

## Application Fact Sheet

Applicant: Gaetan Royer, Carola Alder.

Application Type: Pre-Application for Heritage Revitalization Agreement (HRA)

Project Description: to restore the Nielsen Residence under a Heritage Revitalization Agreement and develop 28 residential units in four buildings.

Development Permit Area(s): *Development Permit Area 1 for form and character*

Application Numbers: 13-6630-15-59

Addresses: 112 Moray St

Existing Zoning: RS1

Proposed Zoning: Heritage Revitalization Agreement

Existing OCP Designation: Single Family Low Density

Proposed OCP Designation: Multi-Family Residential

Proposed Variances: The proposed live/work units and the height of building D may require specific arrangements in OCP and HRA

### Neighbourhood context:

	Zoning Bylaw	OCP overall land use plan
North	C3	Mixed Use – Moody Centre
East	RS1	Single Family Low Density
South	RS1	Single Family Low Density
West	RM3	Multi-Family Residential

### Development Statistics:

	Proposed Development	Relevant comparison in RM4
Number of Heritage unit	1	N/A
Number of residential units	28	N/A
Density	1.28 FAR	1.25 FAR
Lot Coverage	44%	40%
Height	Building A, B, C: 3 Storeys Building D: on a slope, 3 storeys on the south and about 4.5 exposed storeys on the north side.	3 Storeys
Resident Parking	51 total	

Visitor Parking	8	
Bicycle Parking	Inside garage Common Storage no clear number	40
Front Setback	N/A	4-6m
Interior Side Setback	N/A	2m
Exterior Side Setback	N/A	3.0m
Rear Setback	N/A	3m