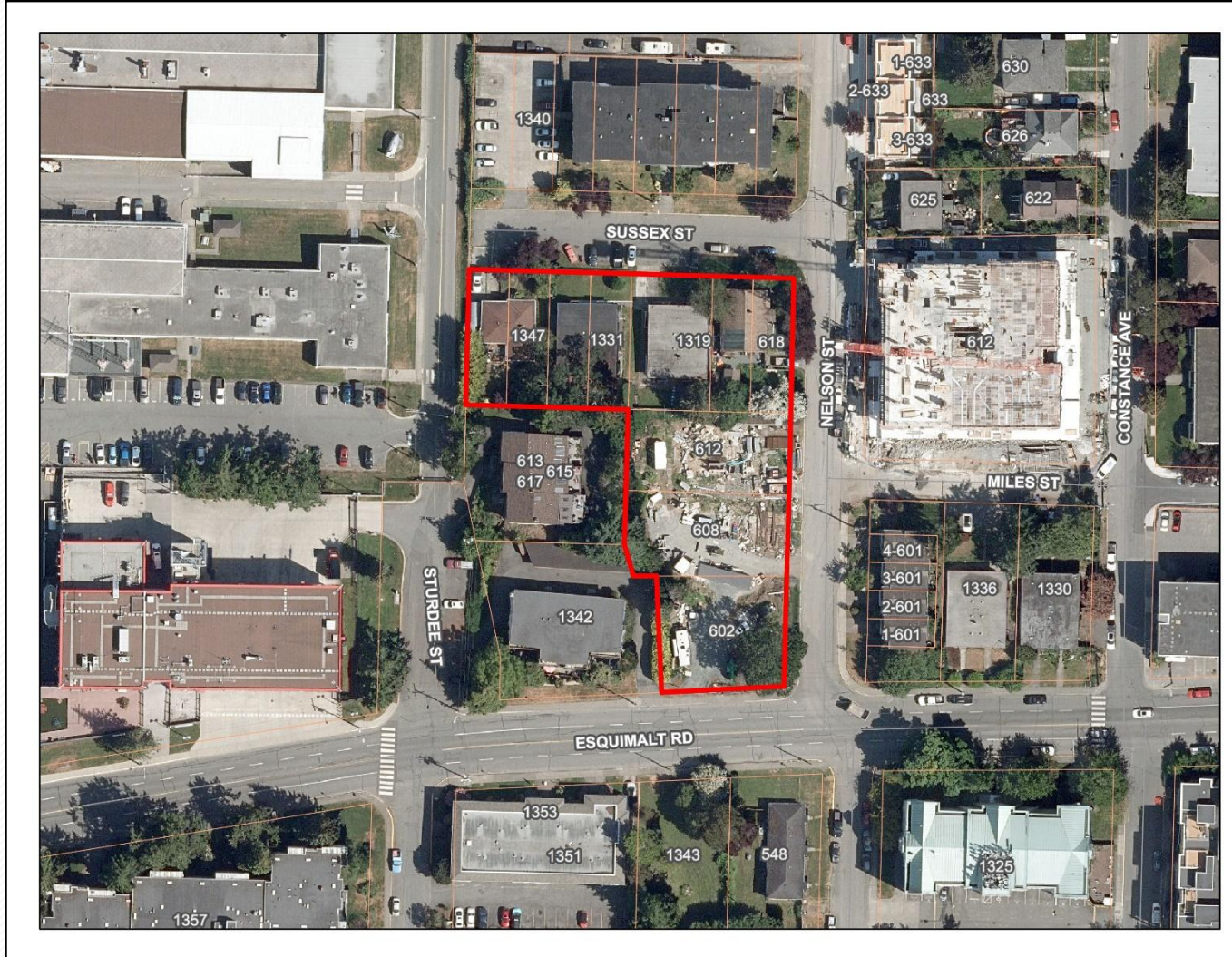


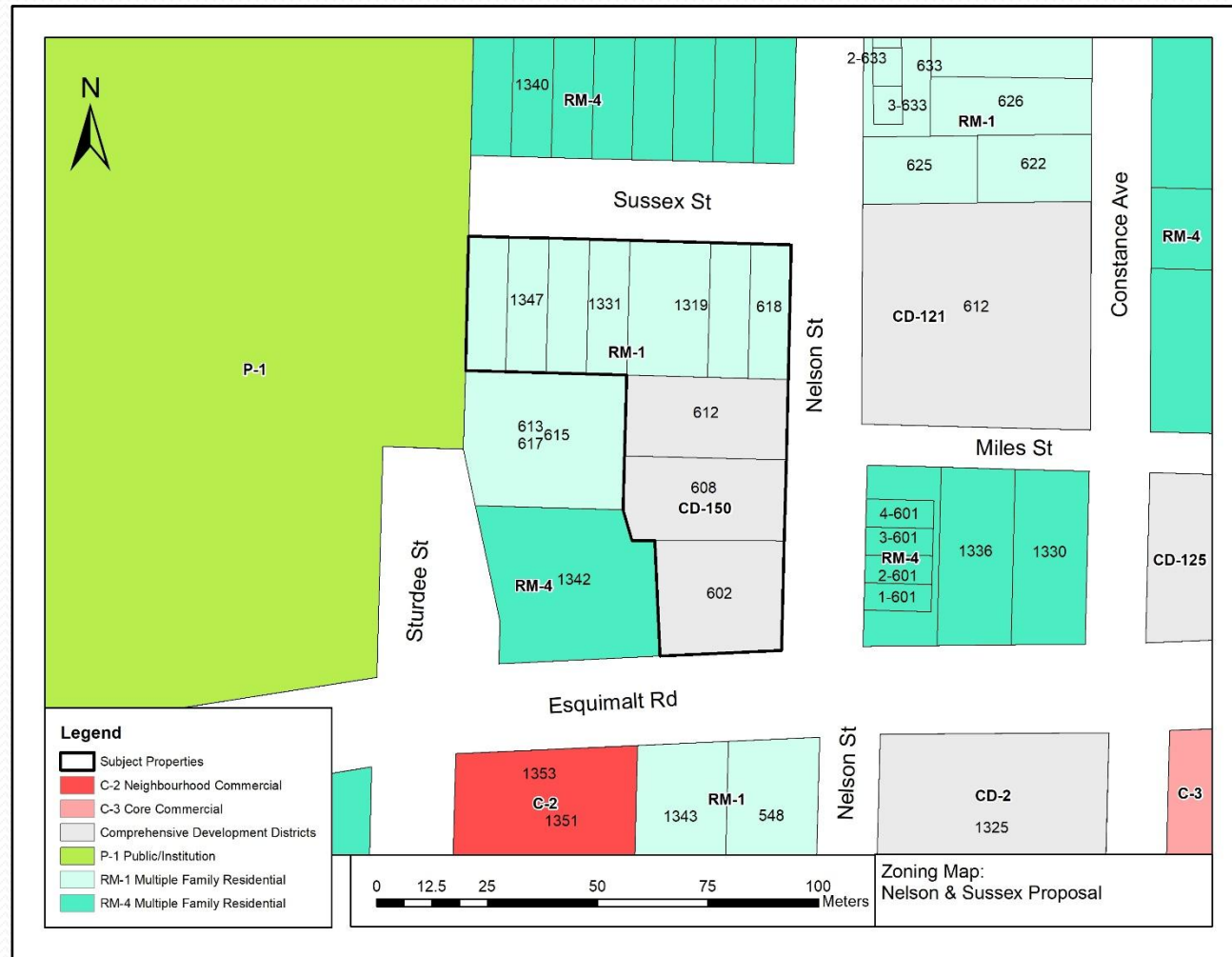
602, 608 612 & 618 Nelson Street
1319,1331 & 1347 Sussex Street

