

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7909-0181-00

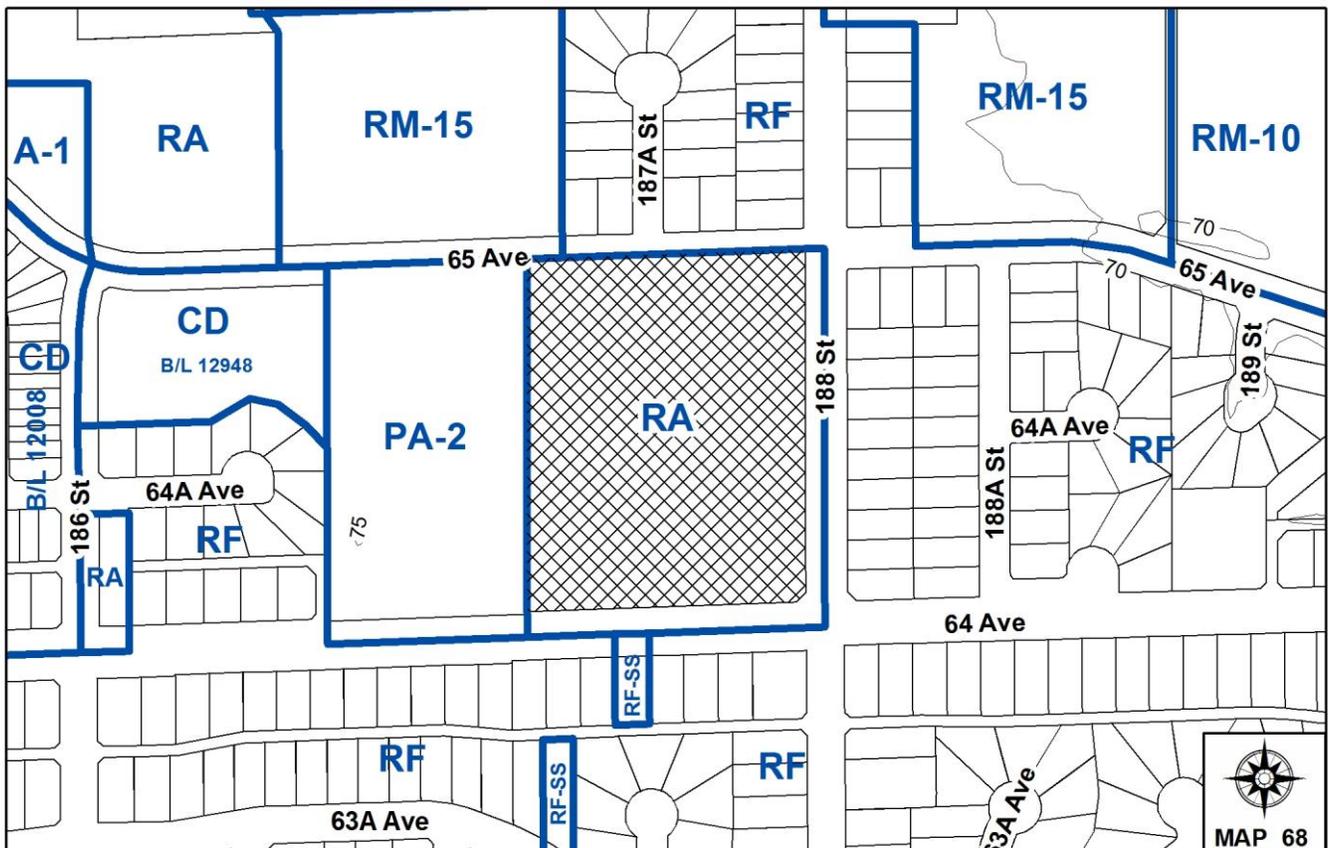
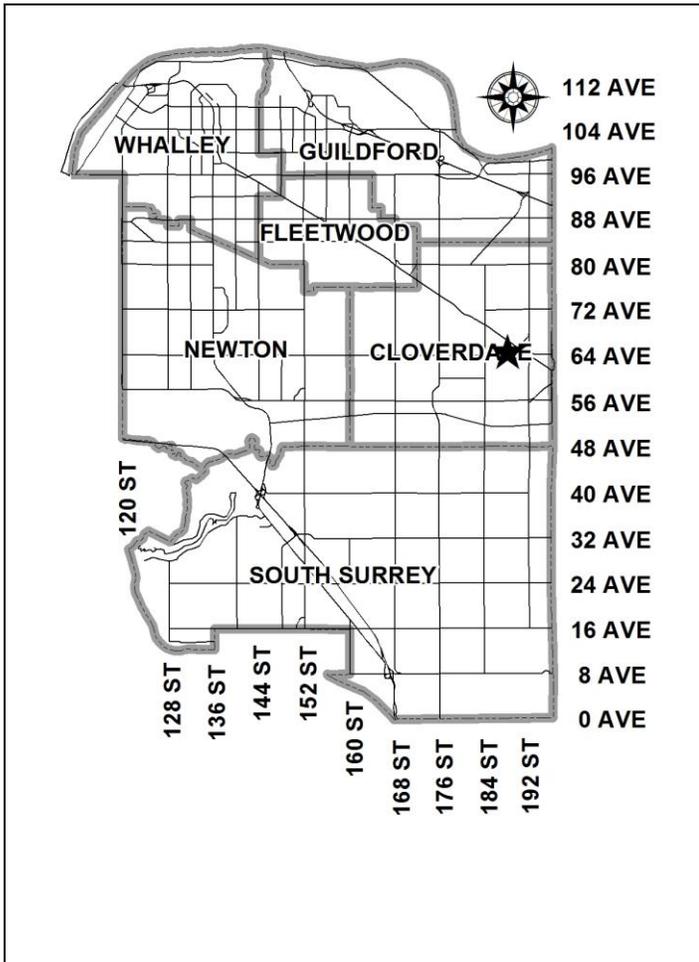
Planning Report Date: May 3, 2010

