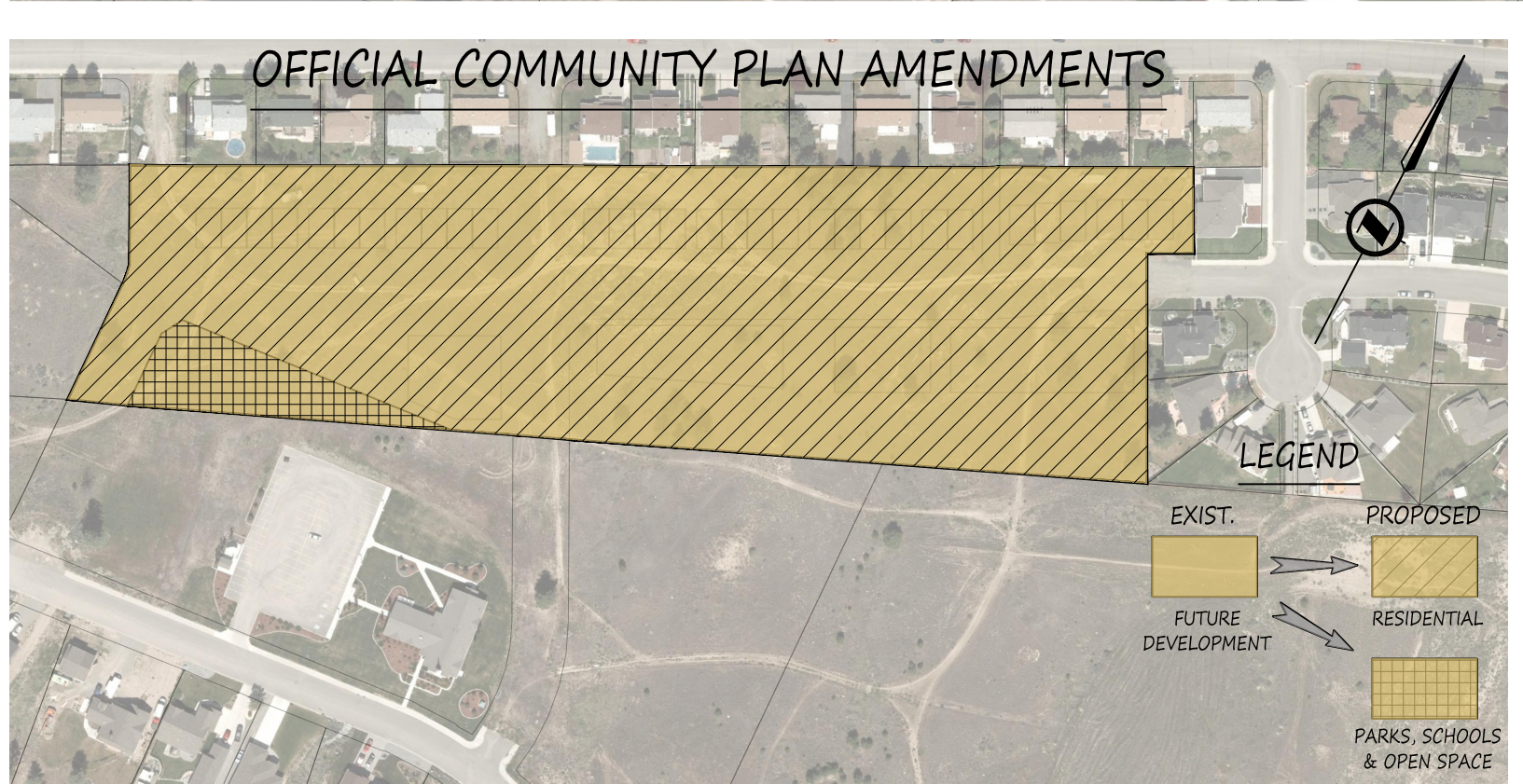
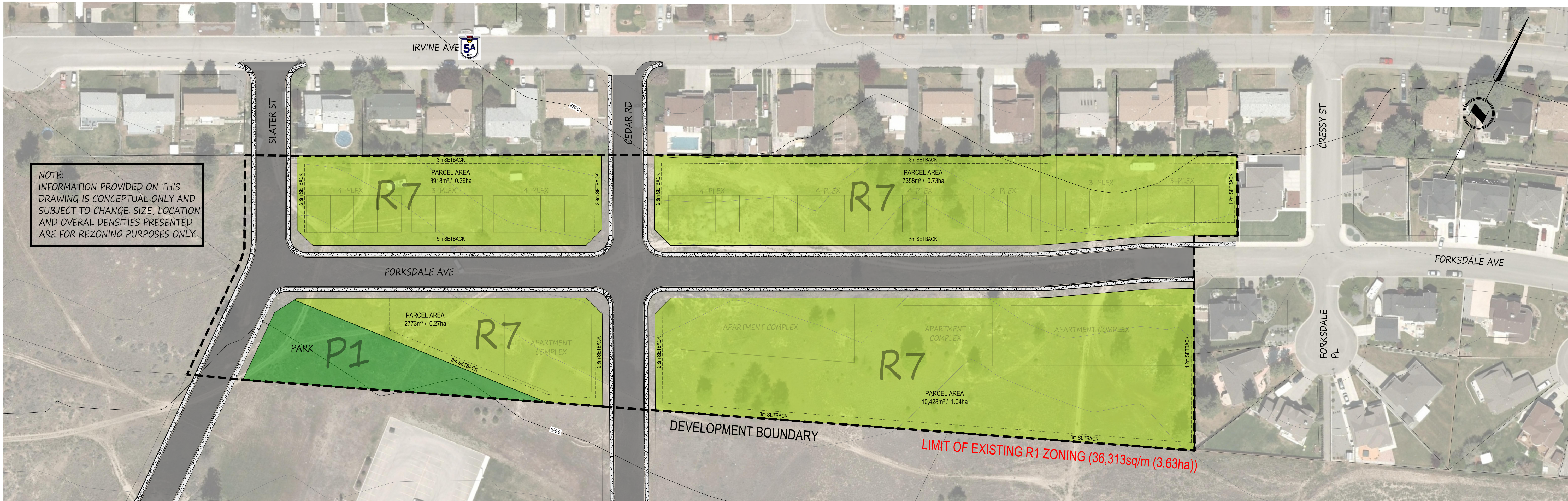


