

Comparison of 1401 Comox Street Development Application Proposals

Below is a summary of the three versions of the development proposal for 1401 Comox Street. Version #3 is the project to be considered by City Council at the Public Hearing to start on Monday, June 11, 2012.

1401 Comox Street – Rezoning and Development Permit Application
 Date Application Submitted: Architect: Henriquez Partners Property Owner/Developer: Westbank
 Site Area: 131 ft. x 132 ft. = 17,292 sq. ft. (39.93 m x 40.23m = 1606.4 m2)

	Current Zoning	Proposed Zoning #1 October 7, 2009	Proposed Zoning #2 March 22, 2010	Proposed Zoning #3 November 30, 2011	Changes Overall
Zoning District	RM-5 District (Multiple Residential)	CD-1 (Comprehensive Development) District	CD-1 (Comprehensive Development) District	CD-1 (Comprehensive Development) District	None
Land Uses	-Residential (no existing housing) -Church currently on the site	Residential	-Residential -Community Centre or Neighbourhood House	Residential	Community Centre & Neighbourhood house added in #2 and deleted in # 3.
Density	-1.50 Floor Space Ratio (FSR) -25,938 sq. ft. (2 409.6 m2) of total floor space	-7.5 FSR -129,690 sq. ft. (12 048.2 m2) of total floor space	-7.43 FSR - 128,494 sq. ft. (11 937.5 m2) total floor space - includes a 3,500 sq. ft. (325 m2) community space	-7.19 FSR -124,330 sq. ft. (11 472.28 m2) floor area	FSR increase from #1 (7.5 FSR) to # 3 (7.19). Only change from #2 - #3 is deletion of 3,500 ft. community space.
Setbacks	-East Broughton): 9.8 ft./3 m -West: 6.9 ft./2.1 m -North (Lane): 6.9 ft./2.1 m -South (Comox): 12 ft./3.7 m		- East (Broughton): 5.1 ft./1.55 m) -West: 6.9 ft./2.1 m) -North (Lane): 7.5 ft. (2.3 m) -South (Comox): 33 ft. (10 m) to rental building/ 14.4 ft. (4.4 m) to community centre	-East (Broughton): 21.65 ft./6.6m -West: 44.3 ft./13.5m -North (Lane): 7.02 ft. (2.14 m) -South (Comox): 23.6 ft. (7.2m)	The setbacks have been increased due to the elimination of the townhouses in #1 and the removal of the community space in #2.
Building Height	-Outright approval: 60 ft./18.3 m (6 stories) -Conditional approval: 190 ft./59.0 m (19 stories) +10% heritage	-216.5 ft./66 m to top of amenity parapet (22 stories) -2 storey freestanding townhouses	-216.5 ft./66 m to top of amenity parapet (22-stories) -2-storey freestanding townhouses -3 storey	-200 ft./60.9 m to top of parapet (22 stories)	Minimal change in height from #2 & #3 from (2.16.5 ft. – 200 ft.) Number of stories remains identical.

	density: 1.65s		community space adjacent to townhouses		
Housing Units	None exist on the site	-193 units (400 to 1050 sq. ft.) -13 x 3 bedroom -60 x 2 bedroom -80 x 1 bedroom -40 x studio -All units would be rental for the life of the building	-192 units (400-1050 sq. ft.) -12 x 3 bedroom -60 x 2 bedroom -80 x 1 bedroom -40 x studio -All units would be rental for the life of the building -6 housing units proposed for inclusion in SAFER (Shelter Assistance for Elderly Renters) Program for 5 years	-186 units (400 – 1,267 sq. ft.) -6 x 3 bedroom -60 x 2 bedroom -80 x 1 bedroom -40 x studio -All rental for the life of the building -6 housing units proposed for inclusion in SAFER (Shelter Assistance for Elderly Renters) Program for 5 years	In #3 the number of units have been reduced by 6, all of which are 3 bedroom units that would have been oriented to families. Potential SAFER units are only for 5 years.
Parking & Loading	-Must be provided according to the Parking By-law -82 cars would be required for this development	-81 parking spaces proposed in underground -Includes 2 car-share vehicles & stalls -1 Class B (medium-size) loading spaces	81 parking spaces -Includes 2 car-share vehicles & stalls (Note: each shared vehicle parking space = 5 parking spaces to satisfy parking requirements)	-79 parking spaces -includes 2 car-share vehicles & stalls (Note: each shared vehicle parking space = 5 parking spaces to satisfy parking requirements) -No parking relaxations requested	The number of parking space have been reduced by 2.