PROPOSAL:

- **OCF Amendment** Urban to Multiple Residential
- **NCP Amendment** from Townhouse/Cluster (8-15 upa) to Townhouse/Cluster (30 upa)
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of approximately 147 townhouse units.

LOCATION: 18725 - 64 Avenue
OWNER: Cloverdale Baptist Church Inc.
ZONING: RA
OCF DESIGNATION: Urban
NCP DESIGNATION: Townhouse/Cluster 8-15 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an OCP amendment from Urban to Multiple Residential.
- Requires an amendment of the North Cloverdale East NCP from Townhouse/Cluster 8-15 upa to Townhouse/Cluster 30 upa.
- Seeking reduced building setback requirements and reduced parking stall depth for some units.
- Indoor amenity space for the proposed development is located on only one of the proposed two fee-simple lots, and is proposed to be reduced below that required in the Zoning By-law.

RATIONALE OF RECOMMENDATION

- The initial Planning Report was presented to Council on April 12, 2010 for the proposed development. Council subsequently directed staff to prepare the appropriate by-laws and conditions of approval.
- The subject site is centrally-located and well-served by transit.
- Allowing the proposed development to proceed will result in the City collecting additional NCP amenity fees for the neighbourhood.
- The application will result in the development of the subject site, which is one of the last remaining, undeveloped parcels in the North Cloverdale East NCP.
- The proposed development will provide for additional housing options for Surrey residents, particularly those looking for affordable housing options.

RECOMMENDATION

To implement Council's previous decision granting approval to proceed, the Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site 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 subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 441 square metres (4,747 sq.ft.) to 324 square metres (3,488 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7909-0181-00 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) submission of a landscaping plan to the 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 prohibit conversion of tandem parking spaces into liveable space;
 - (f) registration of reciprocal access easements over the two proposed lots;
 - (g) registration of joint agreements between the properties for access to the indoor and outdoor common amenity space; and
 - (h) the applicant adequately address the impact of reduced indoor amenity space.
7. Council pass a resolution to amend the North Cloverdale East Neighbourhood Concept Plan to redesignate the site from "Townhouse/Cluster 8-15 upa" to "Townhouse/Cluster 30 upa" when the project is considered for final adoption.