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McElhanney ANS D - 2020-06-01



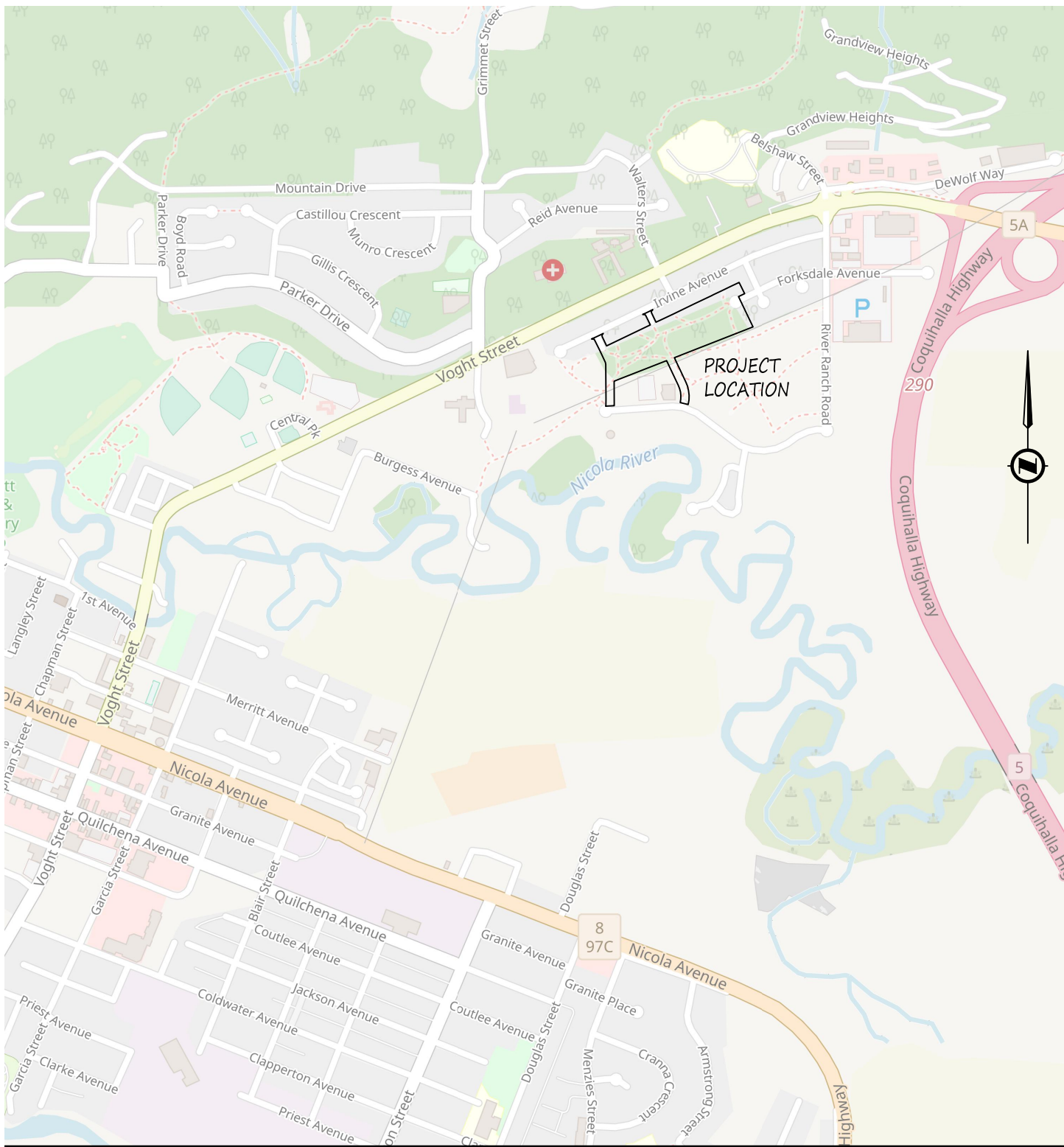
ZONING ANALYSIS

- CURRENT ZONING**
- 7.3 SINGLE FAMILY RESIDENTIAL (R1)
- 7.3.1 INTENT
COMPACT, PEDESTRIAN-ORIENTED SINGLE DETACHED AND SEMI-DETACHED DWELLING ON SERVICED PARCELS.
- 7.3.2 PRINCIPAL USES
a. DWELLING, SINGLE DETACHED;
b. DWELLING, SEMI-DETACHED;
c. DAYCARE CENTRE, MINOR.
- PROPOSED ZONING**
- 7.10 MEDIUM DENSITY RESIDENTIAL (R7)
- 7.10.1 INTENT
HIGHER-INTENSITY, PEDESTRIAN-ORIENTED RESIDENTIAL DEVELOPMENT, INCLUDING ROW HOUSES, BACK-TO-BACK TOWNHOMES, STACKED TOWNHOMES, AND APARTMENT BUILDINGS.
- 7.10.2 PRINCIPAL USES
a. DWELLING, MULTIPLE UNIT APARTMENT;
b. DWELLING, MULTIPLE UNIT TOWNHOME.
- PROPOSED ZONING**
- 7.23 PARK & CEMETARY (P1)
- 7.11.1 INTENT
THE PARK AND CEMETERY ZONE IS INTENDED TO IDENTIFY LANDS FOR ACTIVE OR ORGANIZED ACTIVITIES IN PARKS, PLAYFIELDS OR RECREATIONAL FACILITIES, CEMETERIES, AND PUBLIC USE WITHIN THE MUNICIPALITY.

2587 Forksdale Avenue Regulatory Analysis Table

