

Application Fact Sheet

Applicant: CityState, Carola Alder

Application Type: Rezoning, Development Permit

Project Description: to allow for a mid-block 11-unit townhouse project on St. George Street.

Development Permit Area(s): Development Permit Area 2 for Form and Character
Development Permit Area 5 for Hazardous Lands

Application Numbers: REZ00029

Addresses: 2804 – 2808 St. George Street

Existing Zoning: RS1 & RT

Proposed Zoning: RM4

Proposed Variances: Tandem Parking Ratio: from 50% maximum to 64%

Neighbourhood context:

	Zoning Bylaw	OCP overall land use plan
North	RS1, C3	Mixed Use – Moody Centre
East	RS1	Single Family Low Density
South	CD	Single Family Low Density
West	RS1	Multi-Family Residential

Development Statistics:

	Proposed Development	Relevant comparison in RM4 (required)
Number of total residential units	11	N/A
Two-bedroom units	1	N/A
Three-bedroom units	6	N/A
Four-bedroom units	4	N/A
Density	0.85 FAR	1 FAR
Lot Coverage	40%	40%
Height	Building A, B :3 Storeys	3 Storeys
Total Resident Parking	22	21
Visitor Parking (0.2 per dwelling unit)	2	2

Accessible	0	1
Total of all Parking	24	23
Front Setback	4.0 m	4.0 m
Interior Side Setback	2.0 m	2.0 m
Rear Setback	3.0 m	3.0 m