



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

June 5th 2020

Development Application Submitted

Staff Review & Circulation

June 19th 2020

Public Notification Received

Aug 24th 2020

Initial Consideration

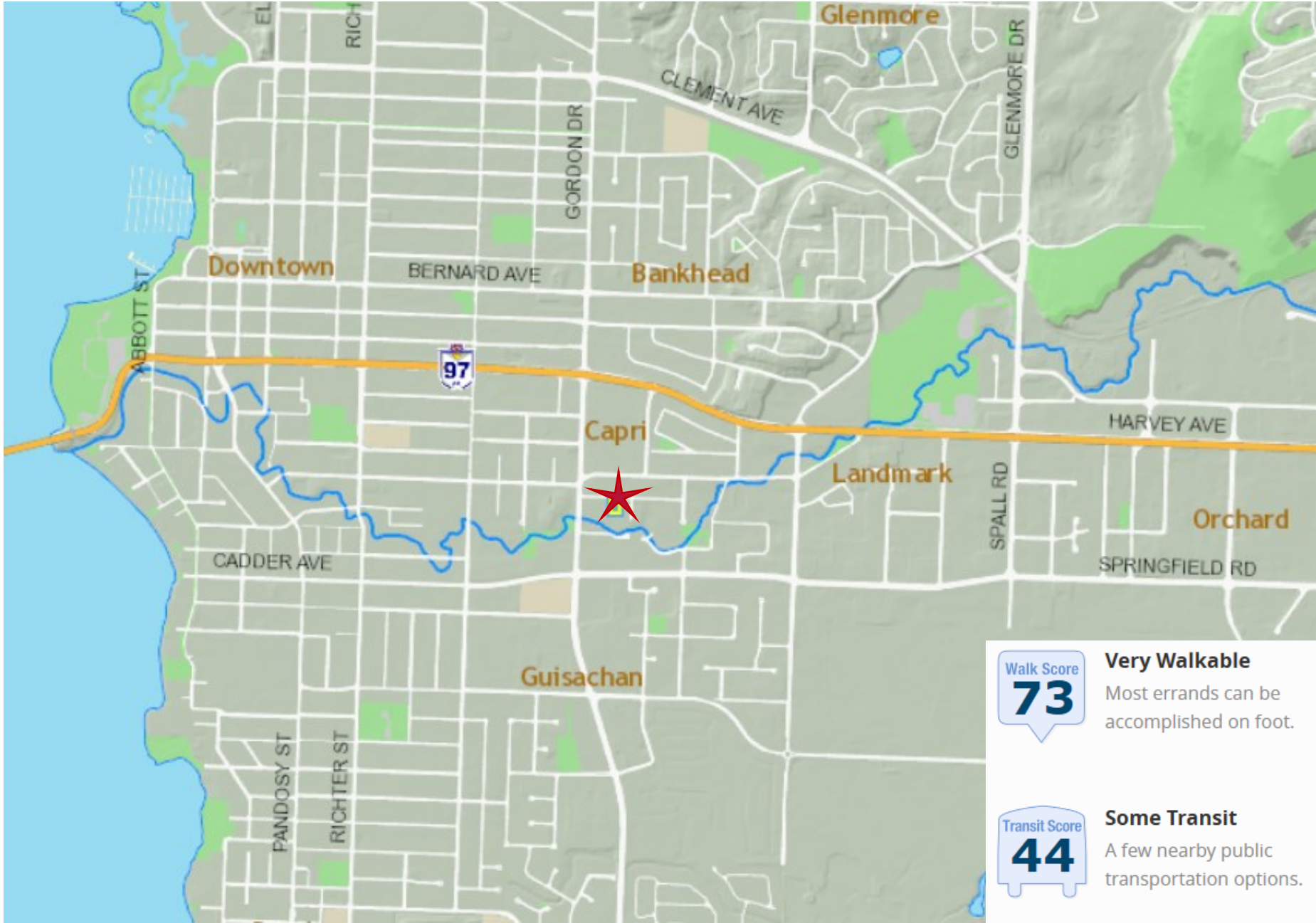
Public Hearing
Second & Third Readings

Final Reading

Building Permit

Council Approvals

Context Map



Walk Score
73

Very Walkable
Most errands can be accomplished on foot.

