

Project Fact Sheet

Applicant:	Mosaic Ave Developments
Application Type:	Rezoning
Project Description:	A mixed-use project consisting of 215 residential units in three buildings above a minimum of 1,274.0m ² (13,713ft ²) of light industrial space and 1,435m ² (15,450ft ²) of commercial space for a total of 2,709m ² (29,160ft ²)
Development Permit Area:	Development Permit Area 2: Moody Centre Development Permit Area 5: Hazardous Lands
Application Number:	6700-20-204 3060-20-146
Addresses:	3015, 3033, and 3093 Murray Street
Existing Zoning:	Light Industrial (M1) Zone
Proposed Zoning:	Comprehensive Development (CD82) Zone allowing for a mixed use building containing low impact light industrial, and commercial uses
Existing OCP Designation:	Mixed Employment (mix of light industrial, commercial, office and residential uses, maximum six storeys, first storey to be employment oriented with no residential uses)
Proposed OCP Designation:	No change
Surrounding Development:	North: Across Murray Street properties are zoned Civic Service (P1) including Inlet Field, and Light Industrial (M1). These properties are designated Parks and Open Space in the OCP; East: Across Electronic Avenue the property is zoned CD73 allowing for a mixed-use development and is designated Mixed Use – Moody Centre in the OCP; South: across the CPR rail line properties are zoned Light Industrial (M1) and are designated Moody Centre Transit Oriented Development; and West: Properties are zoned Light Industrial (M1) and also designated Mixed Employment in the OCP.

Development Statistics:

	Proposed Development
Number of residential units	215 units including 39 market rental units and 16 below-market rental units
Employment space (low impact light industrial, commercial uses)	A minimum of 1,274.0m ² (13,713ft ²) of light industrial space and 1,435m ² (15,450ft ²) of commercial space for a total of 2,709m ² (29,160ft ²)
Density	2.3 FAR
Parking Spaces	352 total including: <ul style="list-style-type: none">• 233 residential spaces• 32 visitor spaces; and• 87 industrial/commercial parking spaces.
Bicycle Parking	347 total including <ul style="list-style-type: none">• 323 long-term residential spaces;• 18 short-term residential spaces;• 4 long-term industrial/commercial spaces; and• 6 short-term industrial/commercial spaces.