

Application Fact Sheet

Applicant:	DF Architecture Inc.
Application Type:	Rezoning
Project Description:	A stacked townhouse project consisting of ten townhouse units within two buildings.
Development Permit Area:	<i>Development Permit Area 2: Moody Centre</i>
Application Number:	6700-20-183
Address:	2222 Clarke Street
Existing Zoning:	RS1
Proposed Zoning:	CD80
Existing OCP Designation:	Multi-Family Residential
Proposed OCP Designation:	No Change
Site Conditions:	<p>The subject property is approximately 20m (66ft) wide by 40m (132ft) deep with a total area of 809m² (8,710ft²). The subject property is currently occupied with a single family dwelling with driveway access from Clarke Street, shared with the neighbouring property to the west, as well as driveway access from Vintner Street. An unmapped watercourse (Ottley Creek) is located on the adjacent property to the west.</p>
Surrounding Development:	<p>Surrounding development consists of:</p> <ul style="list-style-type: none">• North: Vacant General Industrial (M2) lot;• East: Single Detached Residential (RS1) lot with two heritage buildings and two accessory buildings;• South: A mix of Single Detached Residential (RS1) lots and Adaptive Commercial (C6) lots; and• West: Single Detached Residential lot (RS1) with developed single family dwelling.

Zone Comparison:

	RM4 Regulations	Proposed Development
Density	Maximum 1.25 FAR with underground parking	1.32
Height	Maximum 10.5m and 3 storeys	11.75m and 3 storeys
Lot Coverage	Maximum 40%	44%
Front Lot Line Setback	Minimum 4.0m	4.0m
Side Lot Line Setbacks	Minimum 2.0m	2.0m
Rear Lot Line Setback	Minimum 3.0m	5.0m
Residential Parking Stalls	15	15
Visitor Parking Stalls	2	2