

**602, 608 & 612 Nelson Street**

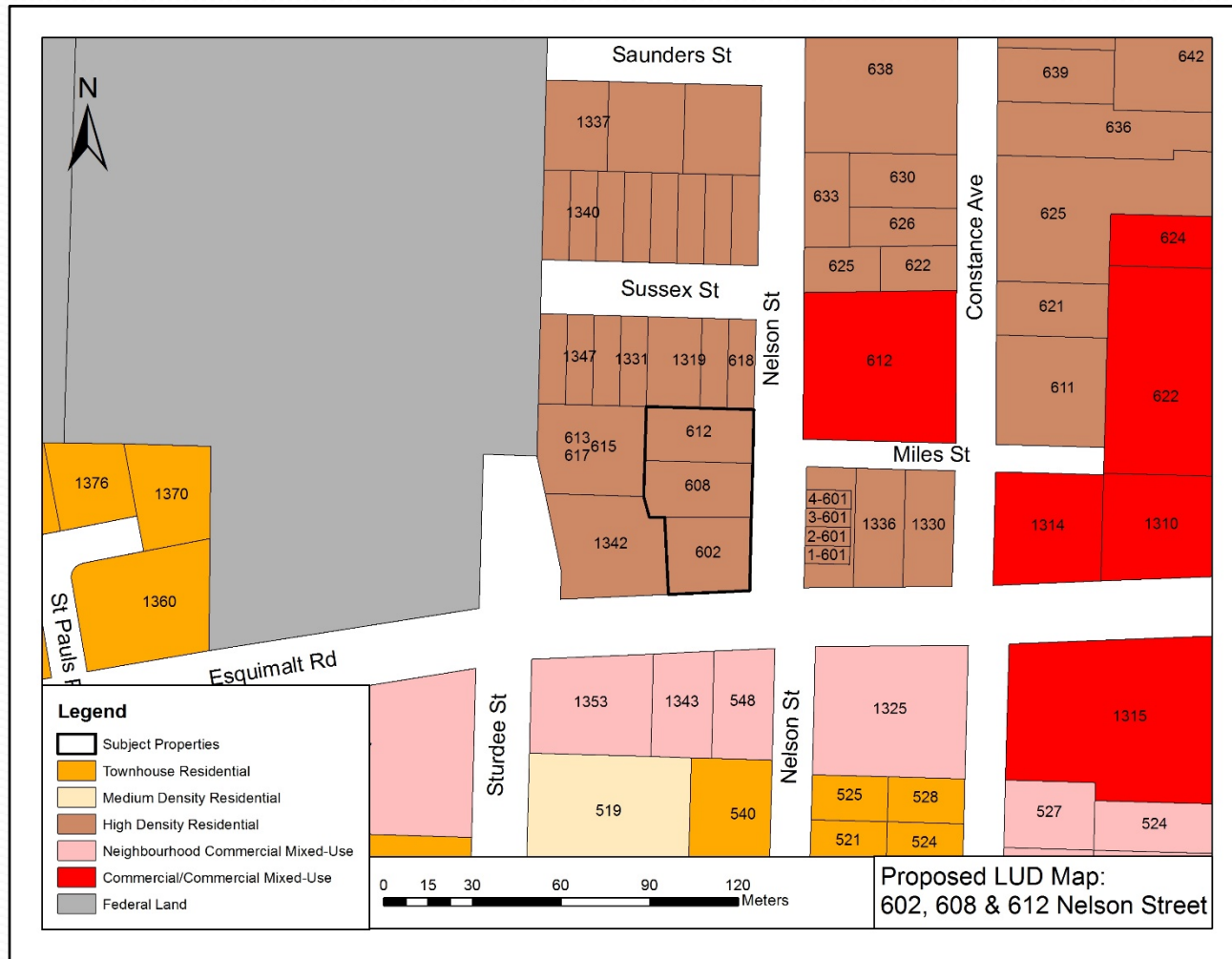
**Official Community Plan  
Amendment &  
Rezoning Application**



