

Application Fact Sheet

Applicant:	Allaire Properties Ltd.
Application Type:	OCP Amendment and Rezoning
Project Description:	A multi-family project consisting of 28 townhouse units within four buildings.
Development Permit Area:	<i>Development Permit Area 1: Neighbourhood Residential</i>
Application Numbers:	6700-20-199
Addresses:	44, 48, 52, 56, and 60 Seaview Drive
Existing Zoning:	RS1
Proposed Zoning:	RM4
Existing OCP Designation:	Single Family Low Density
Proposed OCP Designation:	Multi-Family Residential
Proposed Variances:	Minimum front yard setback from 4.0m to 3.4m Maximum lot coverage from 40% to 44% Maximum tandem parking from 50% to 70%

Development Statistics:

	Proposed Development	RM4 Regulations
Number of residential units	28	N/A
Density	0.95 FAR	1.0 FAR maximum or 1.25 with underground parking
Lot Coverage	44%*	40% maximum
Resident Parking	Two per unit in private garage	2 per dwelling unit
Visitor Parking	6	6
Tandem Parking	70%*	50% maximum
Bicycle Parking	In private garage	
Front Setbacks	3.4m*	4.0m minimum
Side Setbacks	3.5m	2.0m minimum
Rear Setbacks	3.8m	3.0m minimum

* requires variance to Zoning Bylaw through Development Permit