

Application Fact Sheet

Applicant: Dulex Sitka House Development Ltd.

Application Type: Rezoning

Project Description: A multi-family apartment building containing 88 units consisting of 35 studio units, 29 one-bedroom units, 19 two-bedroom units, and five three-bedroom units

Development Permit Area: Development Permit Area 1: Neighbourhood Residential
Development Permit Area 5: Hazardous Lands

Application Number: 6700-20-195

Addresses: 148 and 154 James Road

Existing Zoning: Single Detached Residential (RS1) Zone

Proposed Zoning: Comprehensive Development (CD84) Zone

Existing OCP Designation: Multi-Family Residential

Proposed OCP Designation: No change

Surrounding Development: North: Single Detached Residential (RS1) lot. The site is developed with a single family home but designated for multi-family residential uses;
East: Low Density Townhouse Residential (RM3) lot. The site is developed with a 52-unit townhouse complex owned by Metro Vancouver Housing (Moray Place). The townhouses are two storeys in height and provide non-market rental housing;
South: Low Density Townhouse Residential (RM3) lot. The site is developed with a 50-unit tree-storey townhouse strata development (Tall Tree Estates); and
West: Moody Middle School zoned Civic Service (P1).

Development Statistics:

| | RM8 Zone | Proposed Development |
|--|---|--|
| Number of residential units | N/A | 88 |
| Lot Coverage | 60% maximum | 57% |
| Height | Six Storeys not exceeding 21.5m | Six Storeys not exceeding 21.5m |
| Density | 2.4 FAR max | 3.13 FAR |
| Front Lot Line Setback Side Lot Line Setback Rear Lot Line Setback | 3.0m minimum 3.0m minimum 4.5m minimum | 5.5m 3.0m 4.5m |
| Parking Spaces | 135 (113 residential and 22 visitor) | 88 (80 residential and 8 visitor) |
| Bicycle Parking | 132 long-term bicycle parking spaces | 129 long-term bicycle parking spaces, including 38 long-term electric bike parking spaces and 10 long-term electric bike-share parking spaces 3 mobility scooter parking spaces |
| Common Amenity Space | 264m ² minimum indoor/outdoor combined | 242m ² indoor 273m ² outdoor 515m ² total |