

## Pre-Application Review Checklist

Applicant: Jordan Kutev Architecture

Application Type: Rezoning

Project Description: A multi-family project consisting of three, 3-storey townhouse/apartment buildings containing 18 units.

Development Permit Area(s): *Development Permit Area 2: Moody Centre  
Development Permit Area 5: Hazardous Lands  
(Flood/indirect debris flow)*

Application Numbers: PA000069

Addresses: 2201-2209 St. John Street

Existing Zoning: RS1

Proposed Zoning: RM4

Existing OCP Designation: Multi-Family Residential up to three storeys

Proposed OCP Designation: Multi-Family Residential up to three storeys

Proposed Variances: Increase in lot coverage from 40% to 49.87%

### Development Statistics:

	<b>Proposed Development</b>	<b>Relevant comparison in RM4 Zone</b>
Number of residential units	18	N/A
Density	0.99 FAR	1.00 FAR
Lot Coverage	49.87%	40% maximum
Resident Parking	36	36
Visitor Parking	4	4
Bicycle Parking	84	84
Front Setbacks Side Setbacks Rear Setbacks	4.0m 3.0m (exterior); 2.0m (interior) 3.0m	4.0m minimum 3.0m minimum (exterior); 2.0m minimum (interior) 3.0m minimum

### Neighbourhood context:

	<b>Zoning Bylaw</b>	<b>OCP future land use</b>
North	P2/RS1	Public Institutional/Multi-Family
East	RS1	Multi-Family
South	RS1/RS1-S	Single Family Low Density
West	RM3	Multi-Family