# 1. Site Location



## 2. OCP Proposed Land Use Designation



### Proposed Land Use Designation

Commercial /  
Commercial Mixed-Use

### Proposed Height:

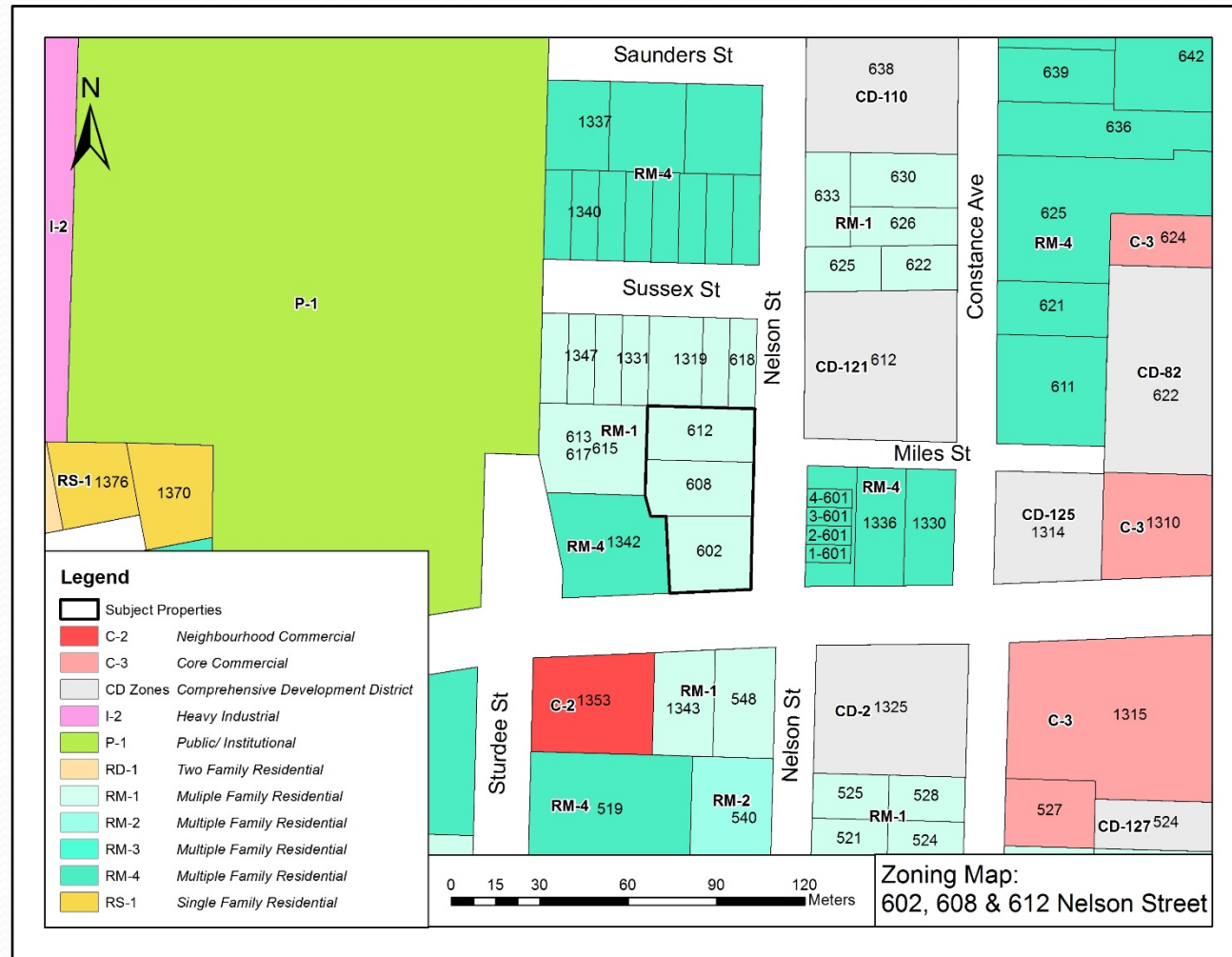
39.7 metres / 12 Storeys

### Proposed FAR:

3.39



# 3. Rezoning to CD No. 150



**Existing Zoning**

RM-1

**Proposed Zoning:**

CD No. 150

## 4. Zoning Regulations - Density



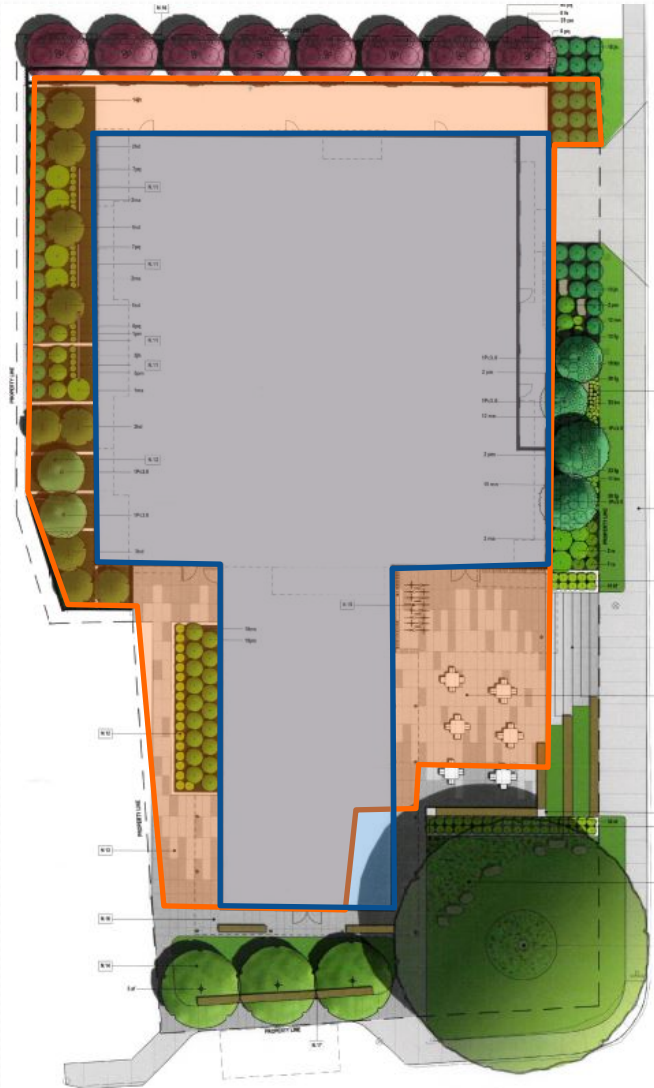
- 109 residential units
- Commercial unit  
(minimum area of 180 m<sup>2</sup>)
- Floor Area Ratio of 3.39

# 5. Density Bonus Amenity

- 10 sub-market units
  - 1 Studio
  - 6 One-Bedroom
  - 3 Two-Bedroom
- 85% of market value
- Resale purchase price must not exceed the previous sale price multiplied by the Core Consumer Price Index for Victoria



