

## Application Fact Sheet

Applicant: Allaire Properties Ltd.

Application Type: OCP Amendment and Rezoning

Project Description: A multi-family project consisting of 28 townhouse units within four buildings.

Development Permit Area: *Development Permit Area 1: Neighbourhood Residential*

Application Numbers: 6700-20-199

Addresses: 44, 48, 52, 56, and 60 Seaview Drive

Existing Zoning: RS1

Proposed Zoning: RM4

Existing OCP Designation: Single Family Low Density

Proposed OCP Designation: Multi-Family Residential

Proposed Variances: Minimum front yard setback from 4.0m to 3.4m  
Maximum lot coverage from 40% to 44%  
Maximum tandem parking from 50% to 70%

### Development Statistics:

	Proposed Development	RM4 Regulations
Number of residential units	28	N/A
Density	0.95 FAR	1.0 FAR maximum or 1.25 with underground parking
Lot Coverage	<b>44%*</b>	40% maximum
Resident Parking	Two per unit in private garage	2 per dwelling unit
Visitor Parking	6	6
Tandem Parking	<b>70%*</b>	50% maximum
Bicycle Parking	In private garage	
Front Setbacks	<b>3.4m*</b>	4.0m minimum
Side Setbacks	3.5m	2.0m minimum
Rear Setbacks	3.8m	3.0m minimum

\* requires variance to Zoning Bylaw through Development Permit