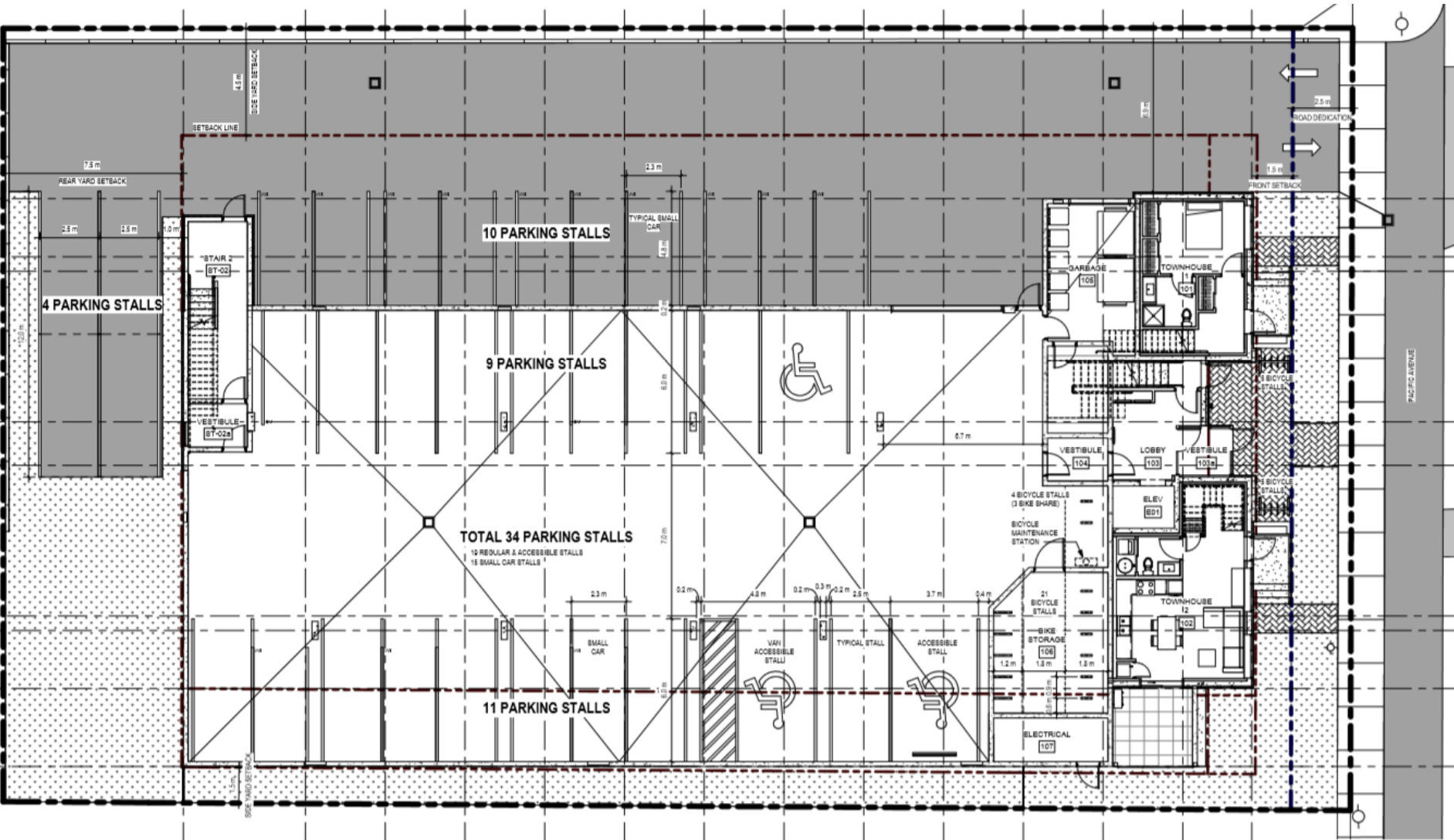
Transit Score
44

Some Transit
A few nearby public transportation options.

