

**530, 534, & 538 West Bay Terrace
and 877 & 879 Dunsmuir Road**

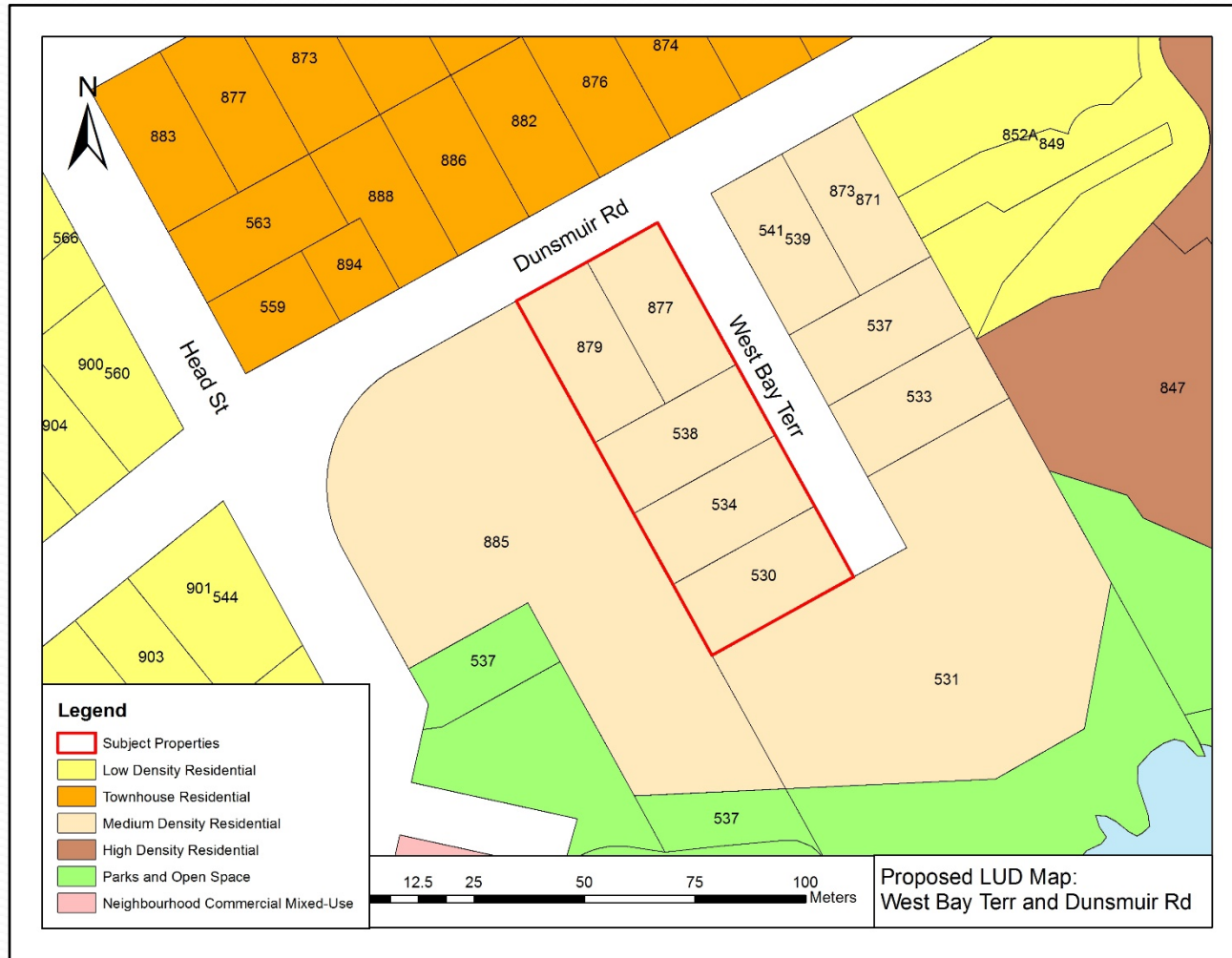
Rezoning Application



1. Site Location



2. OCP Proposed Land Use Designation



Proposed Land Use Designation

