

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0065-00

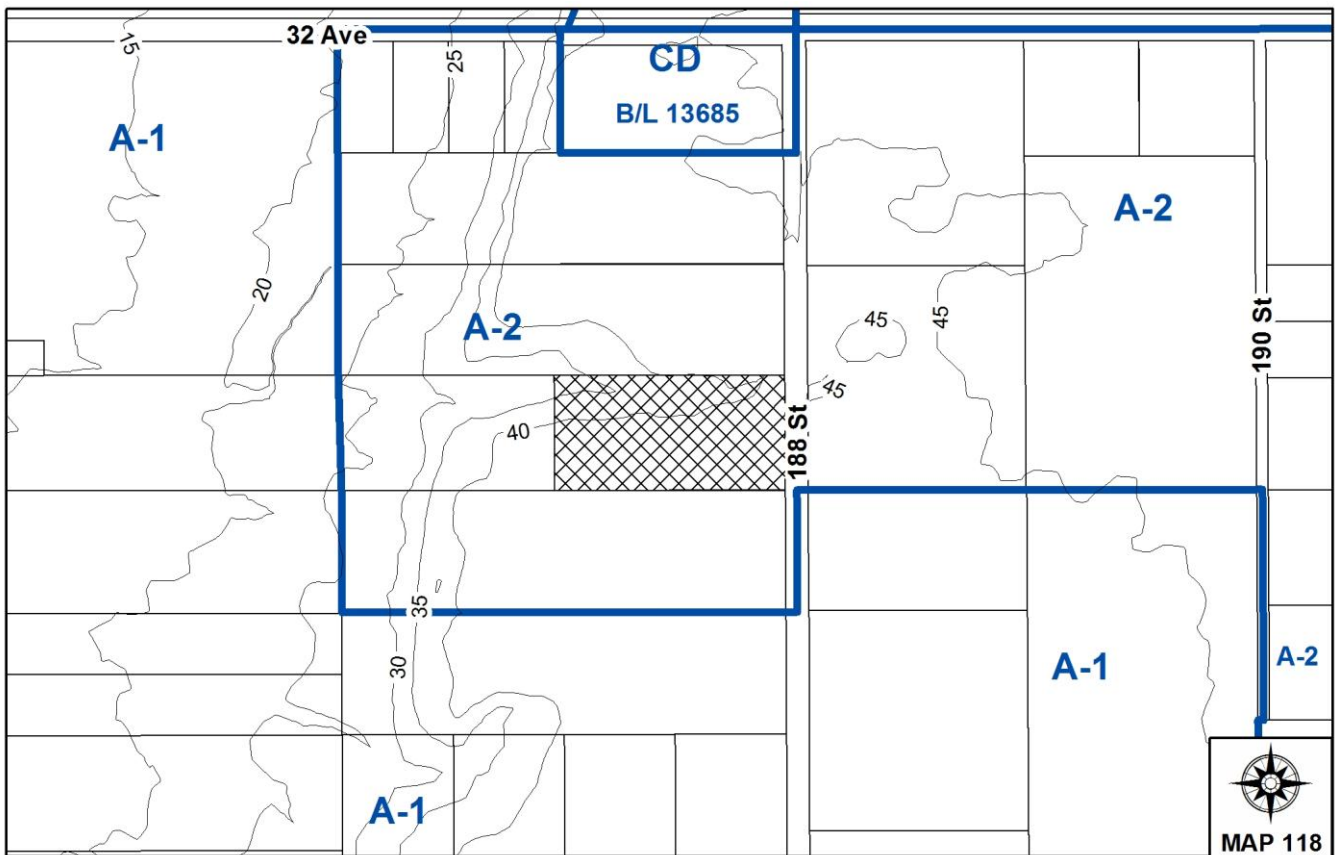
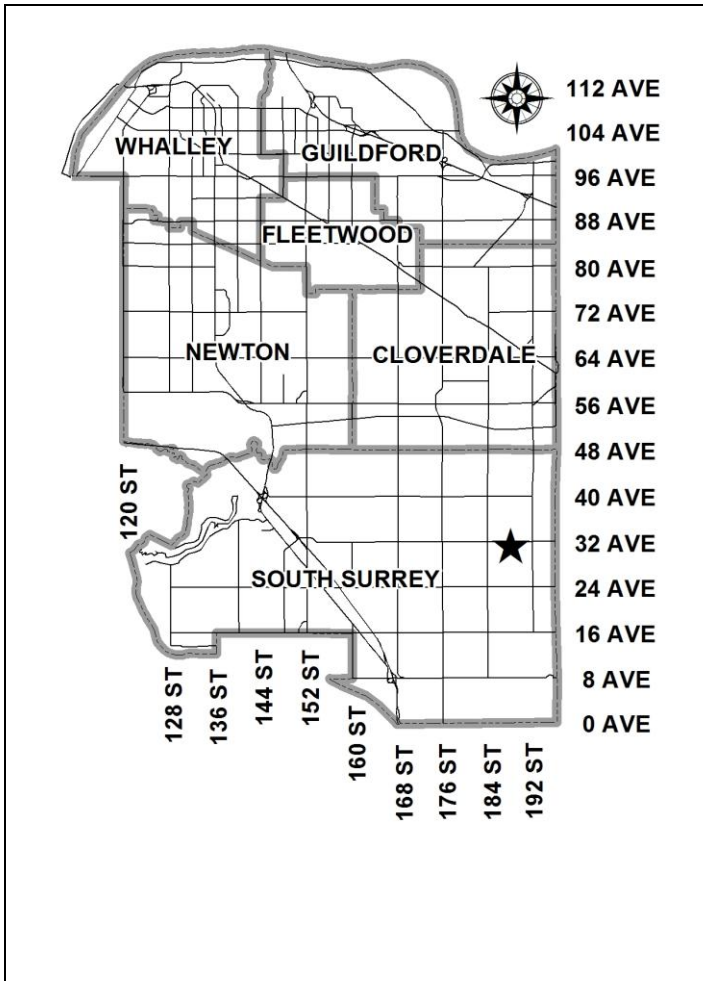
Planning Report Date: November 16, 2009

