



**Dear Mayor and Council,**

This proposal represents a carefully balanced, OCP-aligned redevelopment of a small James Bay infill lot. Our five-storey, 17-unit secured-rental building is modest in form yet transformative in impact—delivering four three-bedroom homes (approximately 23.5 percent of total units) alongside a mix of larger one-bedroom and two-bedroom suites designed for families. Two units (202 and 301) will participate in the City’s RTE Program, offered at approximately 95 percent of CMHC’s 30 percent-of-median-income rent benchmark, with both units rented at roughly \$1,275 per month. This represents a meaningful affordability outcome and demonstrates what is possible when policy intent is fully realized.

An often-overlooked benefit of low- to no-parking rental buildings is their significant environmental and construction efficiency. By eliminating underground parking, this project reduces concrete usage by approximately 75 percent, limits excavation to roughly 20 percent of a conventional development, and shortens construction timelines to 12–16 months rather than 2–3 years. This is what efficient, climate-responsible, and affordable urban housing looks like in practice. These outcomes are made possible by recent SES code changes and the updated OCP, applied to an underutilized urban lot.

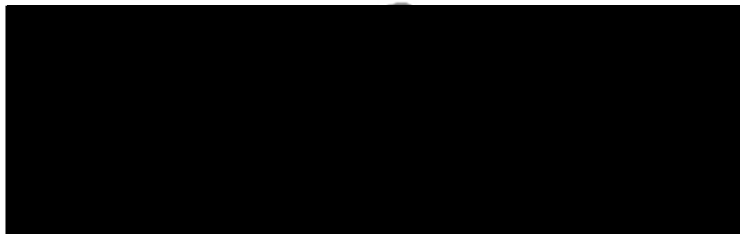
It is important to note that a four-storey, 1.6 FSR market condominium, or alternatively a four-storey, 2.6 FSR rental building, would likely have met staff’s standard interpretations of the zoning bylaw and received administrative support. However, those forms would have either contributed no rental housing or resulted in a building largely composed of bachelor or micro one-bedroom units, offering limited long-term community benefit.





By contrast, the present design modestly exceeds that form to deliver meaningful, livable family-oriented rental housing, while remaining well below the 2.6 FSR (2.75 FSR with the 15 percent three-bedroom unit allowance) envisioned for secured-rental projects. This proposal reflects precisely the type of development envisioned by the OCP 2050—gentle density, housing diversity, and affordability delivered on constrained urban lots. We appreciate Council and staff’s continued engagement on this complex but important file and respectfully request your support for the current application.

Sincerely,



Michael Jones  
President, OEZA Developments Ltd.

