

Attachment 2
Background Information

Summary of Related City Policies and Regulations

Official Community Plan

Land Use Designation

The subject site is designated (RM) Residential Multiple Unit Buildings, which allows for a mix of small to moderate sized multi-unit residential buildings. Principal building forms supported by this designation include townhouses, rowhouses, stacked townhouses, and low rises. Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five- or six-storey low-rise building be considered.

Development Permit Area

The subject site is located within the Multiple-Unit Residential Development Permit Area (DPA 1.4). The intent of this DPA is to integrate multi-unit housing forms into the city's single detached dwelling and ground oriented housing neighbourhoods. The proposal will be evaluated against the DPA 1.4 guidelines during the Development Permit stage following the rezoning application.

Zoning Bylaw

The subject properties are currently zoned Neighbourhood Single Detached Dwelling Districts (NR-2). The proposal would not be consistent with current zoning, and as such, a rezoning is required to rezone the property to a Comprehensive Development District (CD-111).

Transit Oriented Development Areas

The subject site is located within the 22nd Street SkyTrain Station Transit Oriented Development Area. As this site falls between 201 and 400 metres from the station (TOD Area Tier 2), the prescribed density and height allowances are 4.0 Floor Space Ratio (FSR) and 12 storeys, respectively. This development proposal is being considered within the City's [Interim Development Review Framework](#), which ensures that development applications are consistent with the [Provincial Policy Manual for Transit Oriented Areas](#).

Family Friendly Housing Policy

As per the City's Family-Friendly Housing Policy, the development would be required to provide a minimum of 25% two and three bedroom units, of which at least 5% of the overall number of units would need to contain three or more bedrooms. Preliminary designs show approximately 14% of the proposed units would include two bedrooms. Given the specific population to be served (youth and young mothers aging out of the foster care system), staff is supportive of not requiring the application to comply with this regulation.

Preliminary Project Statistics

	Permitted / Required	Proposed
Site Area (gross)	--	2,065 sq. m. (22,227 sq. ft.)
Site Frontage	--	30.7 m. (100.73 ft.)
Average Lot Depth	--	67.03 m. (219.91 ft.)
Floor Space Ratio	--	2.2
Building Height	--	6 storeys
Unit Mix and Family-Friendly Housing	Minimum 25% two and three bedroom units, of which 5% are three or more bedrooms	Studio: 51 (57%) 1 Bed: 26 (29%) 2 Bed: 13 (14%) 3 Bed: 0 (0%) Total: 90 units
Off-Street Parking		
Resident	0 spaces*	--
Visitor	0 spaces*	--
Total	0 spaces	25 spaces
Accessible	4 spaces	2 spaces (included as part of the 25 total spaces provided)
Off-Street Loading	1 space	1 space
Bicycle Parking		
Long-Term	135 spaces	113 spaces
Short-Term	9 spaces	6 spaces

* Per Transit Oriented Development Area legislation