Medium Density Residential

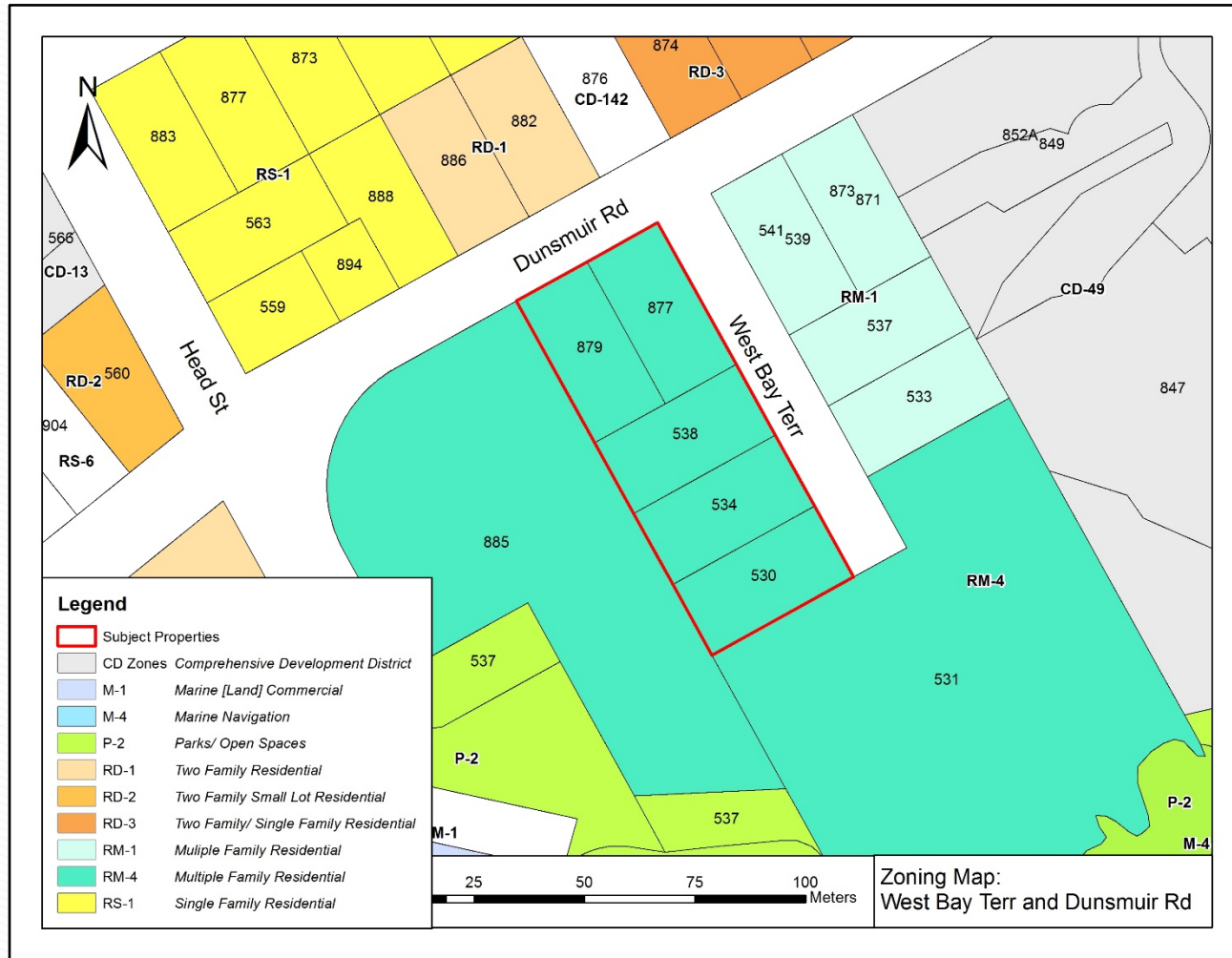
Proposed Height:

21 metres / 6 Storeys

Proposed FAR:

1.9

3. Rezoning to CD No. 144



Existing Zoning

RM-4

Proposed Zoning:

