

Application Fact Sheet

Applicant:	PC Urban
Application Type:	Pre-Application for OCP Amendment and Rezoning
Project Description:	A multi-family project consisting of a purpose-built rental apartment building containing 133 units and 90 parking stalls.
Development Permit Area:	Development Permit Area 1: Neighbourhood Residential Inlet Centre Station Transit-Oriented Development Area
Application Numbers:	6630-15-53
Addresses:	3316, 3324, 3328, 3330 Dewdney Trunk Road
Existing Zoning:	RS1
Proposed Zoning:	CD
Existing OCP Designation:	Multi-Family Residential to a maximum 4 storeys
Proposed OCP Designation:	Multi-Family Residential to a maximum 6 storeys
Site Description:	Four single family lots each developed with a single family home.
Surrounding Context:	North: CP Rail and Inlet Centre SkyTrain Station. South: Townhouses. East: Existing single family homes designated for multi-family residential uses up to four storeys. Further east is a six-storey rental building in construction containing 229 units. West: Road right-of-way for St. Johns Street and Dewdney Trunk Road intersection.

Development Statistics:

	Proposed Development	RM8 Regulations
Number of residential units	133	Not applicable
Density	3.38 FAR	2.4 FAR
Lot Coverage	58%	60% maximum
Resident Parking	90 parking spaces	133 parking spaces
Visitor Parking	None indicated	23 parking spaces

Bicycle Parking	Bicycle room in parkade – number of stalls TBD	199 bicycle parking spaces
Front Setbacks Side Setbacks Rear Setbacks	TBD	4.0m minimum 2.0m minimum 3.0m minimum