Parcel I
Details
Stage 1 Parcels

Street Classification
- Vehicular Street
- Pedestrian (Non-Vehicular) Street
- Landscaped Alley
- Alley
- Walkway

Land Use Designation
- Blatchford Row Housing (BRH)
- Blatchford Low to Medium Rise Residential (BLMR)
- Blatchford Park (BP)

* Lane Suites Required
Parcel I

Product: Blatchford Townhousing or Stacked Row Housing
Zoning: Blatchford Row Housing (BRH)
Zoning Bylaw Section: 997.8
Legal Description: Plan 182 2441, Blk 4, lot 3
Total Parcel Size: 0.22 ha
Total Frontage: 62.86m
Price: $1,041,700
Zoning Highlights:
- Fronts onto a Blatchford Park (BP) lot
- Front Setback: 2m minimum and 3m maximum
- Height: 7m minimum and 15m maximum
- Maximum site coverage: 50%
- Vehicle access from lane
- Reduced parking standards - refer to Section 4m of 997.8 of the Zoning Bylaw

Streetscape Features
- Fronting onto linear park and backing onto a standard 6.0m alley
- Linear park: 27.5m wide park space with 1.5m separate walk along property line
- Linear park features include bioswale, winter skating/summer event area, community gardens and fruit orchard, and pedestrian/bike walkway

LID Requirements
- Roof drain connection to cistern required along linear park
- Rear yard rain barrel and onsite rain gardens required

Servicing
- **Sanitary**: Adair Road
- **Power/comms**: Rear lane
- **Storm**: Adair Road
- **Gas**: Adair Road
- **Water**: Adair Road
- **DESS Connection**: Adair Road

NOTE: Zoning allows for additional height of 15m for parcels abutting a site zoned BP.