

### **Application Fact Sheet**

**Address:** 112 Moray Street

**File(s)** REZ00053 (Rezoning)  
DP000091 (DP – Form and Character)  
DP000092 (DP – Hazardous Lands)

**Intent:** To rezone the subject property and issue a development permit for a 24-unit townhouse development at 112 Moray Street.

**Table 1 – Policy Information**

<b>Item</b>	<b>Existing</b>	<b>Proposed</b>
<i>OCP Land Use Designation</i>	Single Family Low Density	No change – TOA legislation supersedes existing OCP designation
<i>Zone</i>	RS1	RM4
<i>Proposed Development Uses</i>	Vacant lot	24 Unit townhouse development, across 4 buildings.
<i>Development Permit Area</i>	DPA 1 – Neighbourhood Residential for form and character DPA 5 – Hazardous Lands (potential for soil liquefaction)	No change
<i>Transit-Oriented Area</i>	<ul style="list-style-type: none"> <li>• 3rd tier – within 800m of rapid transit.</li> <li>• 8 storeys or 3.0 Floor Area Ratio (FAR)</li> </ul>	Proposing 3 storeys per building and 0.95 FAR

**Table 2 – Development Proposal Details**

<b>Development Component</b>	<b>Metric</b>	<b>Comments/Assessment</b>
<i>Land Area – m2 (ft2)</i>	3,948m <sup>2</sup> (0.98 acres)	
<i>Floor Area Ratio (FAR)</i>	0.95	Below the TOA entitlement
<i>Residential Floor Area – m<sup>2</sup> (ft<sup>2</sup>)</i>	3,754.1m <sup>2</sup> (40,408.9ft <sup>2</sup> )	
<i>Residential Units (tenure)</i>	Strata	
<i>Building height (storeys)</i>	3	Each of the four buildings is proposed as 3 storeys
<i>Family Friendly Units</i>	Minimum of 10% 3-bedroom units	100% 3-bedroom and 4-bedroom units (meets policy)
<i>Vehicle Parking</i>	51	Within TOA, so no residential parking minimums are required. Proposal provides 2 spaces per townhouse unit, 2 visitor parking spaces, and 1 accessible space
<i>Bicycle Parking</i>	51	Will need to demonstrate parking in architectural drawings