APPLICANT'S JUSTIFICATION FOR OCP AND NCP AMENDMENTS

- The 2.77-hectare (6.84-acre) subject site is designated Urban in the Official Community Plan (OCP). The applicant is seeking an Official Community Plan (OCP) amendment from Urban to Multiple Residential in order to permit a development with an overall density of 25 units per acre (upa) (see Appendix VI).
- The subject site is designated Townhouse/Cluster 8-15 upa in the North Cloverdale East Neighbourhood Concept Plan (NCP). The applicant is therefore seeking an amendment to the density proposed in the North Cloverdale East NCP to redesignate the subject site from Townhouse/Cluster 8-15 upa to Townhouse/Cluster 30 upa (Appendix V).
- The applicant provided a written submission of their rationale as part of the initial Planning Report (Appendix IX). The following summary of the submission was prepared by staff:
 - Increased density will help to increase bus ridership and improve service;
 - Increased density is a more efficient use of land;
 - The proposed development will provide a greater range of housing diversity and provide much-needed, smaller, more affordable, ground-oriented housing;
 - The higher density will justify a higher land price that will in turn help the land owner, the Cloverdale Baptist Church, realize their proposed expansion plans;
 - The following additional road improvements are economically viable with the increased density:
 - The eastern half of a new north-south street will be dedicated and constructed along the western property line; and
 - Road and intersection improvements in the immediate vicinity, based on traffic studies; and
 - Smaller townhomes are more affordable, promote efficient land use, provide increased energy efficiency and reduced car ownership rates, supporting the principles in Surrey's Sustainability Charter.

DEVELOPMENT CONSIDERATIONS

Background

- On April 12, 2010, Council considered an initial Planning Report from the Planning & Development Department for an OCP amendment, NCP amendment and rezoning of the subject site located at 18725 – 64th Avenue to allow for the development of a multiple unit residential townhouse development (Appendix IX).
- The initial Planning Report outlined the pros and cons of the proposal and identified optional courses of action for Council.

- Council considered the Report, posed questions to staff, and subsequently passed the following resolution:

"That Council direct staff to prepare a Comprehensive Development by-law and conditions of approval that will allow the application to proceed to Public Hearing." [Res. R10-579]

Site Context

- The 2.77-hectare (6.84-acre) subject site is located on the north side of 64th Avenue at the intersection of 64th Avenue and 188th Street in the North Cloverdale East NCP. The site is bounded by 65th Avenue to the north, and the Cloverdale Baptist Church to the west.
- The subject site is zoned "One Acre Residential Zone" (RA) and is vacant and used primarily as a sports field by its current owner, the adjacent Cloverdale Baptist Church.

Current Application

- The applicant is proposing to rezone the site to "Comprehensive Development Zone" (CD) based on "Multiple Residential 30 Zone" (RM-30), and to subdivide into two lots, in order to develop in two phases, a three-storey townhouse development with related indoor and outdoor amenity spaces.
- The applicant's proposal is the construction of a 147-unit townhouse development, at an overall density of 25 units per acre (62 uph) and a Floor Area Ratio (FAR) of 0.73. The townhouse development is proposed to be phased over the two proposed lots.
- The southernmost lot, "Block B" on the attached Survey Plan (Appendix I), is proposed to be developed first and consists of 76 units, and be the location of the indoor amenity space for the entire site. The northernmost lot, "Block A", consists of 71 units and is proposed to be developed second.
- The applicant intends to create separate strata corporations for each of the two proposed lots. Although this is an unusual decision to have two separate entities that in appearance seem as one, the applicant has indicated their reasoning is based on financing.
- The proposed townhouse development gains access via private driveways off of both 188th Street and from a future north-south road that is proposed to be located on the west side of the site.
- Reciprocal access easements and other legal agreements will be required for the common driveway as well as access to and use of the indoor amenity building and the larger outdoor amenity space to be located on proposed Block B, by the future owners within proposed Block A.

Site Access and Road Dedication

- The site is proposed to be accessed from 188 Street and a new 187 Street.
- The proposed access to the site from 188th Street is to be restricted to right-in/right-out only.
- The applicant is required to dedicate additional road widening of 10 metres (33 ft.) along 65th Avenue and 1.95 metres (6.5 ft.) along 188th Street.

- In addition, the applicant is required to dedicate 11.5 metres (38 ft.) for a new road along the west property line. This new road (187 Street) was not envisioned at the time the NCP was developed, but given the proposed increase in density and related vehicles, a new road is warranted. The new road will significantly improve circulation in the neighbourhood, and will ease congestion at the intersection of 64th Avenue and 188th Street
- In addition, the intersection of 65th Avenue and 188th Street will be upgraded by the applicant to allow for dedicated left-turn lanes and through lanes in order to improve safety and ease congestion in this location.

