

Application Fact Sheet

Applicant:	Bill Laidler
Application Type:	Rezoning
Project Description:	A multi-family apartment building containing 111 units consisting of 57 micro dwelling units, 49 one-bedroom units, and five 2-bedroom units.
Development Permit Area:	Development Permit Area 1: Neighbourhood Residential Development Permit Area 5: Hazardous Lands
Application Number:	6700-20-195
Addresses:	148 and 154 James Road
Existing Zoning:	Single Family Low Density (RS1) Zone
Proposed Zoning:	Comprehensive Development (CD84) Zone
Existing OCP Designation:	Multi-Family Residential
Proposed OCP Designation:	No change
Surrounding Development:	North: Single Detached Residential (RS1) lot. The site is developed with a single family home but designated for multi-family residential uses; East: Low Density Townhouse Residential (RM3) lot. The site is developed with a 52-unit townhouse complex owned by Metro Vancouver Housing (Moray Place). The townhouses are two storeys in height and provide non-market rental housing; South: Low Density Townhouse Residential (RM3) lot. The site is developed with a 50-unit three-storey townhouse strata development (Tall Tree Estates); and West: Moody Middle School zoned Civic Service (P1).

Development Statistics:

	RM8 Zone	Proposed Development
Number of residential units	N/A	111
Lot Coverage	60% maximum	55%
Height	Six Storeys not exceeding 21.5m	Six Storeys not exceeding 21.5m
Density	2.4 FAR max	3.08 FAR
Front Lot Line Setback Side Lot Line Setback Rear Lot Line Setback	3.0m minimum 3.0m minimum 4.5m minimum	5.5m 3.0m 4.5m
Parking Spaces	135 (113 residential and 22 visitor)	84 (73 residential and 11 visitor)
Bicycle Parking	166 minimum	171 long-term bicycle parking spaces, including 57 electric bike charging parking spaces
Common Amenity Space	333m ² minimum indoor/outdoor combined	242m ² indoor 320m ² outdoor 562m ² total