



## PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 16-00003  
ADDRESS: 1431 Sperling Avenue

Meeting Date: 2016 August 18

### DEVELOPMENT PROPOSAL:

Permit development under the R4 Residential District. The rezoning would support the subdivision of the subject site into two lots, both of which could be developed with a two family dwelling.

1. **Site Area:** 2,023.49 m2 (21,780.67 sq.ft.)
2. **Existing Use:** Commercial (convenience retail store), institutional (preschool facility)
- Adjacent Use:** Commercial (offices), institutional, single and two family dwellings
- Proposed Use:** Residential (R4) Proposed Lot 1 - 819.7 m2 (8,823.18 sq.ft.)  
Proposed Lot 2 - 1,137.2 m2 (12,240.72 sq.ft.)

|   | Permitted/Required | Proposed/Provided   |
|---|--------------------|---|
| 3. <b>Gross Floor Area:</b>   | n/a                | n/a   |
| 4. <b>Site Coverage:</b>  | n/a                | n/a   |
| 5. <b>Building Height:</b>  | n/a                | n/a   |
| 6. <b>Vehicular Access from:</b>  | Rear Lane          | Rear Lane   |
| 7. <b>Parking Spaces:</b>   | n/a                | n/a   |
| 8. <b>Loading Spaces:</b>   | n/a                | n/a   |
| 9. <b>Communal Facilities:</b>  | n/a                | n/a   |
| 10. <b>Proposed development consistent with adopted plan?<br/>(i.e. Development Plan, Community Plan, or OCP)</b> |                    | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

Note: N/A where not applicable