On-Street Parking

- The availability of on-street parking is a concern of the surrounding neighbourhood.
- With the provision of the new road (187 Street) along the west property line, and the completion of 65th Avenue to a full road, there will be approximately 15-17 on-street parking spaces surrounding the proposed townhouse development.

Residential Parking

- In the RM-30 Zone of Surrey Zoning By-law No. 12000, all tandem parking spaces must be enclosed and attached to ground-oriented units. The applicant is proposing that one tandem parking space be located on the driveway for 102 of the proposed 294 parking spaces. This equates to a total of 35% exterior parking spaces proposed for the project. In the RM-30 Zone, up to 50% of all required resident parking is permitted outside, if side-by-side, versus tandem.
- Due to the narrow design of the units, tandem parking is the only option available without compromising density.
- A total of 294 parking spaces across the entire site is proposed for residents based on 2 parking spaces per unit, meeting the minimum parking requirements in the Zoning By-law, and proposed to be provided as follows:
 - In a tandem parking arrangement (for 45 units, or 31%) where both parking spaces are to be located within the garage; and
 - For 102 units (69%), one parking space to be located inside the garage, with the second parking space behind on the driveway.
- The benefit of allowing for one external tandem parking space is that it allows for the addition of a den at the ground-level, therefore increasing the street-level interest of the design, and allowing for additional "eyes-on-the-street".
- To ensure that tandem parking spaces will not be converted into livable spaces, the applicants would be required to register a Section 219 Restrictive Covenant to prohibit conversion.
- The depth of some of the exterior parking spaces outside the garage is proposed to be reduced from 6 metres (20 ft.) to 4.8 metres (16 ft.) and some of the indoor tandem garages are proposed to be reduced from 12.2 metres (40 ft.) to 11 metres (36 ft.). The proposed reduction is for approximately 41 of the 294 total parking stalls, or 14%.

- Based on the Zoning By-law requirement for visitor parking of 0.2 parking space per unit, a total of 29 parking spaces are required for visitors. The applicants are proposing to meet the By-law requirement.

Amenity Space

- Zoning By-law No. 12000 requires indoor and outdoor amenity space be provided at a ratio of 3.0 square metres (32 sq.ft.) per dwelling unit for each. As the applicant is proposing to construct the proposed townhouse development over two separate lots, the proposed amenity space is not provided equally over the two lots. The amount of indoor and outdoor amenity space proposed is detailed in the following table:

Amenity Space		Units	Required as per Zoning By-law (RM-30)	Proposed (CD)
Indoor @ 3.0 sq.m. / unit (32 sq.ft. / unit)	Block A (North)	71	213 sq. m. (2,272 sq.ft.)	0 sq. m. (0 sq.ft.)
	Block B (South)	76	228 sq. m. (2,432 sq.ft.)	324 sq.m. (3,489 sq.ft.)
	Total	147	441 sq.m. (4,704 sq.ft.)	324 sq.m. (3,489 sq.ft.)
Outdoor @ 3.0 sq.m. / unit (32 sq.ft. / unit)	Block A (North)	71	213 sq. m. (2,272 sq.ft.)	162 sq.m. (1,748 sq.ft.)
	Block B (South)	76	228 sq. m. (2,432 sq.ft.)	721 sq.m. (7,757 sq.ft.)
	Total	147	441 sq.m. (4,704 sq.ft.)	883 sq.m. (9,505 sq.ft.)

- The proposed outdoor amenity space consists of a large, 701-square metre (7,541 sq.ft.) green commons (on Block B) and a second, smaller 154-square metre (1,655 sq.ft.) green commons with children's playground (on Block A). The proposed indoor amenity space consists of a 324-square metre (3,489 sq.ft.) amenity building located on Block B between 188th Street and the large commons.
- In summary, the applicant's proposal will exceed the requirement for outdoor amenity space, of which the majority will be located on the southernmost lot ("Block B"). The indoor amenity space will be located entirely on the southernmost lot ("Block B"). However, the site will have a shortfall of indoor amenity space of 117 square metres (1,215 sq.ft.).
- The applicant's intent is to construct "Block B" in advance of "Block A". Therefore, the amenity space will be constructed in advance of the full complement of units.
- The developer has agreed to address the impact of the proposed reduction of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy.

