

## Supporting Rationale

Oct. 21, 2019

### 300 Strayhorse Road, Apex Rezoning

The property is a strata-titled multi-unit residential building at Apex Mountain. The current rezoning application has been triggered by the maximum density permitted under the current zoning:

Zoning Bylaw 2457, 2008  
Zoning: RMU

12.2.5 Maximum Density  
a) 55 dwelling units / hectare (Multi-Unit Residential)

Lot Area: 0.44 ha  
 $(0.44 \text{ ha}) \times (55 \text{ units / hectare}) = \mathbf{24 \text{ units permitted}}$

The applicant owns two strata title lots within the building, which have historically been used as commercial spaces. However, they were never successful for this purpose, and have been vacant for several years. Therefore, the applicant would like to convert these units from commercial to residential use. Proposed plans have been provided with this package.

The building was originally developed as a hotel, and over time converted to multi-unit residential. In this process, the original 47 hotel rooms have become 47 residential units. Therefore, the building is no longer in compliance with the Maximum Density permitted by the bylaw. The 2 new proposed units would take the total number of units to 49. **A site specific rezoning is requested which would permit 49 units on this parcel.** This would not increase the size of the building, it is simply acknowledging an existing condition.

Parking for this building has always been provided through a sub-lease with Apex Mountain Resort, which provides for 86 parking spaces in the common lot. An unintended (but welcome) consequence of this rezoning is that it will bring the building into compliance with the parking requirements, which stipulate 1.75 stalls per unit.

$(49 \text{ units}) \times (1.75 \text{ stalls/unit}) = 86 \text{ stalls}$



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