PROPOSAL:

- **Rezoning** from A-2 to IB-1
- **Partial Local Area Plan Amendment** from "Open Space Corridor/Buffer" to "Business Park"
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of an industrial cold storage warehouse. DVP to relax the southerly and westerly yard setbacks, parking requirements and lot coverage.

LOCATION: 3023 - 188 Street (Campbell Heights)
OWNER: Trojan Holdings Ltd.
ZONING: A-2
OCP DESIGNATION: Industrial
LAP DESIGNATION: Business Park and Open Space Corridor/Buffer



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.
- Approval for partial amendment to the Campbell Heights Local Area Plan (LAP) to redesignate the northerly portion of the site from "Open Space Corridor/Buffer" to "Business Park".

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires a partial amendment to the Campbell Heights Local Area Plan to redesignate a portion of the site from "Open Space Corridor/Buffer" to "Business Park".
- A Development Variance Permit is required to relax the south side yard setback from 3.6 metres (12 ft.) to 3.0 metres (10 ft.) to allow trees and open space to be retained at the northwest corner of the property until access to the neighbouring property is required. To relax the west (rear) yard setback from 7.5 metres (25 ft.) to 0 lot line, to increase the maximum lot coverage from 60% to 65%, and to vary the required parking for the proposed cold storage warehouse.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Partially complies with the Campbell Heights Local Area Plan. The partial LAP amendment of the northerly portion of the site from "Open Space Corridor/Buffer" to "Business Park" is consistent with the LAP amendment approved on the adjacent property to the north, which effectively removed the open space corridor between the two properties. The LAP amendment is justified as there are no protected geotechnical constraints, and the Parks and Recreation Department has not identified this portion of land for acquisition. The applicant held a Public Information Meeting (PIM) to discuss the amendment and no concerns were expressed.
- The proposed side yard setback variance from 3.6 m (12 ft.) to 3.0 m (10 ft.) will allow a more effective utilization of the site and allow for the retention of trees and green space at the northwestern portion of the lot until this area is required to provide access into the neighbouring site (discussed later in this Report).
- The proposed rear yard variance from 7.5 metres (25 ft.) to 0 lot line allows the building to be located at the property line. A building on the adjacent site to the west will likely be located at 0 lot line as well due to site constraints on that parcel (slope). Thus, it allows more effective utilization of the site and upland area.