Proposed CD Zone

- The proposed CD Zone is based upon the "Multiple Residential 30 Zone" (RM-30) with modifications to density, setbacks, height, amenity space and parking requirements. Several of the proposed modifications are specific reductions to ensure that the densities and building heights remain below those permitted in the RM-30 Zone.
- The table below shows a comparison between the proposed CD Zone and the RM-30 Zone:

	RM-30 Zone	Proposed CD Zone	
		<i>North (Block A)</i>	<i>South (Block B)</i>
Units Per Hectare/Acre	75 uph /30 upa	68 uph / 28 upa	57 uph / 23 upa
		Overall: 62 uph / 25 upa	
FAR	0.9	0.8	0.7
		Overall: 0.73	
Building Setbacks	7.5 m (25 ft.) from all lot lines	East (front): 4.5 m. (15 ft.) West (rear): 3.0 m. (10 ft.) North: 4.5 m. (15 ft.) South: 4.2 m. (14 ft.)	East (front): 4.5 m. (15 ft.) West (rear): 3.0 m. (10 ft.) North: 10 m. (35 ft.) South: 4.5 m. (15 ft.)
Building Height	13 metres (43 ft.)	10 metres (33 ft.)	
Tandem Parking	All tandem parking spaces enclosed	Minimum of 1 enclosed tandem parking space per unit	
Parking dimensions	Tandem parking length of 12.2 metres (40 ft.) and single stall length of 6.0 metres (20 ft.)	Tandem parking length of 11 metres for 36 units and single stall length of 4.8 metres (15.7 ft.) for 5 units	
Amenity Space	Amenity space shall be provided on every lot	Amenity space may be provided on an adjacent lot	

- Based on the entire development, the maximum density permitted in the RM-30 Zone would be 30 upa (75 uph), with a maximum floor area ratio (FAR) of 0.90. The density of the proposed townhouse development allowed in the CD By-law, assuming Blocks A and B are combined, would be 25 upa (62 uph) with a floor area ratio (FAR) of 0.73. The site is divided into two lots, and this will therefore be accounted for in the proposed CD By-law, by allowing a maximum of 28 upa (68 uph) and 0.8 FAR on Block A and 23 upa (57 uph) and 0.7 FAR on Block B.
- The applicant is proposing reduced building setbacks along all lot lines. Under the RM-30 Zone, the minimum setback along all lot lines is 7.5 metres (25 ft.). The applicant is proposing setbacks ranging from 3.05 metres (10 ft.) to 10.67 metres (35 ft.). The largest of these setbacks is an internal setback between "Block A" and "Block B".
- In the RM-30 Zone of the Zoning By-law, all tandem parking spaces must be enclosed and attached to ground-oriented units. The applicant is proposing that one tandem parking space be located behind the single garage on the driveway, for 102 of the proposed 147 dwelling units (for a total of 69% of the overall unit count, or 35% of the overall residential parking spaces).

- The applicant is proposing to reduce the depth of 5 of the second parking spaces outside the garage in the driveway from 6 metres (20 ft.) to 4.8 metres (16 ft.) to accommodate small cars. The applicant is also proposing to reduce the depth of the full tandem parking from 12.2 metres (40 ft.) to 11 metres (36 ft.) for 36 dwelling units. This would result in a reduction in length for 41 parking stalls in total. This reduction falls within the 25% small car spaces allowance permitted in Part 5 of the Zoning By-law.
- The proposed amenity space is not provided equally over the two proposed lots. There will be insufficient indoor and outdoor amenity space on the northernmost lot ("Block A"). The majority of the amenity space will be located on the southernmost lot ("Block B") and will serve both lots. As the applicant's phasing strategy calls for the construction of "Block B" in advance of "Block A", the amenity space will be constructed in advance of the full complement of units.

Tree Preservation

- The subject site is a vacant lot, owned by the adjacent Cloverdale Baptist Church, that has served as a sports field for many years. There are no trees on the site. Therefore, no protected trees are proposed for removal.

PRE-NOTIFICATION AND COMMUNITY RESPONSE

Pre-notification letters were sent out on November 4, 2009.