Development Permit Application

1. Site Location



2. Zoning



Zoning

CD No. 164

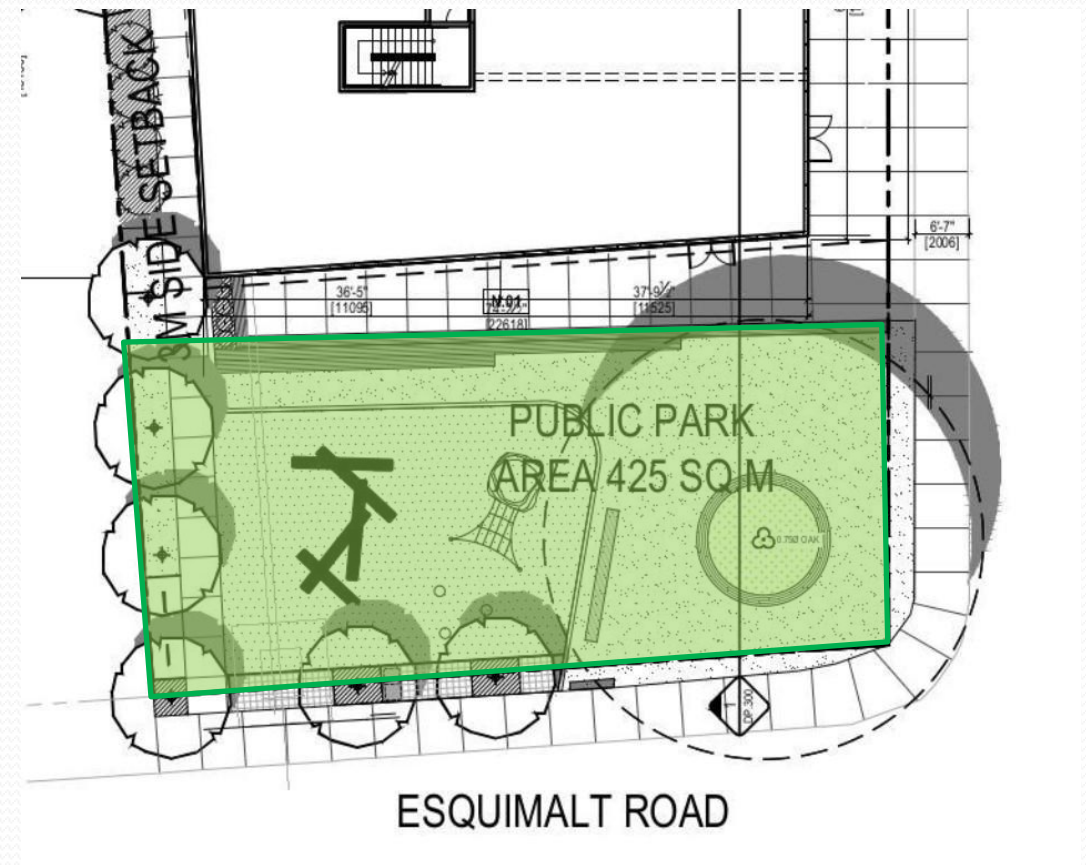
3. Zoning Regulations - Density



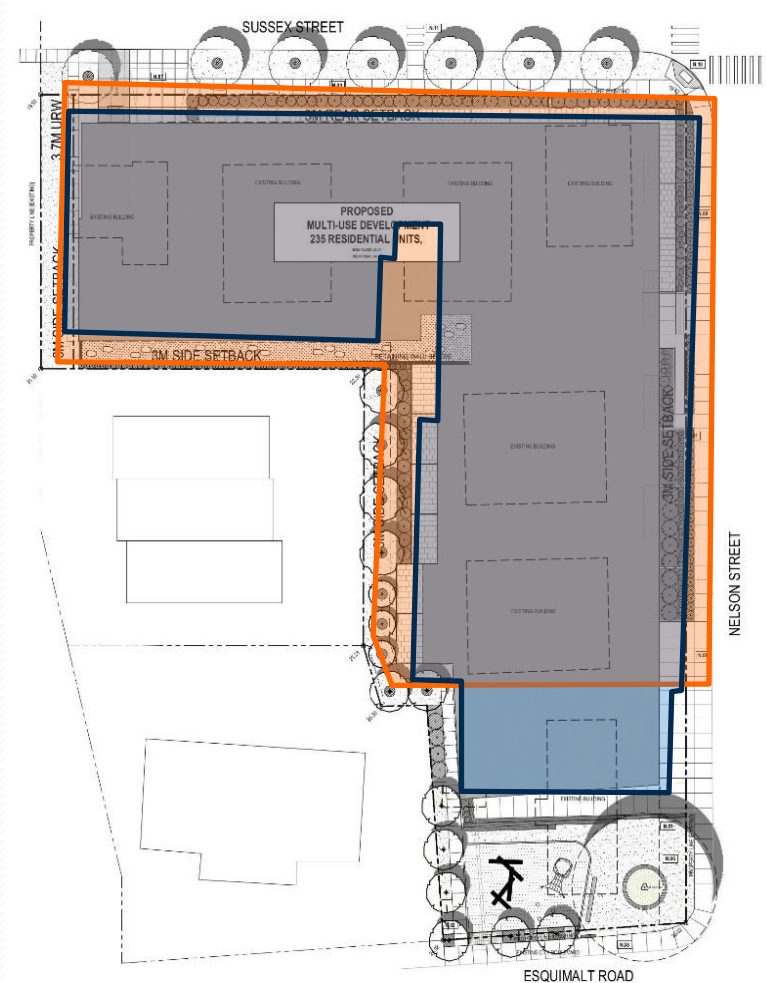
- 235 residential units
- (314 allowed)
- Commercial Area if 354 m² (Required area of 350 m²)
- Floor Area Ratio of 3.80
- (4.78 allowed)