- The proposed lot coverage is currently proposed as 59%, less than the maximum 60% permitted in the IB-1 Zone. However, once the adjacent property to the west is ready for development, the northern part of the subject site will be subdivided off to provide legal frontage and physical access for the property to the west. Therefore, the proposed project will require a variance to permit additional lot coverage to 65% to ensure that the site will comply with the regulations once the site has been reduced.
- The proposed vehicle parking variance is supportable to allow greater efficiency of industrial land for this specialized warehouse use. The applicant has demonstrated that peak parking demand based on the maximum employee shift requirements is met for this type of warehouse/distribution facility and sufficient space remains on site to accommodate additional parking in the future should the use change or increased parking demand be experienced.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" (By-law No. 12000) to "Business Park 1 Zone (IB-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7909-0065-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7909-0065-00, (Appendix VII) varying the IB-1 Zone as follows to proceed to Public Notification:
 - (a) Part 47A, Section F. Yards and Setbacks is varied to reduce the minimum southerly side yard setback from 3.6 metres (12 ft.) to 3.0 metres (10 ft.);
 - (b) Part 47A, Section F. Yards and Setbacks is varied to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 0 m; and
 - (c) Part 47A, Section E. Lot Coverage is varied to increase the maximum lot coverage to 65%; and
 - (d) Part 47A, Section H. Off-Street Parking and Loading/Unloading is varied to reduce the required parking spaces from 121 to 63 for a cold storage warehouse.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant to require the full parking requirements should the use change in the future;
 - (f) the applicant address the shortfall in tree replacement;
 - (g) registration of a Section 219 Restrictive Covenant to ensure that the building will meet a LEED Certification Standard; and

- (h) registration of an access easement on the northern portion of the property and the registration of a Restrictive Covenant that will set out the terms for the transfer of a panhandle from the subject site to the neighbouring lot to facilitate physical and legal access for the adjacent parcel to the west in the future.
5. Council pass a resolution to amend Campbell Heights Local Area Plan to redesignate a portion of the land from "Open Space Corridor/Buffer" to "Business Park" when the project is considered for final adoption (Appendix VI).

REFERRALS

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Parks, Recreation & Culture:** Parks, Recreation and Culture advised that the Open Space Corridor/Buffer is not within their park acquisition plan and the LAP can be amended to eliminate this Open Space designation.

SITE CHARACTERISTICS

Existing Land Use: Vacant, treed acreage.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	B & B Construction soil processing site on a portion of the lot.	Industrial and Agricultural/ Business Park and Open Space Corridor/Buffer	A-2
East (Across 188 Street):	Farm	Industrial/Business Park	A-2
South:	Turkey farm.	Industrial and Agricultural/Business Park and Open Space Corridor/Buffer	A-2
West:	Agricultural lands fronting on 184 Street, a portion within the ALR. The land immediately adjacent to the subject site is not in ALR and is upland from the ALR. The upland portion may be developable.	Agricultural/Business Park and Open Space Corridor/Buffer cover a portion of the property (Business Park designation on the upland).	A-1 and A-2

JUSTIFICATION FOR PLAN AMENDMENT

- The Campbell Heights LAP designates the subject site as partially "Business Park" and partially "Open Space Corridor/Buffer". The latter designation in the LAP reflects the presence of the small ravine that straddles the property line between this site and the site to the north.
- At the time the LAP was finalized in 2000, a water course may have been suspected in the ravine and the developable land boundary was consistent with the 40 m geodetic elevation that was used to define the western edge of Campbell Heights industrial area in the LAP.
- In 2009, the property to the north, which also included the same "Open Space Corridor/Buffer" designation undertook an investigation and confirmed that there is no watercourse in the ravine. The watercourse is located further west, more than 30 m beyond the property boundaries of the subject site.
- The Parks Department has confirmed that the designated Open Space Corridor/Buffer area does not fall within their acquisition plans and they will not be acquiring it.
- A Public Information Meeting was held regarding the LAP Amendment. No concerns were expressed.
- Therefore, without a water course or park acquisition, and in consideration of the soil processing site to the north that was approved to fill a portion of the ravine after amending the LAP earlier in 2009, the applicant has proposed to fill a portion of the ravine for the purpose of industrial use.
- The applicant proposes to retain existing trees at the northwest portion of the site in the interim. This area is eventually be required as access to the lands to the west should industrial development on the upland portion be possible (discussed later in this Report).

