

Application Fact Sheet

Applicant: CityState, Carola Alder.

Application Type: Heritage Revitalization Agreement (HRA)

Project Description: to restore the Nielsen Residence under a Heritage Revitalization Agreement and develop 30 residential units in four buildings.

Development Permit Area(s): Development Permit Area 1 for form and character
Development Permit Area 5 for geotechnical hazards

Application Numbers: HRA00006

Addresses: 112 Moray St

Existing Zoning: RS1

Proposed Zoning: Heritage Revitalization Agreement

Existing OCP Designation: Single Family Low Density

Proposed OCP Designation: Mixed Use – Inlet Centre

Proposed Variances: The proposed Work-Live units and the height of building D may require specific arrangements in the OCP and the 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 (required)
Number of Heritage unit	2 units in one heritage building	N/A
Number of total residential units	30	N/A
Two-bedroom units	21	N/A
Three-bedroom units	9	N/A
Density	1.27 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 for Buildings A & B: 3 bedrooms or more (2 spaces per dwelling unit)	16	16
Resident Parking for Buildings C & D: 2 bedrooms or less (1.5 spaces per dwelling unit)	34	30
Heritage building parking	3	
Total Resident Parking	53	46
Visitor Parking (0.2 per dwelling unit)	6	6
Total of all Parking	59	52
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