



LEGAL DESCRIPTION	
LOTS 403, 404, 405	
BLOCK 7	
PLAN 7540 AH	
PROPOSED RE-ZONING	
RA7 (LOW RISE APARTMENT ZONE)	
TO	
DC2 (SITE SPECIFIC DEVELOPMENT CONTROL PROVISION)	
SITE AREA	= 2090 m ² (0.21 ha)
PROPOSED SITE COVERAGE	= 48% MAXIMUM
PROPOSED FLOOR AREA RATIO	= 2.25 MAXIMUM
PROPOSED DENSITY	= 190 UNITS PER HECTARE
FRONT SETBACK (107 ST)	= 6.0 METERS
SIDE SETBACK (110 AVE)	= 4.5 METERS (3.0m TO MAIN FLOOR RESIDENTIAL ENTRY)
REAR SETBACK (LANE)	= 7.5 METERS
SIDE SETBACK (NORTH)	= 6.0 METERS (3.0m TO MAIN FLOOR RESIDENTIAL ENTRY)
PROPOSED HEIGHT	
5 STOREYS	
18 METERS MAXIMUM	
UNIT PARKING REQUIRED (MAXIMUM 40 UNITS)	= 39 STALLS
VISITOR PARKING REQUIRED	= 6 STALLS
TOTAL UNDERGROUND PARKING STALLS PROVIDED	= 45 STALLS
ONE SURFACE PARKING STALL	+ 1 STALL
TOTAL	= 46 STALLS