DEVELOPMENT CONSIDERATIONS

Background

- The subject site, located at 3023 188 Street, is approximately 2.02 ha (5 ac) in size, and is situated on the western edge of the Campbell Heights industrial area south of 32nd Avenue.
- The subject site is designated "Industrial" in the Official Community Plan (OCP), is zoned "Intensive Agriculture (A-2) Zone", and is designated "Business Park" and "Open Space Corridor/Buffer" in the Campbell Heights Local Area Plan (LAP).
- Phase 1 of the Campbell Heights industrial area was approved by Council through an agreement with the Campbell Heights Group in 2003. The moratorium agreement on the approval of projects outside of Campbell Heights Business Park (Phase 1) expired on July 1, 2008 and development in subsequent phases is now proceeding. The subject property is located outside of the Campbell Heights Business Park (Phase 1).

- The properties within the Campbell Heights Business Park (Phase 1) were pre-zoned and building design approval is being handled by a joint committee of staff and the Campbell Heights Group. All other land outside the Campbell Heights Business Park (Phase 1) area is subject to the regular Development Permit review process and Council approval.

Proposal

Site and Facility

- The applicant proposes to rezone the site from "Intensive Agriculture Zone" (A-2) to "Business Park 1 (IB-1) Zone" and seeks a Development Permit for a 12,074 square metre (39,613 square foot) cold storage warehouse. The applicant also seeks a Development Variance Permit (DVP) to reduce the amount of required vehicle parking, to relax the south side yard and rear yard setback and to increase the maximum lot coverage permitted. A similar cold storage warehouse facility by the same proponent was built north of this site at the southwest corner of the intersection of 188 Street with 32nd Avenue.
- The site is located near the western 'edge' of the Campbell Heights industrial area, adjacent to the escarpment that defines the transition of Industrial lands (upland) to Agricultural lands (lowland).
- The subject site is smaller than adjacent sites north and south (half of the lot depth). The property to the north is currently agricultural with an active soil processing facility. The property to the south is agricultural and developed with a Turkey Farm, but both properties are designated for Business Park uses in the Campbell Heights Local Area Plan. The interface with the property to the north will be achieved through the filling of a portion of the ravine in a similar manner as the property to the north. A small portion of the ravine along the westerly edge will be retained, along with trees preserved in the interim.
- The proposed building height (mainly one-storey with a small mezzanine space) is in compliance with the IB-1 Zone.
- The facility is split into offices/shipping area, three (3) freezers, mechanical equipment area and loading docks. The offices are located in the northeast portion of the building with another small shipping office on the north side of the building. The freezer area is located on the south side, and the products are shipped in and out from the loading doors on the north side.
- The applicant proposes to retain trees in the northwest corner of the site until access to the neighbouring site is required. Landscaping is proposed on the north, east and south perimeter of the site to break-up the large scale of the building. Proposed landscaping treatments are described later in this Report.

- The applicant is required to dedicate and build 188 Street fronting the site to industrial standards from 32 Avenue to the front of the property. The applicant has been made aware of this requirement and has agreed to move forward with this understanding. The sanitary sewer main for Campbell Heights, which previously limited the expansion capacity in this industrial area, is nearing completion and will be in operation when the facility is constructed.
- The site has one access to 188 Street at the northeast of the site for both trucks and cars. Trucks and delivery vehicles will continue west through an access-controlled security gate to ensure that the food products are secure.