- Due to the proposed amendment to the North Cloverdale East NCP, to increase the density from a maximum of 15 upa, as permitted under the Townhouse/Cluster 8-15 upa designation, to an overall maximum of 25 upa, under the Townhouse/Cluster 30 upa designation, staff received a significant negative response from the surrounding community.
- The initial Planning Report indicated that staff received the following responses indicating opposition to the proposal:
 - 17 letters from 14 households;
 - 5 phone calls; and
 - 6 petitions, totaling 306 signatures from 175 addresses (all within the general vicinity).
- Staff received one letter in support of the proposal, and a second letter simply enquiring into the nature of the development.
- Since finalizing the initial Planning Report, staff received the following additional responses opposed to the proposal:
 - 10 letters from 10 households; and
 - 1 phone call.
- The applicant hosted two Public Information Meetings in the community, both of which were held at the Cloverdale Baptist Church.

- The community's concerns can be briefly summarized as: density, built form, open space, traffic, parking, school over-crowding, and amenity building location. The details of the community responses and the Public Information Meetings were summarized in the initial Planning Report that was presented to Council on April 12, 2010 and attached as Appendix IX.
- Since April 12, 2010, the applicant has canvassed the community door-to-door and has provided a summary of their conversations with the community members. The applicant indicates that they contacted 16 businesses, of which 100% indicated support for the proposed development, and 75 residences, of which 71% were either supportive of the development, or neutral. The summary is attached as Appendix VIII.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, the applicant conducted two public consultation meetings to apprise the surrounding residents of the proposed OCP amendment. It was determined that it was not necessary to consult with any other 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

Site Design

- One hundred and forty-seven (147), three-storey townhouse units with tandem garages attached to each unit are proposed.
- The proposal indicates 3-storey buildings with garages at grade. The proposed kitchen, dining and living rooms are located on the second floor, with the proposed bedrooms on the third floor area. One hundred and two (102) units will have a den on the ground floor.
- Thirty-six (36) units will have a raised rear yard that will permit the residents to access their rear yards directly from their living rooms on the second floor.
- The buildings will have a neighbourly interface, and will provide additional opportunities for "eyes-on-the-street".
- Each unit is provided with an element of individuality, through the use of different roof forms, cladding materials, and entry details. The townhouses are designed in a manner that incorporates a combination of small dormers and gables with window boxes, bay windows and chimneys to break the massing and to create an attractive development.
- The proposed building materials consist primarily of cedar shingles for the amenity building, end units and some internal units (red, green, and blue for the townhouse units and yellow for the amenity building), and vinyl siding for the remaining interior units. Townhouse units are accented with hardi-plank (white and grey) around window bays and wood trim on dormers. The proposed roofing materials include asphalt shingles (grey) for roofing.
- The townhouses are arranged around a private interior roadway. There are two vehicular access points to the site; one from the proposed road (187 Street) on the west side of the site, and one from 188th Street.

- The applicant has proposed two pedestrian pathways to serve as central organizing features of the development. The first runs east to west along the primary drive aisle, and the second runs north-south. Both pathways provide access to the outdoor amenity spaces.
- Several pedestrian connections are provided between the townhouse development and the surrounding neighbourhood sidewalks, allowing for access through the site.

Landscaping

- The proposed outdoor amenity space consists of a large, 701-square metre (7,541 sq.ft.) green commons and a second, smaller 154-square metre (1,655 sq.ft.) green commons. These spaces are proposed to be surrounded by Oak and Maple trees. The smaller commons incorporates a children's playground.
- A wooden fence and landscaping consisting of trees such as Maple, Snowbell, and Crabapple is proposed around the perimeter of the development.
- Landscaping consisting of trees (Maple, Snowbell, Oak, Spruce, Pine and Crabapple), flowering shrubs such as rhododendrons, boxwood and dogwoods, and ground covers is proposed along the drive aisles and between blocks of units.
- The two primary vehicle and pedestrian access points to the site are identified with decorative stamped concrete pavers to act as a visual clue for drivers.
- Thirty-six (36) units will incorporate raised rear yards that allow for the unit owners to exit directly from their second floor living area directly to their outdoor living space.

