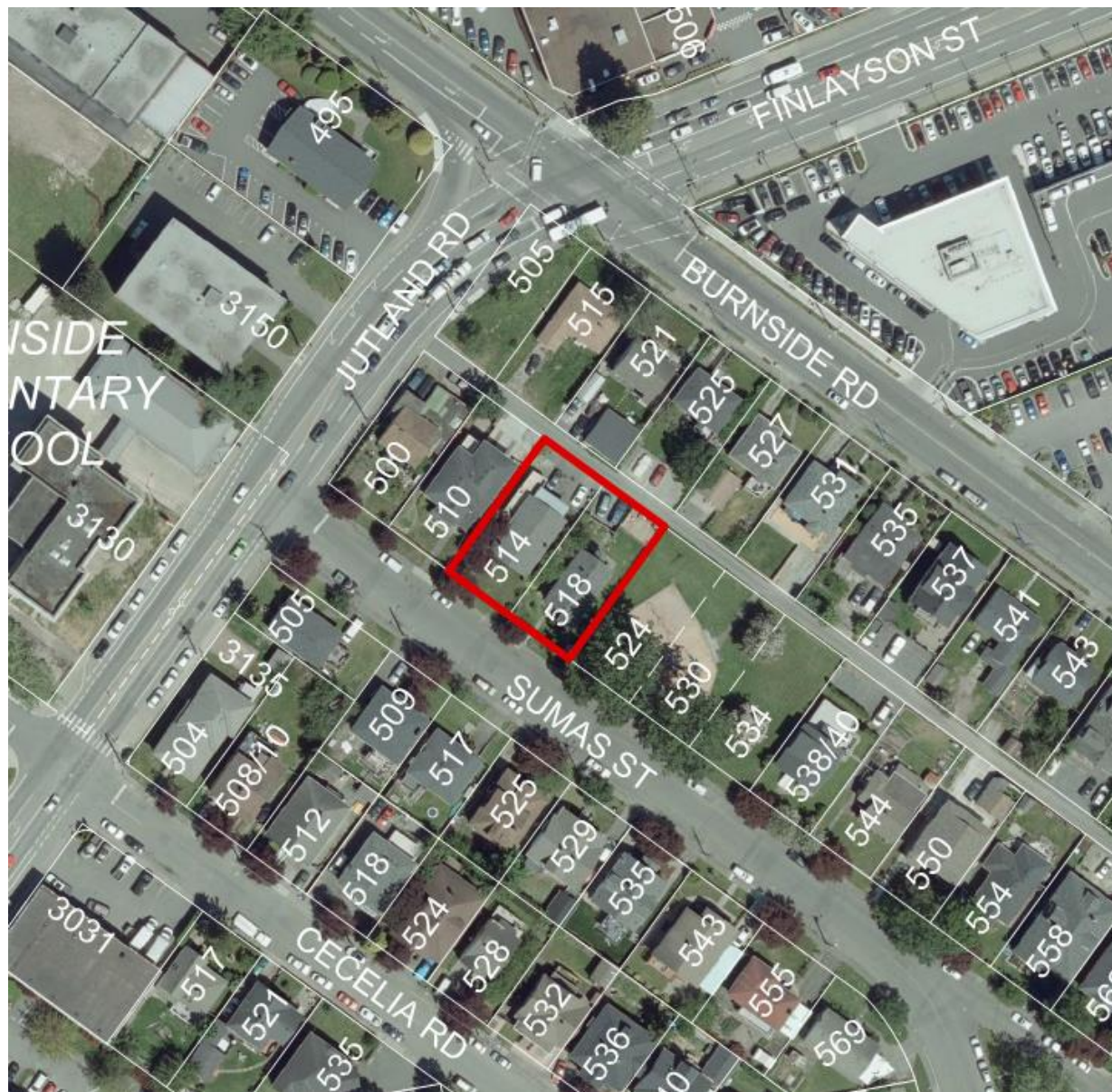

Rezoning Application for 514 and 518 Sumas Street





Subject Property – 514 Sumas Ave



Subject Property – 518 Sumas Ave



Single-family dwellings to the west



Sumas Park to the east

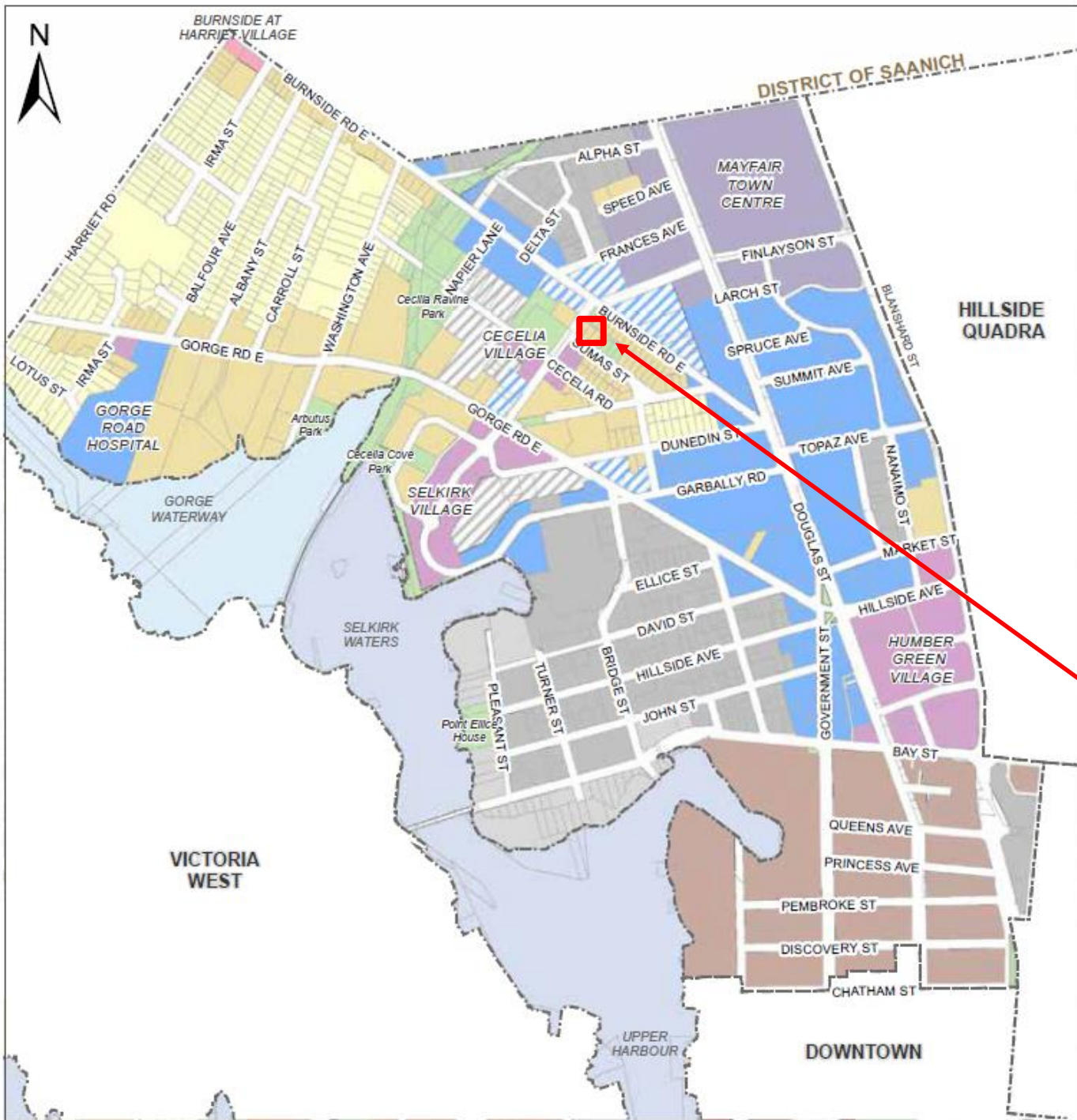


Single-family dwellings to the south



MAP 19

Burnside Neighbourhood



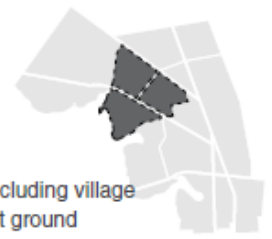
Urban Place Designations*

- Core Employment
- Industrial Employment
- Employment-Residential
- Industrial Employment-Residential
- Marine Industrial
- General Employment
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential**
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Working Harbour
- Marine











