

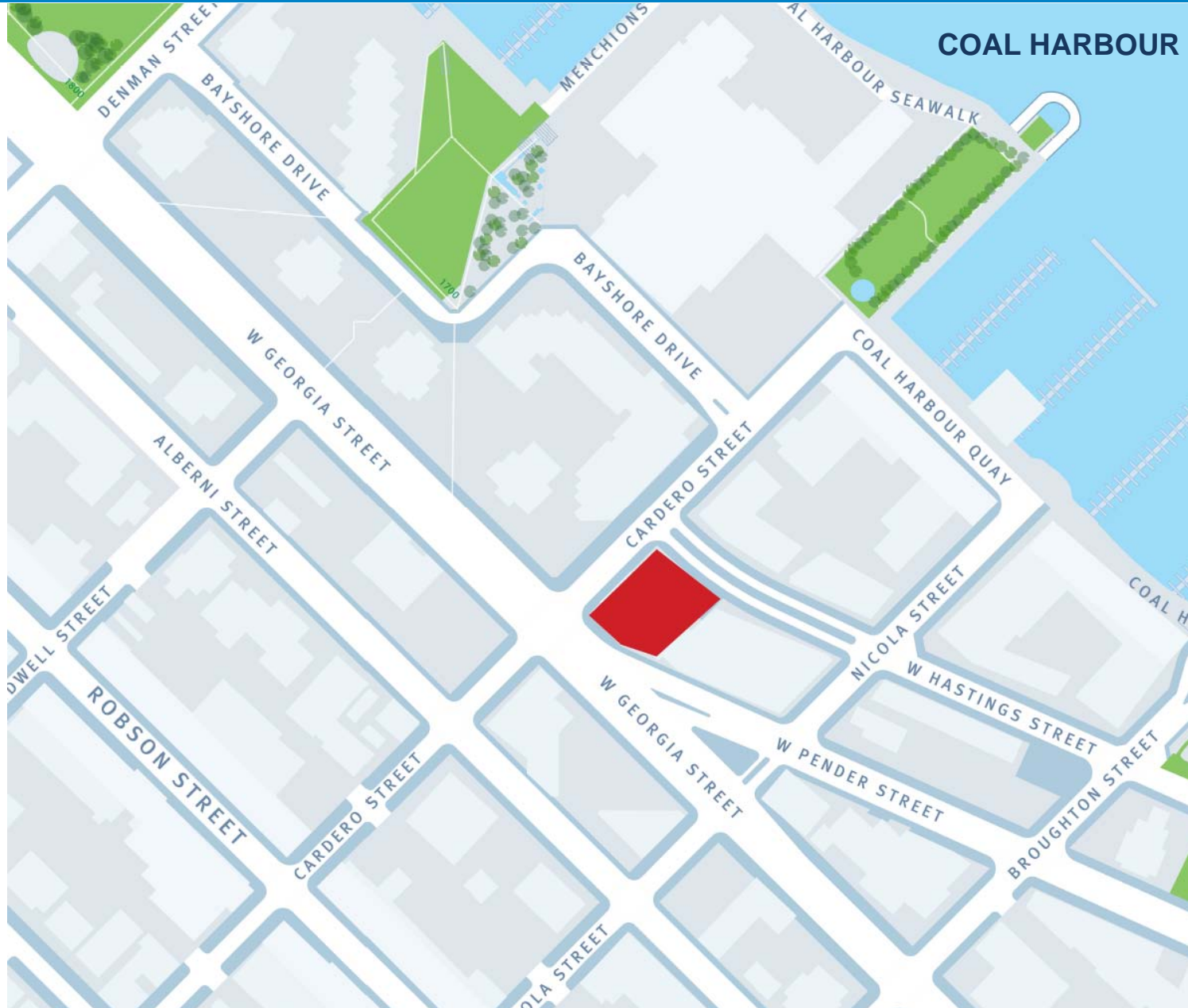


**CD-1 Text Amendment
Rezoning Application
620 Cardero Street**

**Public Hearing
June 13, 2017**



Site



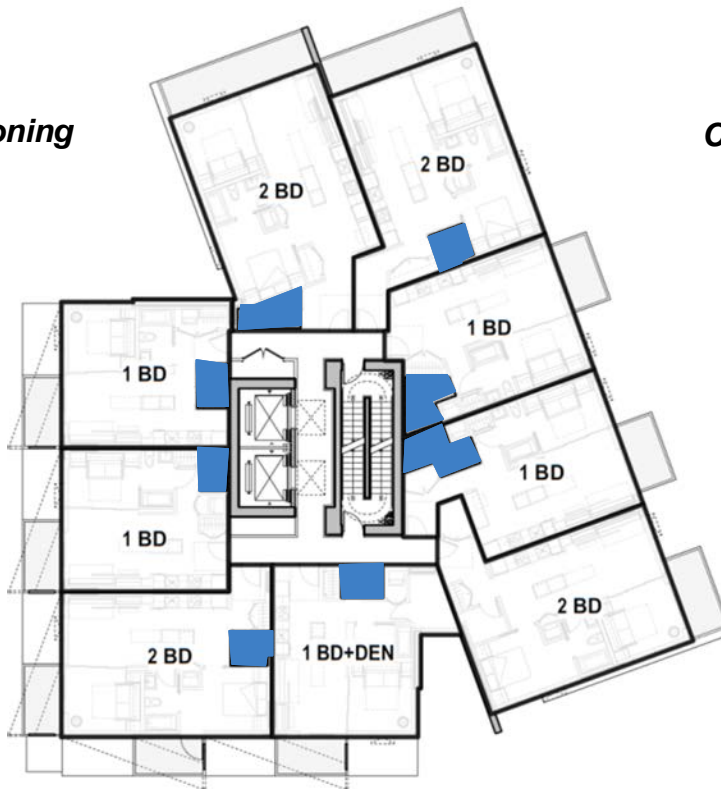
To increase the maximum overall and residential floor space ratio (FSR) for the proposed development

	Existing By-law	Current proposal	Amount Increase
Maximum Overall FSR	10.59	10.85	+ 0.26
Maximum Residential FSR	7.86	8.15	+ 0.29

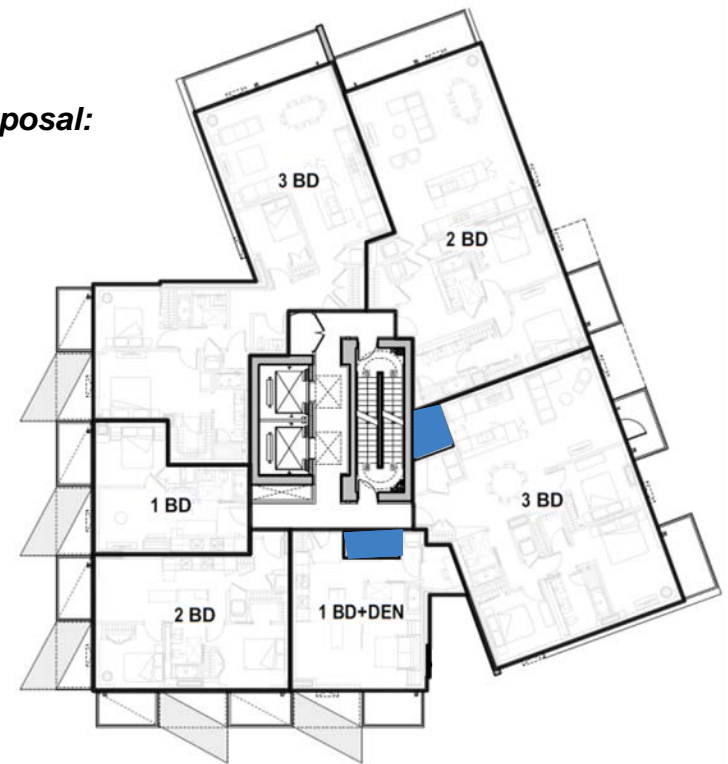
- There is no change to previously approved height or massing

Proposal

Original Rezoning Application:



Current Proposal:



■ Storage Space not counted in FSR

The increased FSR results from:

- Conversion of in-suite storage floor area to regular residential area after consolidation of units
- Other small revisions, including extension of ground-floor common area



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Comparison of unit types



	Approved at rezoning	Currently proposed
One-bedroom	93 units (53%)	37 units (31%)
Two-bedroom	75 units (43%)	41 units (35%)
Three or more bedrooms	7 units (4%)	40 units (34%)
Total units	175 units	118 units
Proportion of family units	47%	69%