

Application Fact Sheet

Applicant: Station One Architects on behalf of School District 43.

Application Type: Development Permit

Project Description: to construct a new Moody Elementary School with associated parking and outdoor play areas.

Development Permit Area(s): Development Permit Area 1 for Form and Character
Development Permit Area 5: Hazardous Conditions

Application Numbers: DP 000044.

Addresses: 110 Buller Street.

Existing Zoning: P1.

Proposed Zoning: No Change.

Existing OCP Designation: Public and Institutional.

Proposed OCP Designation: No Change.

Proposed Variances: No variances are required.

Neighbourhood context:

	Zoning Bylaw	OCP overall land use plan
North	C3, C4 and C5	Mixed Use - Moody Centre
East	RS1, RM1 and P2	Single Family Low Density
South	City of Coquitlam	N/A
West	RM4, CD75, CD69	Multi-Family Residential

Development Statistics:

	Proposed Development	Relevant comparison in P1 and General Parking/Bicycle Parking Regulations
Density	N/A	N/A
Height	10.8m	15m or 5 storeys
Lot Coverage	8.8% (including middle school)	50%
Front Lot Line Setback (St. Johns Street)	Exceeds 6m	6m
Side Lot Line Setback	Buller Street – exceeds 3m James Road – exceeds 3m	3m

Rear Yard (South) Setback	Exceeds 6m	6m
Parking (excluding short term drop off spaces)	48	39
Loading space	1	2
Bicycle Parking	1 interior long term space 24 short term spaces	4 long term spaces 6 short term spaces