Access to Adjacent Land (3018 – 184 Street)

- The large property to the west of the subject site, 3018 – 184 Street, is encumbered with several protected creeks and the majority of the property is designated as "Agricultural" in the OCP and is within the Agricultural Land Reserve (ALR) in the lowland. However, the site has a small developable portion on the east side, adjacent to the subject site, that is outside of the ALR and is designated "Business Park" (Industrial) in the LAP. The portion of land outside the ALR is approximately 1 hectare (2.45 acres), with 0.7 hectares (1.7 acres) as potentially developable. This land sits at the top of the escarpment (upland), while the remainder is slope or in the lowland.
- The 1.7 acre developable portion of 3018 – 184 Street is logically contiguous with the subject property as it cannot be accessed through the west due to existing creeks. Therefore, the LAP anticipated the consolidation of developed lands for joint development and access to 188 Street. The applicant has attempted to purchase the developable portion, however, the applicant and the landowner to the west have not reached an agreement.
- The applicant has agreed to provide an access easement for the neighbouring site across the 6 metre (20 ft) northerly portion of the subject site and will register a Restrictive Covenant to transfer ownership of a 4.5 metre (15 ft) panhandle of land extending west from 188 Street to the lot to the west for \$1 in order for the adjacent developable lands to have access and legal frontage in the future.
- Upon acquisition of the 4.5 metre (15 ft.) panhandle, the owner of the property to the west will be required to construct the services and build the remainder of the access road to the developable portion of the lands and provide a joint access easement for the subject site. This process will be initiated by a rezoning, development permit and joint subdivision application by the owners of the two properties once the owner of the lands to the west is ready to develop.
- The result will be that the subject site and neighbouring site will share the access from 188 Street and the access road over the subject site.
- The buildings on the two sites will be on lot line at their common property line in order to maximize the developable portions of the sites in this upland area.

Tree Preservation

- An Arborist Report was prepared by Diamond Head Consulting Ltd. on September 30, 2009.

- The tree inventory consists of a mixed stand of native coniferous and deciduous species. The Report notes that the site is a wooded lot with moist soil conditions that lead to a higher incidence of root failure. The Arborist also noted the possibility of root rot at the southeastern corner.
- The number of protected trees identified on the site is 281. Seven (7) were considered hazardous. The applicant proposes to remove 263 trees including the hazardous trees, retaining 18 on site.
- These retained trees are located in the northwest corner of the site and retained only in an interim condition. The future access required for the neighbouring property will require the future removal of these trees.
- The applicant is required to provide 512 replacement trees; however, only 96 replacement trees are proposed, leaving a deficit of 416 trees, a shortfall that the applicant will have to address under the Tree Preservation By-law. The applicant will have to provide \$73,500.00, the maximum amount for a site of this size.
- The trees will be retained until access is required for the neighbouring lands to the west. At that time, another application will be submitted and the retained trees will be addressed through that application.
- The following table provides a summary of trees on site by species:

Tree Species	Total Number on Site	Retained (Interim)	Removed
Bigleaf Maple	22	1	21
Cottonwood	5	0	5
Douglas Fir*	169	12	157
Birch	32	3	29
Red Alder	22	0	22
Cedar	30	2	28
Dogwood	1	0	1
TOTAL	281	18	263

DESIGN PROPOSAL AND REVIEW

- The building has been oriented to 188 Street with the primary public functions located at the front of the building (the northeast corner and eastern portion of the site).
- The main vehicular site entry on 188 Street will be enhanced with a combination of landscaping and special entry paving. The office portion of the building screens the truck loading areas and the garbage/recycling areas from the street.
- The building has been setback 25 m (82 feet) from 188 Street in part to address the scale of the building adjacent to the street and to allow parking, tree retention, proper bio-swale infiltration drainage and landscaping in front of the building.

