

APPLICATION FACT SHEET

Applicant:	Pooni Group on behalf of the owner, Edgar Development 6700-20-205
Application No. and Type	Official Community Plan Amendment and Rezoning from Multi-unit Flex Residential (RM3) to a new Comprehensive Development Zone 83 (CD 83).
Project Description:	A multi-family residential project comprising 1,861 units in 18 buildings ranging in height from six to 12 storeys with 2,861m ² (30,800ft ²) of community amenity and local retail space over underground parking.
Existing OCP Designation:	Multi-Family Residential.
Development Permit Areas:	Development Permit Area 1: Neighbourhood Residential. Development Permit Area 4: Environmentally Sensitive Areas.
Community Information Meeting:	September 23 and 24, 2020. Held electronically.
Community Planning Advisory Committee Meeting:	March 3, 2020

Proposed Development Statistics:

Number of residential units	1,861, including 325 below-market rental and 132 market rental units
Density	Density: 175,035m ² (1,884,057ft ²) of residential, local commercial and child care floor area. Floor Area Ratio = 1.78 times the lot area
Total Parking	2,477 Spaces
Bicycle Parking	3,231 long and short term resident and commercial spaces
Setbacks	A minimum of 3m (10ft) from exterior property lines. Setbacks will be determined in conjunction with the review

	of individual development permit applications.
<p>Unit numbers by tenure and type (% figures relate to the number of units by tenure)</p> <ul style="list-style-type: none"> ○ strata units (1404 total units) ○ market rental units (132 total units) ○ below-market rental units (325 total units) 	<ul style="list-style-type: none"> ○ studios – 0 (0%) ○ 1 bedroom – 295 (21%) ○ 2 bedroom – 884 (63%) ○ 3 bedroom – 0 (0%) ○ townhouses – 225 (16%) ○ studios – 0 (0%) ○ 1 bedroom – 66 (50%) ○ 2 bedroom – 57 (43%) ○ 3 bedroom – 9 (7%) ○ studios – 65 (20%) ○ 1 bedroom – 65 (20%) ○ 2 bedroom – 58 (18%) ○ 3 bedroom – 65 (20%) ○ townhouses – 72 (22%)
Neighbourhood Context	<ul style="list-style-type: none"> ○ West: developed single-family properties, zoned RS1; ○ East: developed multi-family (RM3) properties on Chateau Place, Highview Place and Evergreen Drive; ○ South: a developed multi-family property zoned RM3/P1 and a City-owned parcel zoned Civic Institutional (P1); and ○ North: developed multi-family properties (RM3) and the Seaview Elementary School site (P1).