

## Z20-0047 1145 Pacific Ave

**Rezoning Application** 





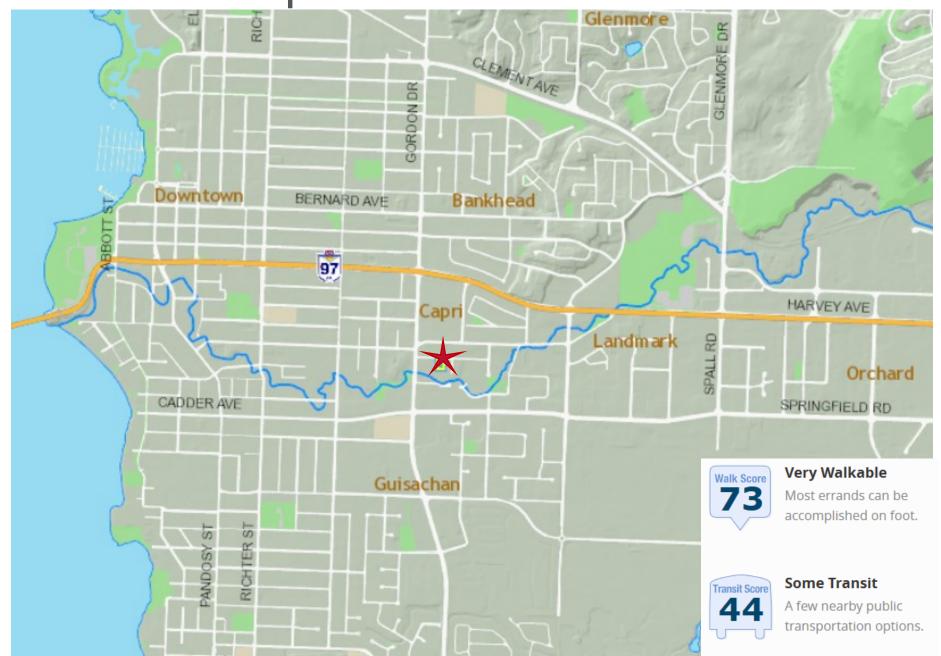
#### Proposal

➤ To consider a Rezoning application to rezone the subject property from RM5 to RM5r zone.

#### Development Process



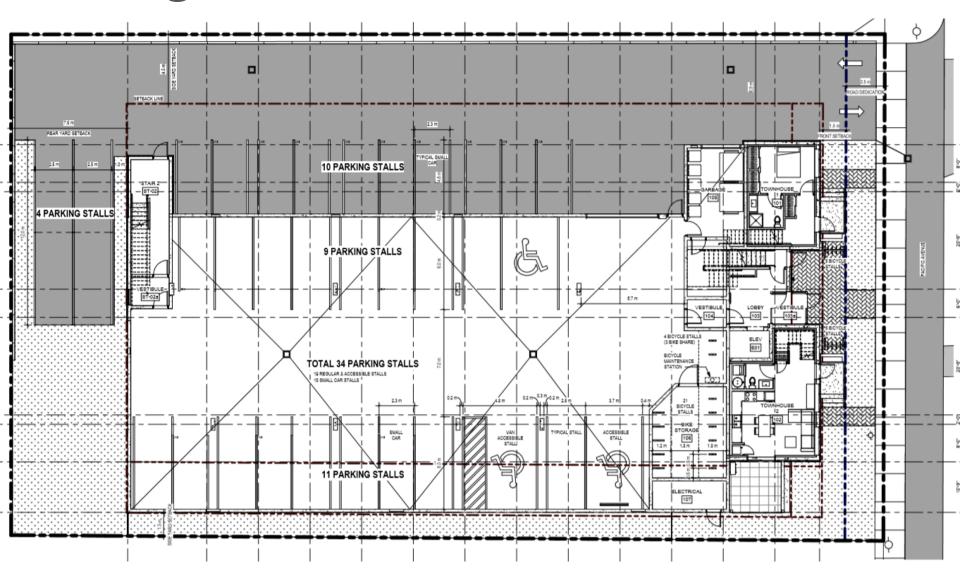
Context Map



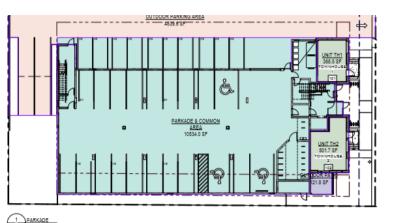
#### Subject Property Map

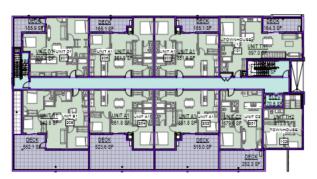


### Parking Plan

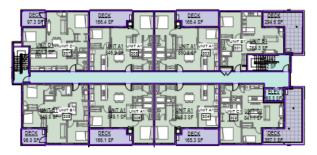


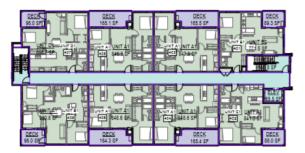
#### Parking and Floor Layouts



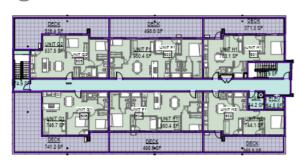












FAR CALCULATION



SITE COVERAGE CALCULATION



SITE COVERNOE CALCOLA	ion	TAR CALCULATION	
TOTAL SITE AREA	1851.8 m²	TOTAL SITE AREA	1851.8 m²
BUILDING AREA PARKING AREA	1059.5 m² 449.6 m²	EXCLUDED AREA	0.0 m² 1450.5 m²
		INCLUDED AREA	2507.6 m <sup>2</sup>
BUILDING AREA	0.57	PARKING AREA	449.6 m²

TOTAL SITE COVERAGE:	0.82	FLOOR AREA RATIO:	1.356
PARKING AREA	0.24	PRIVATE OPEN SPACE	761.4 m <sup>2</sup>
BUILDING AREA	0.57	PARKING AREA	449.6 m <sup>2</sup>

#### FAR AREAS

INCLUDED AREA
EXCLUDED AREA
PRIVATE OPEN SPAC

PARKING AREA

# Zoning Bylaw Parking Regulations



Parking and Bicycle Parking Requirements per Section 08 of the Zoning Bylaw:

	UNITS	PARKING REQUIRED PER UNIT	PARKING STALLS	VISITOR STALLS (0.14/unit)	TOTAL PARKING REQUIRED	
Bachelor	-	0.9 - 1.25	-	-		
1 Bedroom	3	1.0 - 1.25	3 - 3.75			
2 Bedroom	23	1.25 - 1.6	28.75 - 36.8			
3+ Bedroom	5	1.5 - 2.0	7.5 - 10			
TOTAL	31		39.25 - 50.55	4	43	
				20%	34 Stalls	34 Stalls
				Reduction		Proposed

Accessible Parking Required - 2 Stalls

Van Accessible Parking Required – 1 Stall

Bicycle Parking (Class I) Long Term - 25 Spaces

Bicycle Parking (Class II) Short Term - 6 Spaces



#### Staff Recommendation

- Staff recommend support of the proposed rezoning
  - ▶ Meets the intent of the Official Community Plan
    - Consistent with newly adopted parking regulations
- ► Recommend the Bylaw be forwarded to Public Hearing



#### Conclusion of Staff Remarks