## 6. Zoning Regulations - Lot Coverage

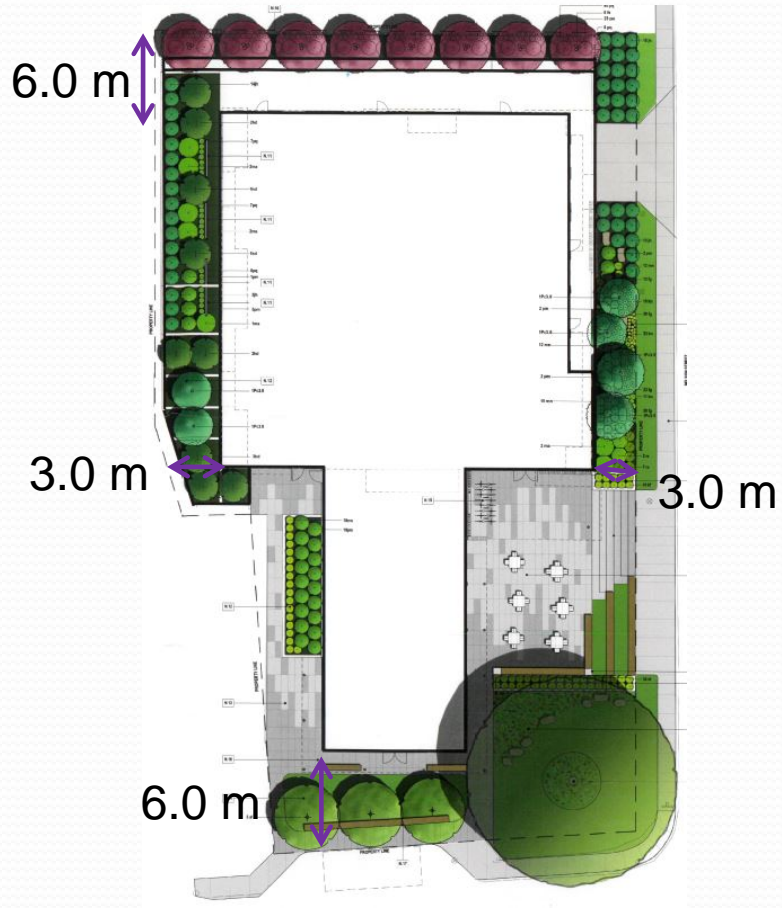


Lot Coverage: 56%

Parkade Lot Coverage: 79%



# 7. Zoning Regulations - Setbacks



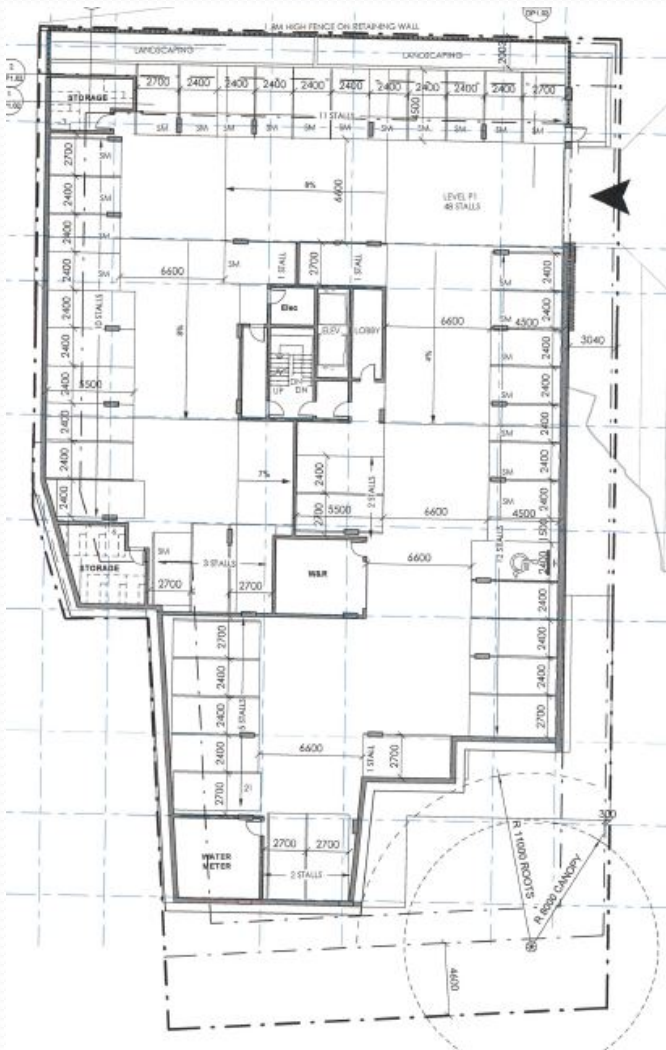


## 8. Zoning Regulations - Height



**39.7 metres  
12 Storeys**

## 9. Zoning Regulations - Parking



- 110 parking spaces
  - Includes 11 visitor/commercial spaces
  - 99 residential parking spaces for 109 residential units
- 109 bicycle parking

# 10. Section 219 Covenant

- Consolidation of the 3 parcels
- One-year bus pass for the residents in the 10 sub-market units
- Step 3 of the BC Energy Step Code
- A minimum of 11 visitor parking spaces
- A minimum of two 3-bedroom units





# 11. Section 219 Covenant

- Statutory Right of Way over the southeast corner of the parcel with a minimum area of 200 m<sup>2</sup> for privately owned, publicly accessible open space