ZONING REGULATION (Zoning Bylaw No. 2284, 2020)		EXISTING	PROPOSED
Zone		R1 (Single Family Residential)	R7 (Medium Density Residential)
			P1 (Parks & Cemetery)
Parcel Area	Total (parent parcel)	36,313sq/m (3.63ha)	N/A
Parcel Coverage (parent parcel)	R7	N/A	11,277sq/m (1.13 ha)
	P1	N/A	1,896sq/m (0.19 ha)
Setbacks	R7	80%	43%
Density	R7	Max. 90 units/ha	31 units
Max. Height	R7	Lesser of 18m or 4 storeys	8.0m / 2 storeys
Parking	R7	Dwelling, Multiple Unit Townhome (1-2 bedroom @ 1 per dwelling) + visitor	36 (including 4 visitor) (accommodated in driveways)
OCP POLICY (Bylaw No. 2116, 2011)		EXISTING	PROPOSED
Land Use Designation		Future Development	Residential (R7 and R8), Parks, Schools & Open Spaces (P1)

Note:
Final densities are subject to change during architectural design & layout. Table and drawing densities represent a conceptual layout only.



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FORKSDALE AVE, MERRITT, BC
RE-ZONING PLAN

Drawing No.

FIG 1

Project Number
2431-143-12

Rev.

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DESTROY ALL PRINTS BEARING PREVIOUS REVISION