Sustainability Features

- The applicant is also proposing to integrate several sustainability initiatives into the project in order to achieve a Built Green Gold standard. The applicant is proposing to incorporate the following sustainability features and initiatives into the development:
 - Use of indigenous, low maintenance plant species;
 - Natural ventilation through operable windows;
 - Use of Low VOC finishes and flooring products to improve indoor air quality;
 - Deciduous native trees at south facades that provide summer shade but will permit winter sunlight into the units;
 - Low flow fixtures and appliances that reduce water consumption; and
 - Bicycle storage in all garages to encourage alternative transportation.
- In addition, the applicant points to the affordability of the proposed development.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff. There are items to be resolved to the satisfaction of the City Architect and the City Landscape Architect prior to Final Adoption, and are summarized as follows:

- Reduce the massing of the outward facing unit blocks along 65th Avenue to a scale that reflects the adjacent residential.
- Enhance the urban quality and feel of the east-west private drive aisle and pedestrian walkway through the use of increased decorative paving and landscaping, particularly at the entrances to the site and the intersection of principal east-west and north-south private drive aisles.
- Consider sustainable features such as permeable paving to provide for some on-site stormwater management.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Proposed NCP Amendment
Appendix VI.	Proposed OCP Amendment
Appendix VII.	Proposed CD Zone
Appendix VIII.	Summary of Applicant's Canvassing
Appendix IX.	Initial Planning Report dated April 12 th , 2010

INFORMATION AVAILABLE ON FILE

- Traffic Study prepared by BWB Consulting dated December 7, 2009.

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RM-30)

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	6.85 ac	
Hectares	2.77 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	2	
SIZE OF LOTS	Block A	Block B
Range of lot widths (metres)	70 m/230 ft.	90 m/295 ft.
Range of lot areas (square metres)	1.05 ha/2.58 ha	1.34 ha/3.3 ac
DENSITY		
Lots/Hectare & Lots/Acre (Gross)		
Lots/Hectare & Lots/Acre (Net)	1.2 lots/ha	2.9 lots/acre
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	41%	
Estimated Road, Lane & Driveway Coverage	31%	
Total Site Coverage	72%	
PARKLAND		
Area (square metres)	n/a	
% of Gross Site		
	Required	
PARKLAND		
5% money in lieu	NO	
TREE SURVEY/ASSESSMENT	NO	
MODEL BUILDING SCHEME	NO	
HERITAGE SITE Retention	NO	
BOUNDARY HEALTH Approval	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
LOT AREA* (in square metres)			
Gross Total		27,711.5 m ²	
Road Widening area		3,906.5 m ²	
Undevelopable area		0	
Net Total		23,805 m ²	
LOT COVERAGE (in % of net lot area)			
Buildings & Structures	45%	41%	
Paved & Hard Surfaced Areas		31%	
Total Site Coverage		72%	
SETBACKS (in metres)		Block A	Block B
Front (East)	7.5 m	4.57 m	4.57 m
Rear (West)	7.5 m	3.05 m	3.05 m
Side #1 (North)	7.5 m	4.57 m	10.67 m
Side #2 (South)	7.5 m	4.27 m	4.57 m
BUILDING HEIGHT (in metres/storeys)			
Principal	13 m	9.75 m	
Accessory/Amenity	4.5 m/11 m	7.3 m	
NUMBER OF RESIDENTIAL UNITS			
Bachelor			
One Bed			
Two Bedroom		40	
Two Bedroom + Den		107	
Total	176	147	
FLOOR AREA: Residential	21,426.3 m ²	17,336 m ²	
FLOOR AREA: Commercial			
Retail			
Office			
Total			
FLOOR AREA: Industrial			
FLOOR AREA: Institutional			
TOTAL BUILDING FLOOR AREA	21,426.3 m ²	17,336 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	
		Block A	Block B
DENSITY		Block A	Block B
# of units/ha /# units/acre (gross)			
# of units/ha /# units/acre (net)	75 uph/30 upa	68 uph/ 27.5 upa	57 uph/ 23 upa
FAR (gross)			
FAR (net)	0.9	0.8	0.7
AMENITY SPACE (area in square metres)			
Indoor	441 m ²	324 m ²	
Outdoor	441 m ²	883 m ²	
PARKING (number of stalls)			
Commercial			
Industrial			
Residential Bachelor + 1 Bedroom			
2-Bed	80	80	
3-Bed + Den	214	214	
Residential Visitors	29	29	
Institutional			
Total Number of Parking Spaces	323	323	
Number of disabled stalls	0	0	
Number of small cars		50	
Tandem Parking Spaces: Number / % of Total Number of Units		294/100%	
Size of Tandem Parking Spaces width/length	3.2 m/12.2 m	3.2 m/12.2 m	

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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