4. Density Bonus – Park

- Park Dedication on the northwest corner of Esquimalt Road and Nelson Street
 - 425 m²



5. Zoning Regulations - Lot Coverage

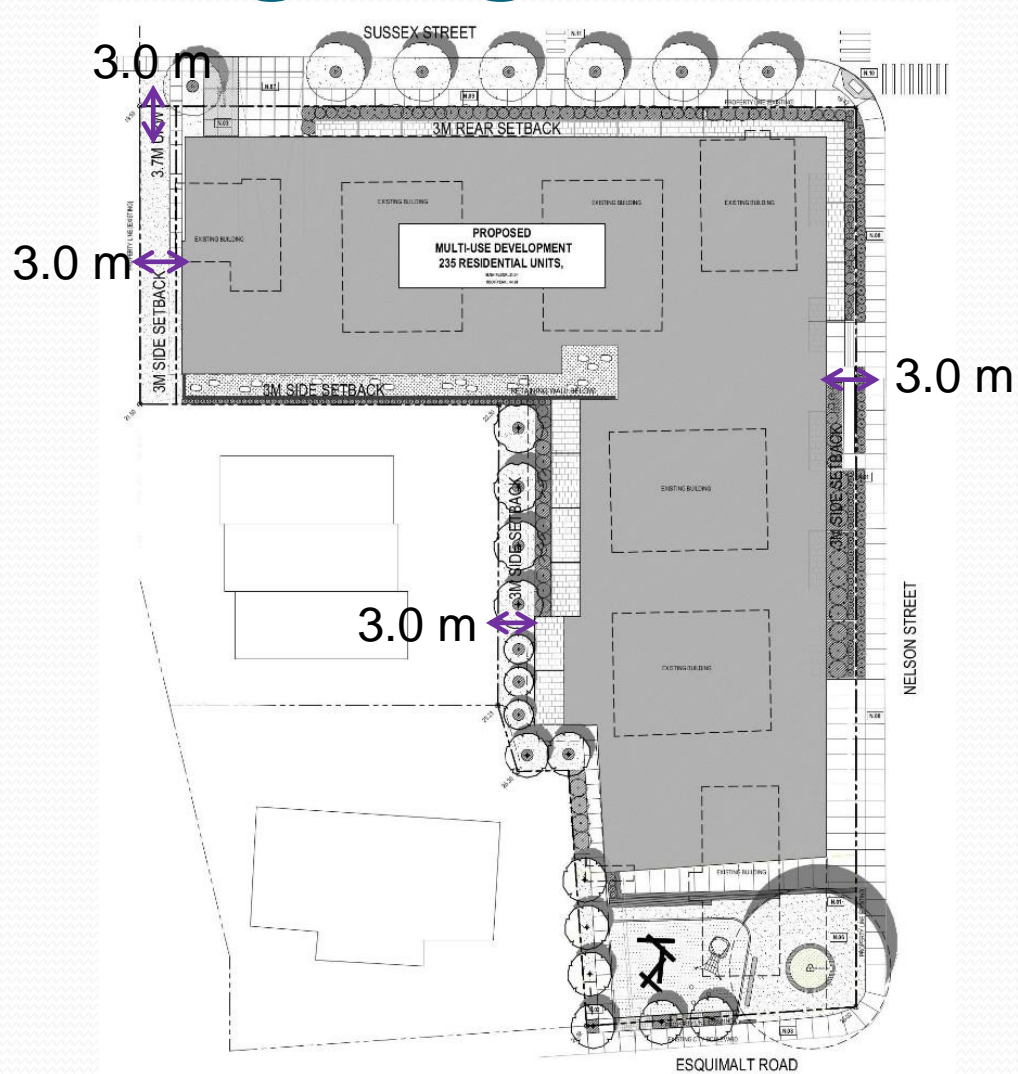


Lot Coverage: 74%

Parkade Lot Coverage: 88%

(Lot Coverage is based on the Parcel Area after Park Dedication)