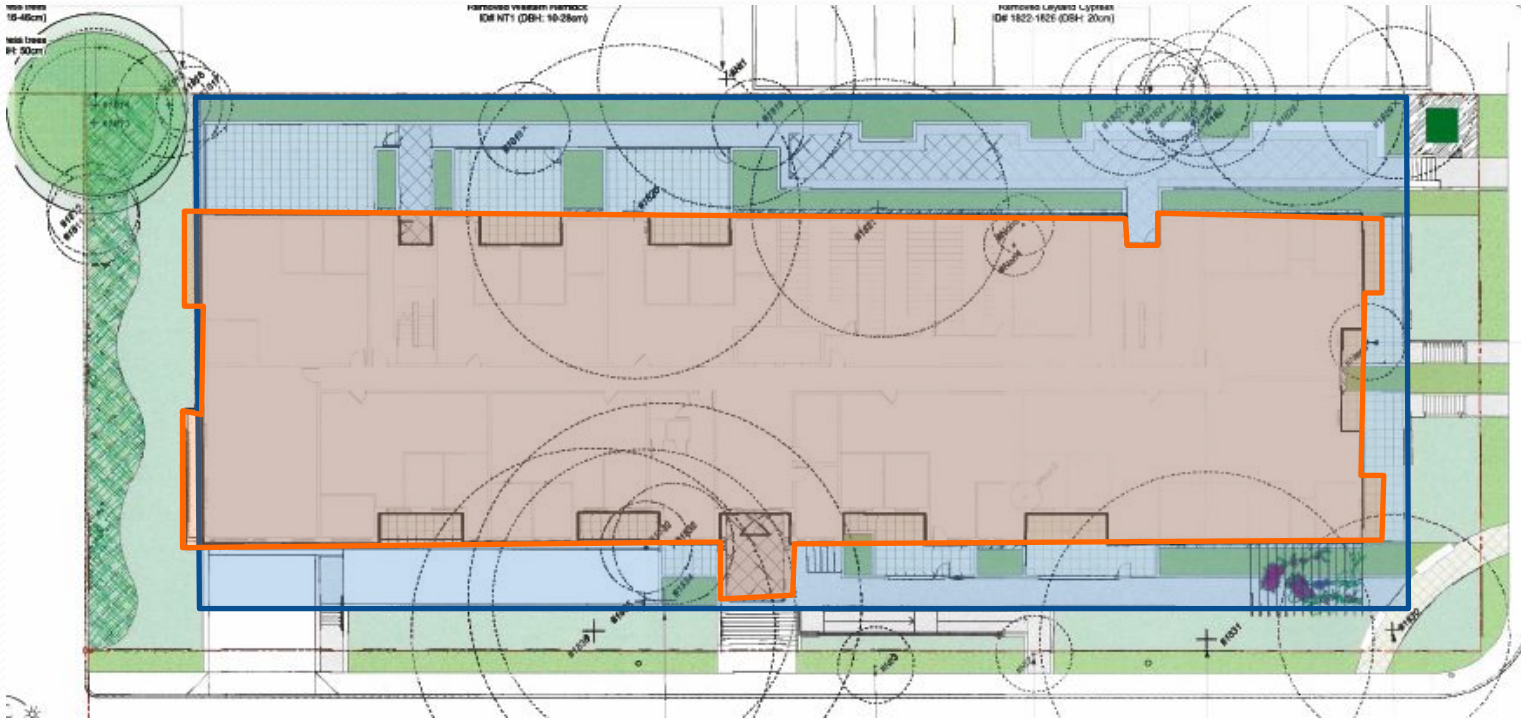
CD No. 144

4. Zoning Regulations - Density



- 105 residential apartments
- Floor Area Ratio of 1.9

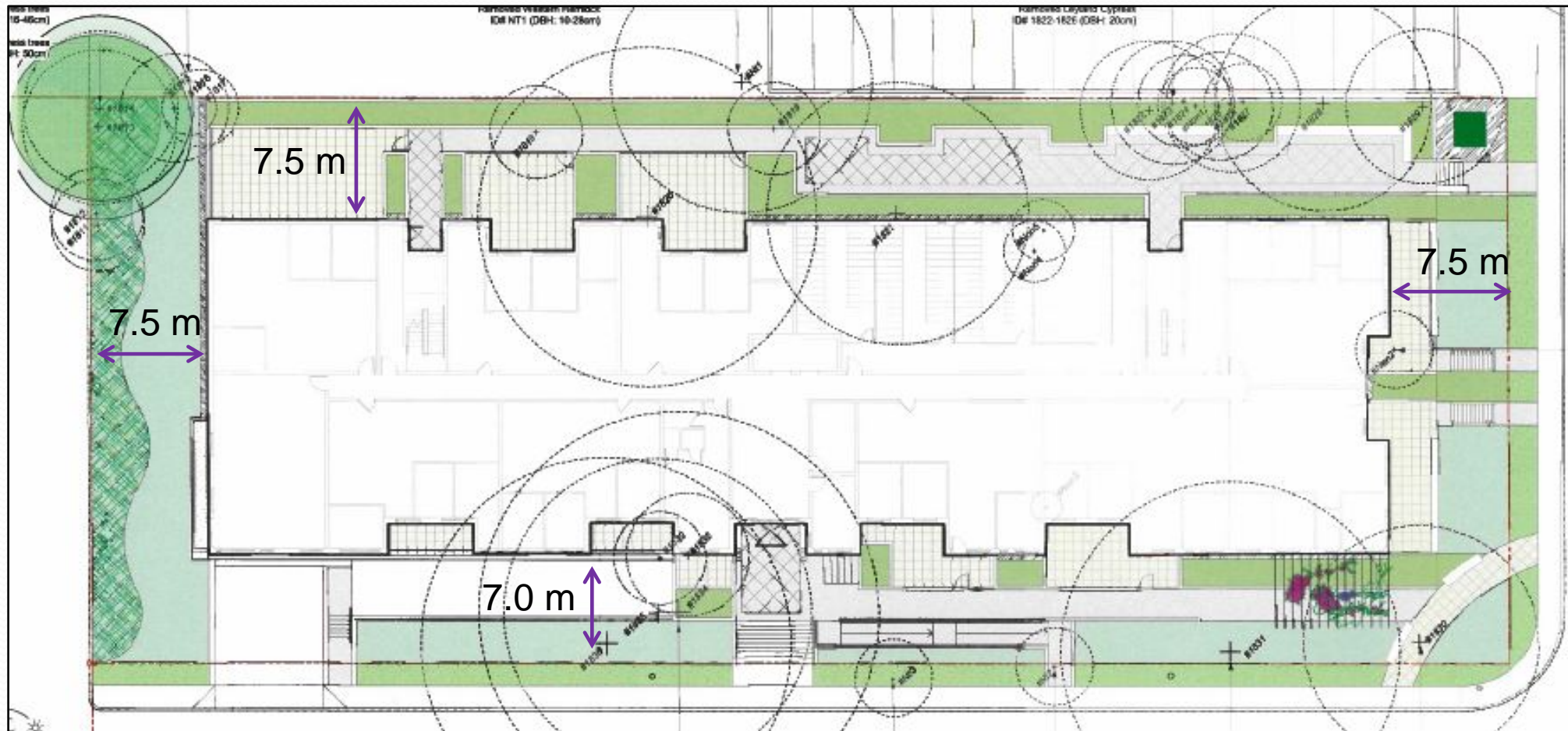
5. Zoning Regulations - Lot Coverage



Parkade Lot Coverage: 80%

Building Lot Coverage: 51%

6. Zoning Regulations - Setbacks