*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

Selkirk and Cecelia Village

Land Use Policies

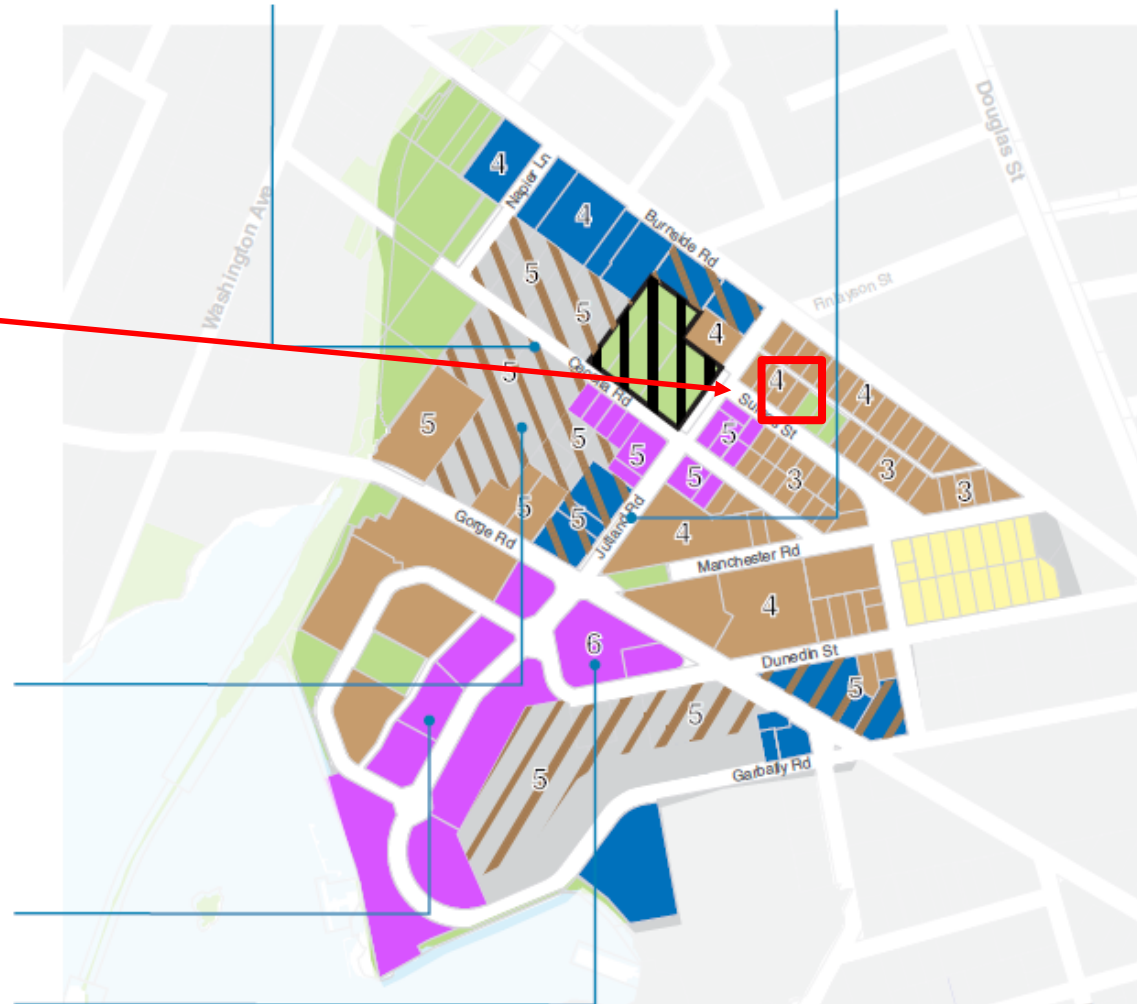


Legend

-  Industrial Employment
-  Industrial Employment with limited residential
-  General Employment
-  General Employment with limited residential
-  Traditional Residential
-  Urban Residential
-  Large Urban Village
-  Park/Open Space
-  Special Planning Area
-  Anticipated Building Height (storeys)

Along Cecelia Road, uses which activate the street such as cafes, food services, personal services and retail uses may be located within industrial flex spaces (see 13.1.4)

Light industrial or commercial uses, including village commercial uses, should be located at ground level along Jutland Road in areas designated for Employment with Limited Residential (see 13.1.1.c.)