- The main structure of the building is a pre-fabricated insulated metal panel system in vertical and horizontal strips above grey split-face concrete block. The metal panel system is in varying grey green tones, with panel differentiation throughout creating some horizontality through panel reveals.
- The insulated panels are broken up on the main wall by vertical glazing features that run from the main floor to the roof line, serving to articulate the façade and break up the roof line.
- The office portion of the building has higher quality finishes towards the street entry. This block consists of exterior grey concrete block on the base (to approximately 1.0 metres (3 ft.) with substantial portions of window and spandrel glass that glaze the east and north of the building.
- The building has varying roof heights along the office portion to break up the massing and provide some variation in volumes expressed to the street.
- Aluminum latticework has been included on the facade to accentuate the industrial nature of the building.
- The substantial roof top mechanical units, required for a building with this refrigeration, are proposed to be screened with the same panels as the building and sound dampened.
- Lighting has been proposed to be decorative around the main entry and dark-sky compliant full cut-off fixtures to minimize light pollution off-site while maintaining security on the site.

Landscaping

- The key features of the landscaping includes the interim retention of the existing treed area in the northwest corner. The proposed landscaping is to fully landscape the north, east and south portions of the site with a screening hedge being planted on the south side where the building is proposed closer to the lot line. The trees are underplanted with a variety of shrubs, grasses and groundcover for a layered effect.
- The landscaping includes the concept of 'rain-gardens' as bio-swales. These are stormwater infiltration areas at the edges of parking lots that are depressed and landscaped to catch stormwater. The planting itself captures pollutants and acts as a natural filter for infiltrating stormwater. Excess water from the roof and that which exceeds the bio-swale capacity is captured through manholes fitted with stormceptres (oil water separators to filter pollutants from the water) and is directed into a porous pipe system (exfiltration system) which releases water through the pores into the ground around the pipe.
- Fencing is proposed a black-coated chain link and posts to provide a site secure perimeter.
- A free-standing sign has been proposed at the site entry. The sign will be concrete with block foundation matching the building and the company name will be cast into concrete.

ADVISORY DESIGN PANEL

- The project was reviewed at the September 3, 2009 ADP Meeting (Appendix V).
- There are several minor elements of the project left to be resolved with respect to landscaping and specific material treatment and will be addressed prior to final approval.

Sustainability Features

Environmental Assessment

- The site is currently a treed lot. A raptor survey was completed for the site and no raptor nests were identified.

Site and Building Design

- The applicant has reviewed the building according to the LEED Certification checklist and found that the proposed building will be equivalent to a LEED Silver rating (28 to 36 points). The LEED Certification process uses a points-based rating system to assess building and site design against recognized sustainable measures and the applicant has reviewed their proposal with the rating system. The review of LEED Certification ability is a significant introductory step to ensure developments in Campbell Heights will provide adequate levels of energy and environmentally sustainable designs.
- While the applicant is reviewing certification of the building through LEED, the applicant proposes to incorporate the following sustainable features in the proposed development to advance sustainability:
 - Site siltation control;
 - Bio-swales and groundwater recharge;
 - Drought resistant landscaping;
 - Stormceptre – pollutant filter;
 - Energy efficient mechanical and lighting systems;
 - Low volume plumbing fixtures;
 - On-site recycling bins and area;
 - Alternative transportation amenities (bike storage and showers);
 - Local materials; and
 - Low E windows.
- Resolution of LEED Certification, and site and building sustainability elements are required before final adoption of the rezoning by-law and a Restrictive Covenant will be registered on the site to ensure that the building will meet a LEED Certification standard.

PRE-NOTIFICATION

Pre-notification letters were sent on May 26, 2009 and no concerns were received.

Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on Thursday, September 17, 2009 at the existing Cloverdale Cold Storage Facility offices from 5:00 p.m. to 8:00 p.m.
- Fifty-two (52) PIM invitations were sent and five (5) people representing four (4) households signed in; one (1) person submitted a comment sheet.

The concerns expressed on the comment sheet were not related to this facility but relate to waste discharge from an existing facility at 32 Avenue and 188 Street, also owned by the applicant. No other comments or input were received.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- Relaxation of the minimum vehicle parking requirement from 121 to 63 stalls.

Applicant's Reasons:

- The 63 stalls can accommodate more than double the parking requirements of any one shift and allows some of the site to be retained in its natural state.

