

### Application Fact Sheet

Applicant: Esato Architecture – Michael Cheung.

Application Type: Pre-Application for Rezoning and Subdivision

Project Description: to rezoning the property from RS1 to RS1-S and then to subdivide into two RS1-S lots for two single detached dwellings

Development Permit Area(s): Not applicable

Application Numbers: PA000068

Addresses: 908 Glenacre Court

Existing Zoning: RS1

Proposed Zoning: RS1-S

Existing OCP Designation: Single Family Low Density

Proposed OCP Designation: Single Family Low Density

Proposed Variances: None

Neighbourhood context:

	Zoning Bylaw	OCP overall land use plan
North	RS1	Single Family Low Density
East	RS1	Single Family Low Density
South	RS1	Single Family Low Density
West	RS1	Single Family Low Density

Development Statistics:

	City's RS1-S zoning requirement	Proposed Lot A (western)	Proposed Lot B (eastern)
Lot Area	Minimum of 325m <sup>2</sup> (3,500ft <sup>2</sup> )	384.2m <sup>2</sup>	370.7m <sup>2</sup>
Lot Width	Minimum of 9m (30ft)	18.59m	17.980m
Front Yard Setback	Minimum of 6.0m (19.7ft)	6m	6m
Rear Yard Setback	Minimum of 7.5m (24.7ft)	7.5m	7.5m
Lot Coverage	Maximum of 45%	29%	30%

Side Yard Setback	Minimum 1.2m (4ft) For Principal Building and Detached Accessory Dwelling, and 1.8m (6ft) on	1.8m on the west side 1.2m on the east side	1.2m on both sides
Height	Maximum 10.5m (34.5ft) for sloping roofs Maximum for 9.0m (29.5ft) for flat roofs	N/A	N/A
Floor Area Ratio (FAR)	Maximum of 0.7*	268.9 m <sup>2</sup> (0.7)	259.5 m <sup>2</sup> (0.7)
Parking	2 per primary dwelling	Double car driveway	Double car driveway