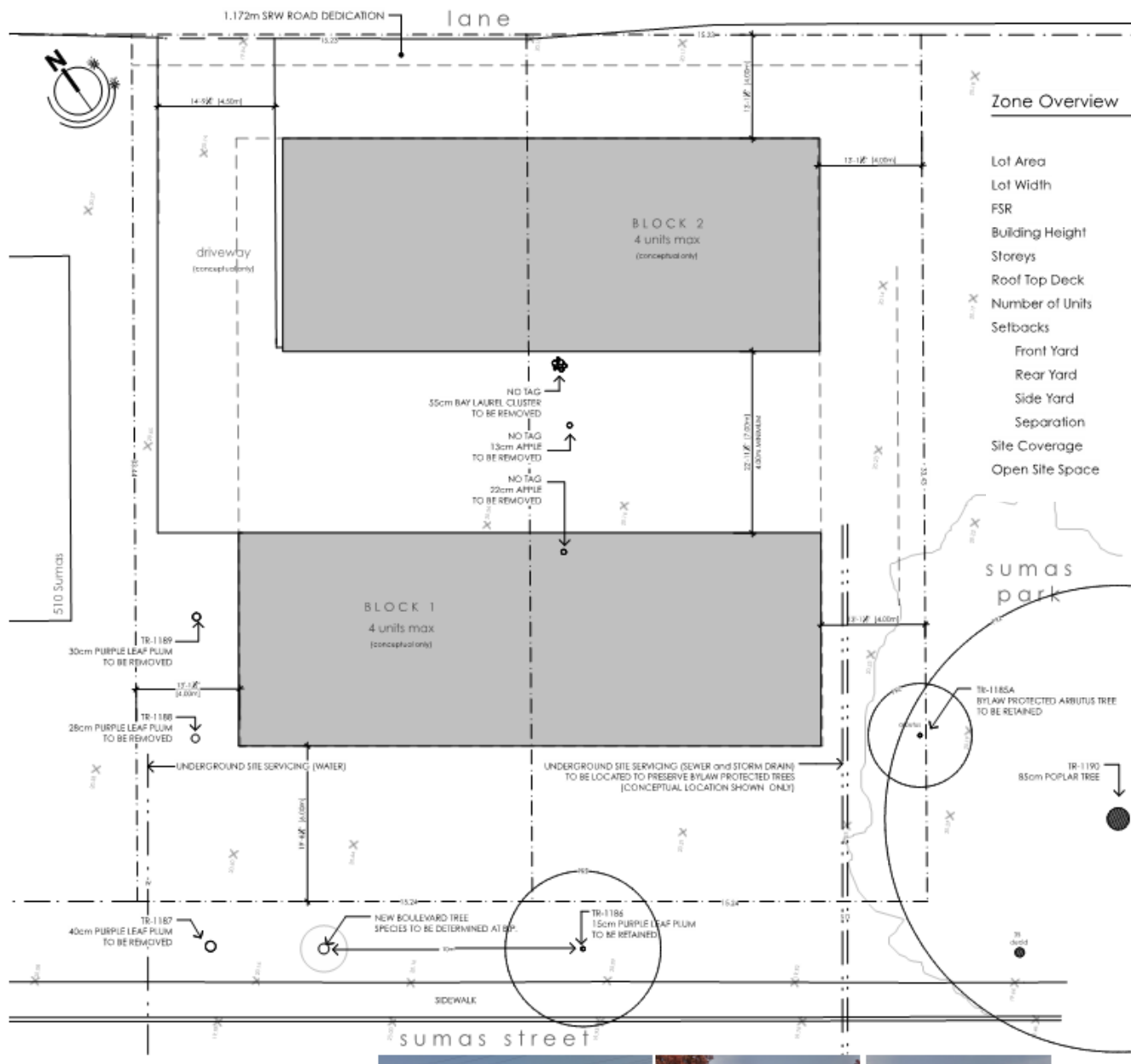


13.1.6 With any future redevelopment of the GVSD works yard, a mix of light industrial employment and residential uses, with connectivity established throughout the site, and an urban village frontage on Cecelia Road opposite the Burnside School site, would be supported.

Live-work uses or home occupations would be supported in the townhomes fronting on Jutland Road

For mixed use projects which are primarily residential on this site, more than six storeys may be supported with a building height generally consistent with the existing building across Jutland Road.

Map 11: Future Land Use Map for Selkirk and Cecelia Village sub-area



Zone Overview

RT-1 ZONE	
Lot Area	920m ² minimum, 1018m ² Proposed
Lot Width	20m minimum, 30.48m Proposed
FSR	1/1 maximum
Building Height	10.5m maximum
Stores	3 maximum
Roof Top Deck	Not Permitted
Number of Units	4 / Building maximum
Setbacks	
Front Yard	6.00m minimum
Rear Yard	4.00m minimum
Side Yard	4.00m minimum
Separation	4.00m minimum
Site Coverage	50% maximum
Open Site Space	30% minimum

Site Plan