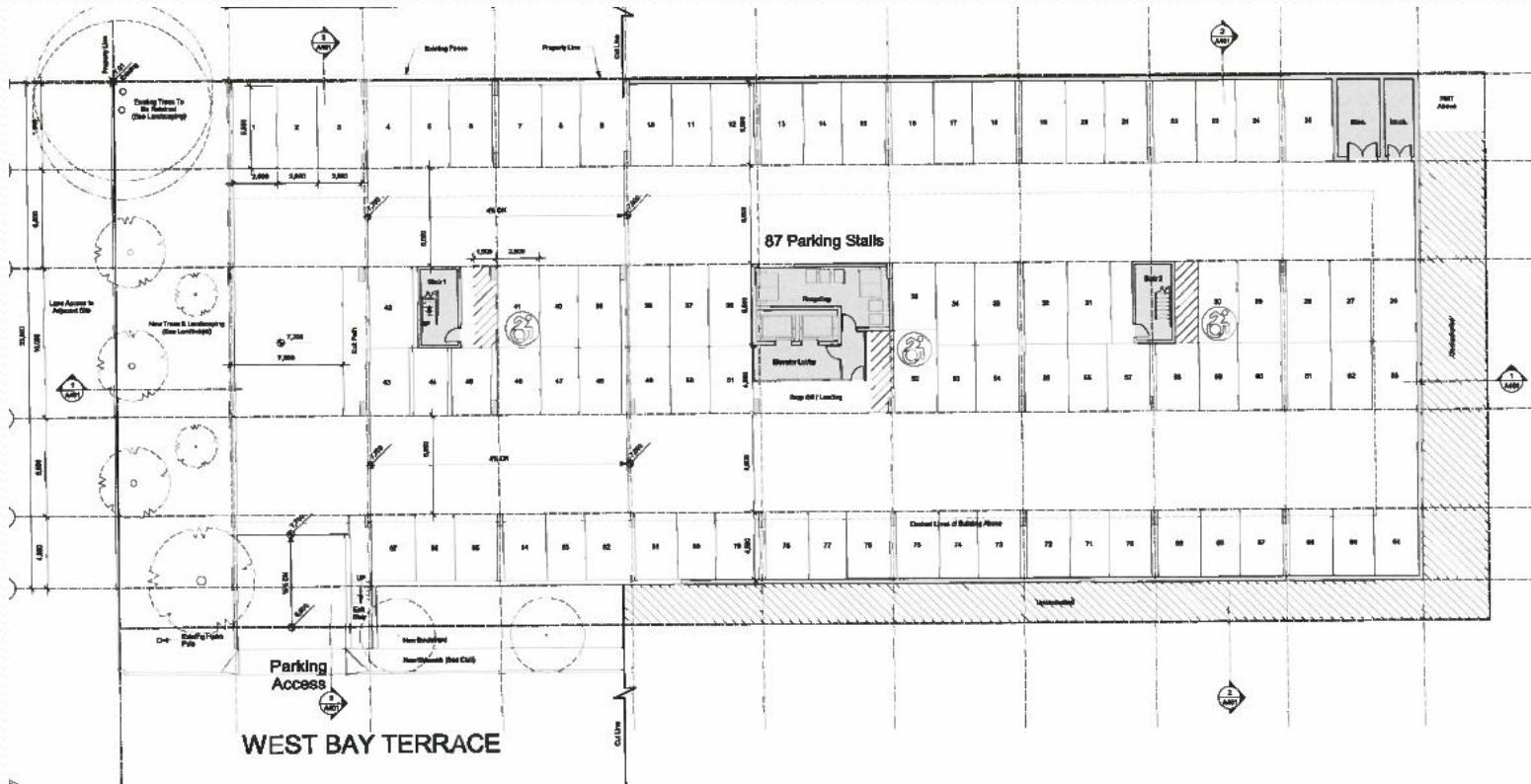


7. Zoning Regulations - Height



21 metres
6 Storeys

8. Zoning Regulations - Parking



- 87 parking spaces
 - Includes 7 visitor spaces
- 0.82 parking spaces per dwelling unit

9. Section 219 Covenant

- Lot consolidation
- Underground electric power lines for half of frontage on West Bay Terrace
- Twelve 3-bedroom dwelling units



10. Section 219 Covenant

- Modo Car Share for residents
- One-year bus pass for residents
- 30% of the cost of a new bicycle up to a maximum of \$500 for an electric bike and \$250 for a regular bicycle
- Internal Bicycle-share program

