

INFORMATION SHEET

1401 Comox Street – Rezoning and Development Permit Application

Date Application Submitted: October 7, 2009
 Architect: Henriquez Partners Architects
 Property Owner/Developer: Westbank

Development Statistics

Site Area: 131 ft. x 132 ft. = 17,292 sq. ft. (39.93 m x 40.23m = 1606.4 m²)

| | Current Zoning | Proposed Zoning |
|------------------------|---|---|
| Zoning District | ▪ RM-5 District (Multiple Residential) | ▪ CD-1 (Comprehensive Development) District |
| Land Uses | ▪ Residential Uses (no existing housing) ▪ Church currently on the site | ▪ Residential Uses |
| Density | ▪ 1.50 Floor Space Ratio (FSR) ▪ 25,938 sq. ft. (2 409.6 m ²) of total floor space | ▪ 7.5 FSR ▪ 129,690 sq. ft. (12 048.2 m ²) of total floor space |
| Building Height | ▪ 18.3 m (60 ft.) with outright approval (6 storeys) ▪ 59.0 m (190 ft.) with conditional approval (19 storeys) | ▪ 216.5 ft. (66 m) to top of amenity parapet (22 storeys) ▪ 2 storey freestanding townhouses |
| Housing Units | ▪ none exist on the site | ▪ 193 units ranging from 400 to 1050 sq. ft. (37 to 97.5 m ²): 13 x 3 bedroom 60 x 2 bedroom 80 x 1 bedroom 40 x studio ▪ All units would be rental for the life of the building |
| Parking | ▪ must be provided according to the Parking By-law | ▪ 81 parking spaces proposed in underground ▪ includes 2 car-share vehicles and stalls |
| Loading | | ▪ 1 Class B (medium-size) loading spaces |
| Bicycles | | ▪ 323 bicycle spaces |