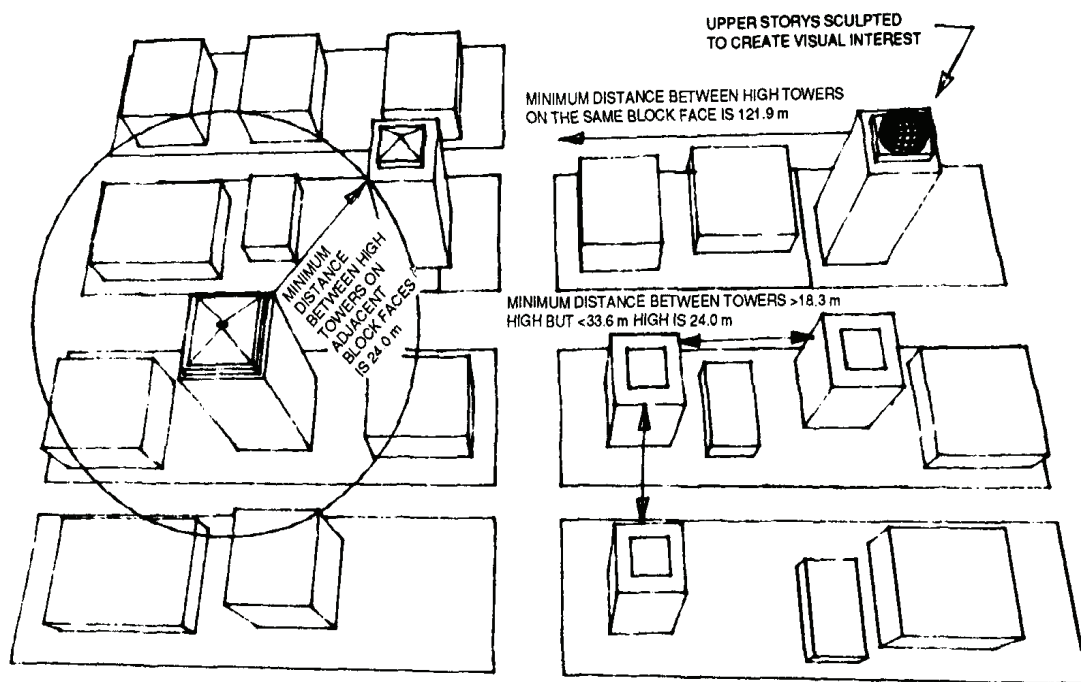


# RM-5 District Schedule and Guidelines

*What redevelopment is currently permitted at 1401 Comox Street under RM-5 District Schedule and Guidelines?*

## Height

Maximum height = 58.0 m (190 ft.) - achievable if there are no other towers in the block face that are over 33.6 m (110 ft.) and if a spacing of 24.0 m (79 ft.) can be provided from existing towers in adjacent block faces (across the lane).



## Density

Maximum floor space ratio (FSR) = 1.5 - that is the floor area of a new building can equal 1.5 times the site area - 2 400 m<sup>2</sup> (26,000 sq. ft.) for this site.

The RM-5 zoning does permit a 22-storey building. At a density of 1.5 FSR this would result in a building with very small floor plates (area per floor), probably with only one unit per floor.

A more likely new development constructed under the existing regulations would consist of 30 to 40 condominium units in a 110 ft. tall building that would each sell for between \$400,000 and \$900,000, depending on their size. Alternatively, a 60 ft. tall building (typically 7-storeys) conforming to the outright RM-5 height envelope, could be constructed.