

# 1075 Tillicum Road

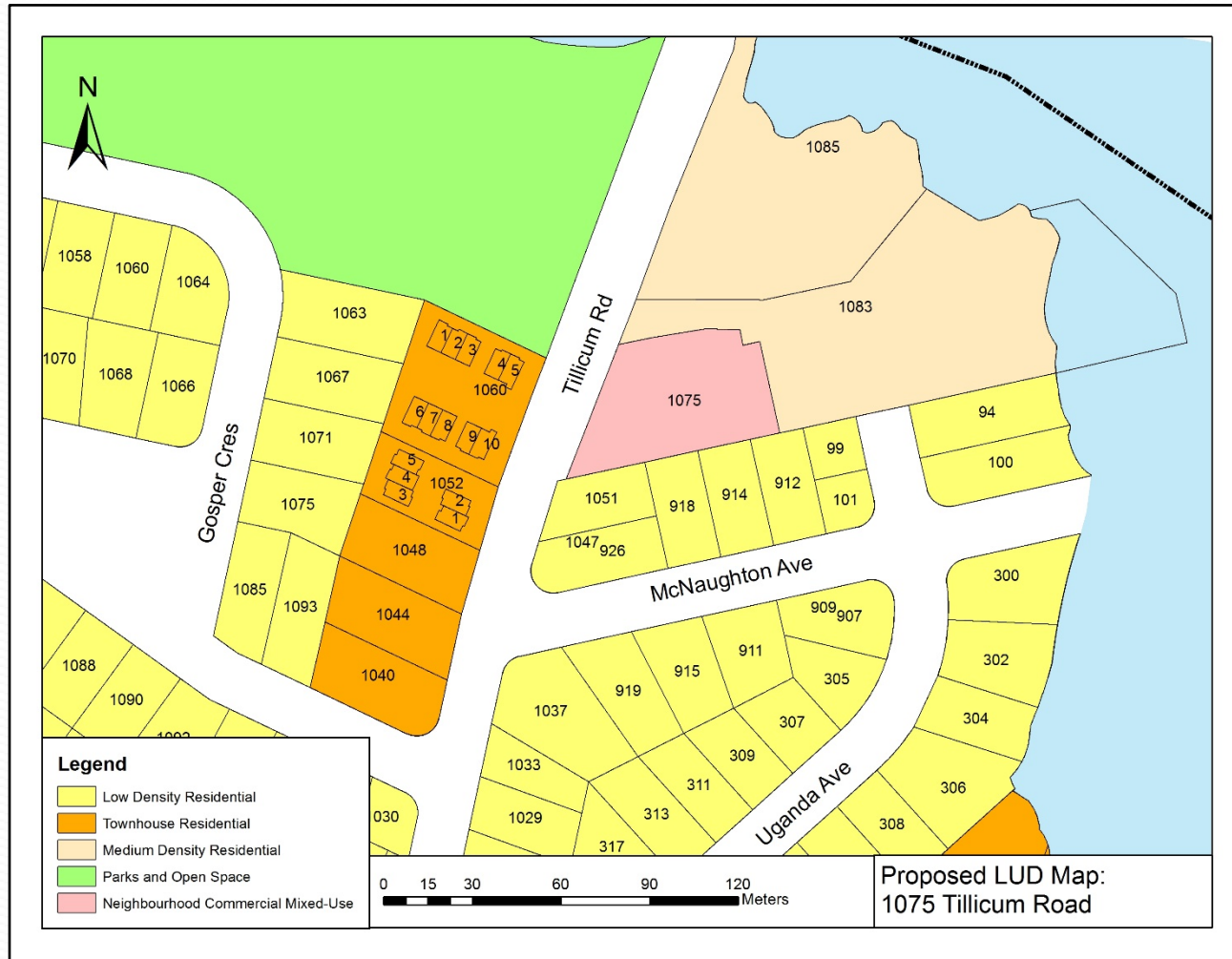
## Rezoning Application



# 1. Site Location



## 2. OCP Proposed Land Use Designation



### Proposed Land Use Designation

Neighbourhood Commercial  
Mixed-Use

### Proposed Height:

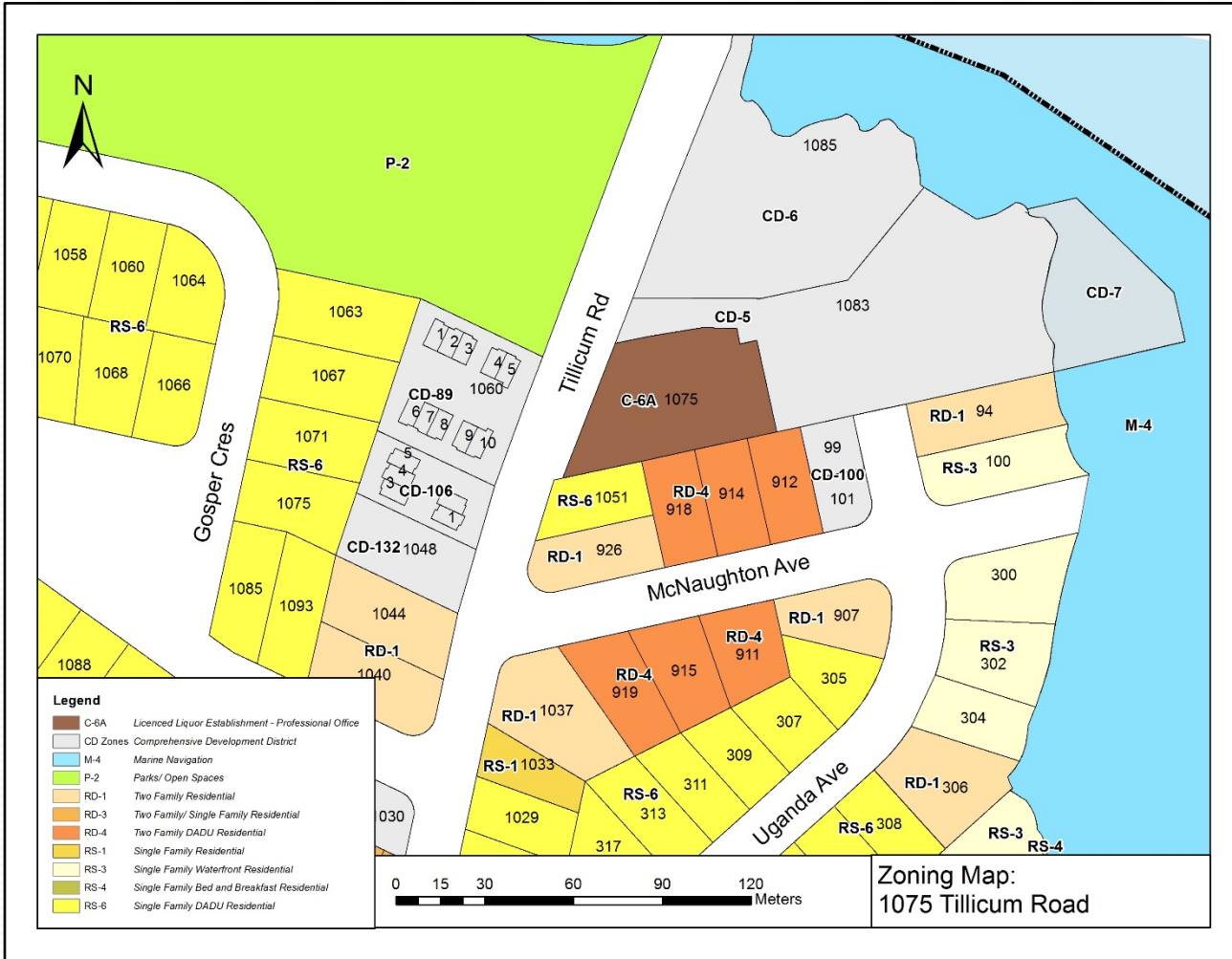
21.7 metres / 6 Storeys

### Proposed FAR:

2.39



### 3. Rezoning to CD No. 147



## Existing Zoning

**C-6A**

**Proposed Zoning:**

CD No. 147

## 4. Zoning Regulations - Density



- 99 residential units
- Commercial unit (minimum area of 160 m<sup>2</sup>)
- Floor Area Ratio of 2.39



# 5. Density Bonus Amenity

- Contribution towards active transportation improvements along Tillicum Road



1032

ACCESS ROAD

Suggest Street Tree Species:  
 - Zelkova serrata 'City Spire'  
 - Paraflo persica 'Verossa'  
 - Koeleria paniculata

TULLAHOMA ROAD

PMT

SEE L1.01  
DRAWING 3

AMENITY SPACE  
MAIN FLOOR

ROOF LINE

8.64

2 (1.8)

3

5

2

0 5 10m

## Parkade Lot Coverage: 82%



# 7. Zoning Regulations - Setbacks





## 8. Zoning Regulations - Height



21.7 metres  
6 Storeys

# 9. Zoning Regulations - Parking



- 89 parking spaces
  - Includes 5 visitor/commercial spaces
  - Includes 1 dedicated carshare space
  - 83 residential parking spaces for 99 residential units
- 100 bicycle parking