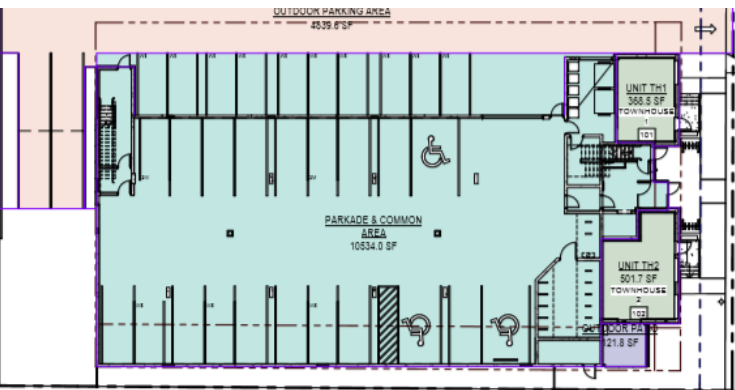
Subject Property Map



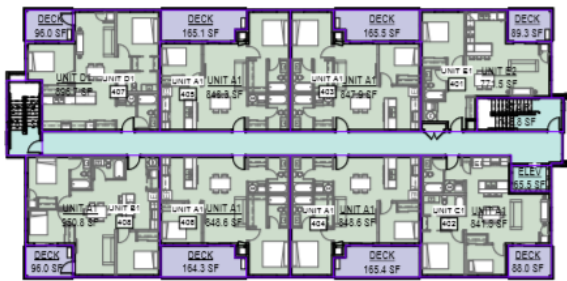
Parking Plan



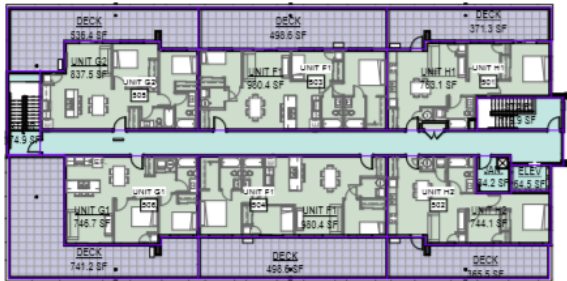
Parking and Floor Layouts



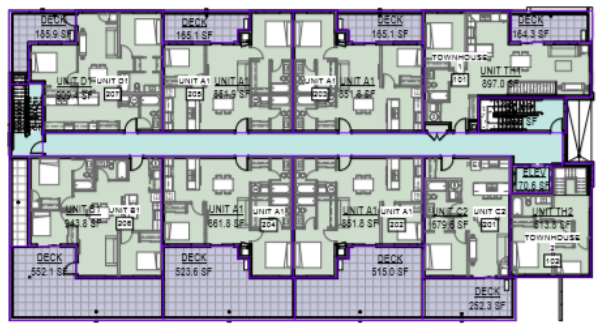
1 PARKADE
SCALE: 1/16" = 1'-0"



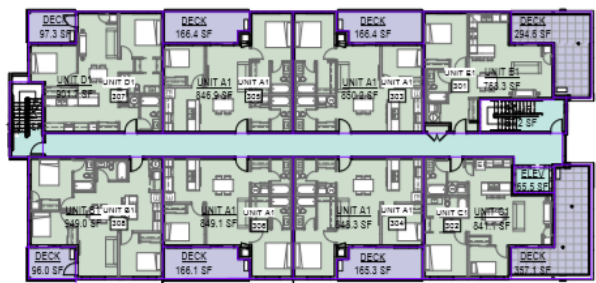
4 FOURTH FLOOR
SCALE: 1/16" = 1'-0"



5 FIFTH FLOOR
SCALE: 1/16" = 1'-0"



2 SECOND FLOOR
SCALE: 1/16" = 1'-0"



SITE COVERAGE CALCULATION

TOTAL SITE AREA	1851.8 m ²
BUILDING AREA	1059.5 m ²
PARKING AREA	449.6 m ²
BUILDING AREA	0.57
PARKING AREA	0.24
TOTAL SITE COVERAGE:	0.82

FAR CALCULATION

TOTAL SITE AREA	1851.8 m ²
EXCLUDED AREA	0.0 m ²
INCLUDED AREA	2507.6 m ²
PARKING AREA	449.6 m ²
PRIVATE OPEN SPACE	761.4 m ²
FLOOR AREA RATIO:	1.356

FAR AREAS

- INCLUDED AREA
- EXCLUDED AREA
- PRIVATE OPEN SPACE
- 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	
<i>Bachelor</i>	-	0.9 – 1.25	-	-		
<i>1 Bedroom</i>	3	1.0 – 1.25	3 – 3.75			
<i>2 Bedroom</i>	23	1.25 – 1.6	28.75 – 36.8			
<i>3+ Bedroom</i>	5	1.5 – 2.0	7.5 – 10			
TOTAL	31		39.25 – 50.55	4	43	
				20% Reduction	34 Stalls	34 Stalls 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