

Application Fact Sheet

Applicant: Alair Homes

Application Type: Pre-Application for OCP Amendment and Rezoning

Project Description: A multi-family project consisting of a nine-unit townhouse development.

Development Permit Area: Development Permit Area 1: Neighbourhood Residential

Application Numbers: 6630-15-52

Addresses: 1601 Barnet Highway

Existing Zoning: RS1

Proposed Zoning: RM4

Existing OCP Designation: Single Family Low Density

Proposed OCP Designation: Multi-Family Residential

Site Description: One single family lot, 1,280m² (13,778ft²) in size, developed with a single family home.

Surrounding Context: North: Townhouses
South: Single family homes
West: Single family homes
East: Barnet Highway

Development Statistics:

	Proposed Development	RM4
Number of residential units	9 units	Not applicable
Density	0.84 FAR	1.0 FAR
Lot Coverage	39%	40%
Resident Parking	18 parking spaces	15 parking spaces
Visitor Parking	None indicated	23 parking spaces
Front Setbacks	6.4m	4.0m minimum
Side Setbacks	2.1m	2.0m minimum
Rear Setbacks	6.6m	3.0m minimum
Height	TBD	10.5m and three storeys maximum