



Committee of the Whole Report
For the Meeting of October 24, 2024

To: Committee of the Whole **Date:** October 10, 2024

From: Karen Hoese, Director, Planning and Development

Subject: **Rezoning Application No. 00874 and Development Permit with Variances Application No. 00272 for 837 Broughton Street**

Data Table

The following data table compares the proposal with the existing CHP-OB Zone, Cathedral Hill Precinct Office Building District, as well as relevant policy from the OCP and Local Area Plans. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	Zone Standard	OCP Policy	DCAP/ Fairfield NP Policy
Site area (m ²) – minimum	671.00	N/A	-	-
Density (Floor Space Ratio) – maximum	4.11:1*	2:1	3:1 base 5.5:1 max.	2:1 base 5:1 max.
Total floor area (m ²) – maximum	2696.00*	1342	-	-
Height (m) – maximum	23.22	30.00	-	-
Storeys – maximum	7	N/A	-	-
Setbacks (m) – minimum				
Front (Broughton Street)	0.99*	3.50	-	0.5 - 1.5

Zoning Criteria	Proposal	Zone Standard	OCP Policy	DCAP/ Fairfield NP Policy
Rear (S)	7.00	Nil	-	8 (L2 – 6)
Side (E)	0.08	Nil	-	-
Side (W)	0.10	Nil	-	-
Vehicle parking – minimum	0*	25	-	-
Visitor vehicle parking - minimum	0	4	-	-
Accessible (included in total stalls) – van residential	0	1	-	-
Bicycle parking stalls – minimum				
Short-term	6	6	-	-
Long-term	58	50	-	-