Staff Comments:

- The applicant has provided an analysis of maximum number of parking required for this warehouse operation based on the total number of employees on a per shift basis, which indicates that the proposed number of stalls permits two shifts of employees to be on site at the overlap of shifts. The Engineering Department has reviewed the analysis and supports the variance.
- Fewer stalls will allow for more green space and landscaping on the site, which is approximately 10% of the site, as well as improved efficiency of industrial land.
- The applicant has demonstrated by plan that the site can accommodate the number of cars required under the standard parking requirements of the Zoning By-law for the proposed building size. A Restrictive Covenant will be required to be registered on the property title to ensure that any change in use will necessitate the conversion of some of the surplus area to required parking.
- The Development Variance Permit will be specific to a cold storage warehouse use.

(b) Requested Variance:

- Vary the south side yard setback from 3.6 m (12 ft.) to 3.0 m (10 ft.).

Applicant's Reasons:

- To accommodate the retention of a natural area at the northwest corner for the interim while maintaining an economically viable building size.

Staff Comments:

- The IB-1 Zone requires side yard setback to be 7.5 m (25 ft.) or one side yard to be reduced to 3.6 m (12 ft.) when adjacent to designated industrial sites.
- The setback to the building is proposed at 3.0 m (10 ft.) which moved even further south to ensure that the treed area at the northwest could be retained without disturbance.
- The additional setback is not substantial and does not present any building code issues for the neighbouring property while allowing for interim tree preservation and development to proceed.

(c) Requested Variance:

- Vary the west rear yard setback from 7.5 metres (25 ft.) to 0 metre.

Applicant's Reasons:

- To maximize the efficiency of the site.

Staff Comments:

- The IB-1 Zone requires a 7.5 metre (25 ft.) rear yard setback.
- The property to the west will likely require a relaxation to 0 lot line to the common property line due to site constraints.
- Permitting the subject site to locate at 0 lot line maximizes the utility of the upland area while eliminating a 7.5 metre (25 ft.) strip of setback area that could become a trap for garbage and a security problem.

(d) Requested Variance:

- Vary the maximum lot coverage permitted from 60% to 65%.

Applicant's Reasons:

- To accommodate the future lot size and resultant change in lot coverage once the panhandle portion of the lot is consolidated with the neighbouring lands.

Staff Comments:

- The applicant currently proposes a 59% lot coverage which complies with the IB-1 Zone.
- Once the applicant sells the panhandle portion of the lot to facilitate the access for the neighbouring lands to the west, the lot size will be reduced and the lot coverage will become approximately 63%.
- In order to accommodate this future condition and to indicate intent, varying lot coverage at this time is justified.
- The site does not exceed the permitted floor area ratio of 1.0.

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.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments
Appendix VI.	LAP Amendment
Appendix VII.	Development Variance Permit No. 7909-0065-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by KL Tech Engineering and Craven/Huston/Powers Architects, respectively, dated September 30, 2009, October 1, 2009 to November 5, 2009.

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: Oleg Verbenkov, Pacific Land Group
 Address: #101 – 7485 – 130 Street
 Surrey, BC
 V3W 1H8
 Tel: 604-501-1624

2. Properties involved in the Application
 - (a) Civic Address: 3023 – 188 Street

 - (b) Civic Address: 3023 – 188 Street
 Owner: Trojan Holdings Ltd., Inc. No. 430063
 PID: 011-184-795
 East 660 Feet Lot "B" Section 21 Township 7 New Westminster District Plan 6241

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. 7909-0065-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: IB-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	Min. 2,000 m ²	
Gross Total	0.5 ac.	20,212 m ²
Road Widening area		
Undevelopable area		
Net Total	Min. 2,000 m ²	20,212 m ²
LOT COVERAGE (in % of net lot area)	60%	
Buildings & Structures	60%	59%
Paved & Hard Surfaced Areas		27%
Total Site Coverage	60%	
SETBACKS (in metres)		
Front	16 m/7.5 m	26.0 m
Rear	7.5 m	0 m
Side #1 (North)	7.5 m	7.5 m
Side #2 (South)	7.5 m/3.6 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	14 m
Accessory	6 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	100 m ²	12,074 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		12,074 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)	1.0	
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	121	63
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	121	63
Number of disabled stalls		2
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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