6. Zoning Regulations - Setbacks



7. Zoning Regulations - Height

Previous:



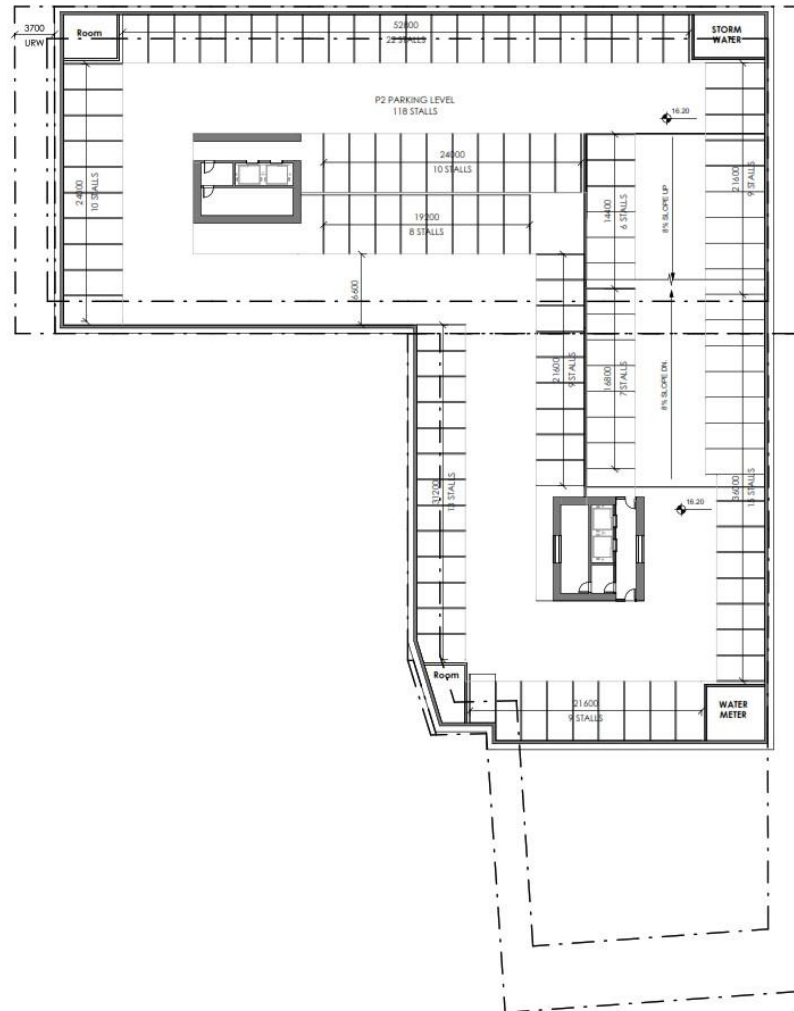
45 m
12 Storeys

Current:



22 metres
6 Storeys

8. Zoning Regulations - Parking



- 215 parking spaces
 - Includes 27 visitor spaces
 - Includes 14 commercial spaces
 - (202 required total spaces)
- 237 bicycle parking

9. Design Review Committee Comments

- Concerns with livability of units
- Desired a landscape plan for the rooftop amenity space
- Concerns with the selection of planting species
- Did not like the exterior treatment

Rendering of Proposal Considered by the Design Review Committee:



10. Amendments addressing the Design Review Committee Comments

- Reduction of residential units from 245 to 235 to allow for more livable units
- Reconfigured units to allow for additional windows
- Building façade has been broken up with additional articulation and material changes

Rendering of Amended Proposal:



11. Amendments addressing the Design Review Committee Comments

- Rooftop Amenity Area has been designed with plantings, a pergola, a barrel sauna, outdoor grilling area, and seating area
- Landscape plan has been updated with climate appropriate and pollinator supportive species such as Crimson King maple, English lavender, and Galaxy magnolia
- Soil depth information has been provided

