 11 District Lots 10 and 11 Group 2 New Westminster District Plan BCP31641
- (l) Civic Address: 11850 - 103A Avenue
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-170-349
 Lot 12 District Lot 10 Group 2 New Westminster District Plan BCP31641
- (m) Civic Address: 10323 Grace Road
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-1709-365
 Lot 13 District Lot 10 Group 2 New Westminster District Plan BCP31641
- (n) Civic Address: 10281 Grace Road
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-170-373
 Lot 14 District Lots 10 and 11 Group 2 New Westminster District Plan BCP31641

3. Summary of Actions for City Clerk's Office

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

DEVELOPMENT DATA SHEET

7908-0069-00/01

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		13,699.99 m ²
Gross Total		
Road Widening area		
Undevelopable area		1
Net Total		11,905 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	17%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (103A Avenue)	6.0 m	} See Multiple Building Data Sheet
Rear	7.5 m	
Side #1 (East) (120 Street)	7.5 m or 0	
Side #2 (West)	7.5 m	
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0 m	
Accessory	6.0 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial	12,961 m ²	2,265 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	12,961 m ²	2,265 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	0.17
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	110	110
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
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MULTIPLE BUILDINGS DATA SHEET

Existing Zoning : IB-2

Required Development Data	Building #A	Building B	Building C	Building D
SETBACK (in metres)				
Front				
Rear				
Side #1 (N,S,E, or W)				
Side #2 (N,S,E, or W)				
Side #3 (N,S,E, or W)				
Building Height (in metres/storeys)	6 m	6 m	7.1 m	
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE				
Bachelor				
One Bedroom				
Two Bedroom				
Three Bedroom +				
TOTAL FLOOR AREA				