

Attachment 3

Background

SUMMARY OF RELATED CITY POLICIES AND REGULATIONS

Official Community Plan

The subject properties are designated Residential – Ground Oriented Infill Housing (RGO), which is described, in part, as follows:

Purpose: To allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Generally forms with a higher number of units are expected to be located on larger properties. Units can be attached, detached or a combination of the two.

Principal Forms and Uses: Single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses, townhouses, rowhouses and other equivalent ground oriented housing forms. Lots with single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit.

Maximum Density: Low density multiple unit residential.

The proposed development is consistent with the intent of the RGO land use designation and therefore, no OCP amendment would be required for this proposed development.

Development Permit Area

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2) and, as such, a Development Permit is required for the proposed development. This DPA refers development of infill townhouse properties to DPA 1.3 (Infill Townhouses and Rowhouses). The intent of this DPA is to encourage small scale infill projects, such as infill townhouses and rowhouses that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. Small projects, with a low number of units, are anticipated.

Zoning Bylaw

The subject properties are currently zoned Single Detached Residential (RS-1). Since the proposal does not conform to this existing zone, the properties would need to be rezoned to Infill Townhouse and Rowhouse Residential (RT) and be consolidated.

Family-Friendly Housing Policy

As per the City's Family-Friendly Housing Policy, the development would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% of the overall number of units would need to contain three or more bedrooms. Based on the information provided by the applicant, all of the proposed units would have at least two bedrooms, and 53 out of the 55 proposed units (96%) would have three or more bedrooms.

PROJECT STATISTICS

	Permitted / Required Under RT Zoning	Proposed
Existing Site Area (Gross)	-	6,410.6 sq. m. (69,003.3 sq. ft.)
Site Area (Net)	-	6,354.9 sq. m. (68,403.5 sq. ft.)
Site Frontage	-	150.9 m. (495.2 ft.)
Average Lot Depth	-	42.5 m. (139.3 ft.)
Total FSR Inclusive of Basement	1.0 FSR	1.0 FSR
Total FSR Excluding Basement	0.85 FSR	0.83 FSR
Building Height	10.67 m. (35 ft.)	8.16 m. (26.77 ft.) to 10.27 m. (33.7 ft.)
Residential Units	-	55 units
Unit Mix and Family-Friendly Housing	Minimum 30% two and three bedroom units, of which 10% are three or more bedrooms	1 bedroom units: 0 (0%) 2 bedroom units: 2 (4%) 3 bedroom units: 52 (95%) 4 bedroom units: 1 (2%)
Off-Street Parking Resident Visitor Loading Total	55 spaces 6 spaces 1 space (may be shared with a visitor space) 61 spaces	86 spaces 6 spaces 1 space (not shared) 93 spaces
Bicycle Parking	55 spaces	69 spaces (long term) 6 spaces (short term)