

Project Fact Sheet

Applicant:	Acton Ostry Architects
Application Type:	Development Permit
Project Description:	a six-storey mixed-use development, with 1,816m ² (19,558ft ²) of commercial space, 1,146m ² (12,335ft ²) of childcare space, 138 market-rental units, with an FAR of 1.35. The provision of the Hub Park a City park of 3,510m ² (37,781ft ²)
Development Permit Area:	Development Permit Area 1: Neighborhood Residential (Woodland Park)
Application Number:	DP#000039
Address:	1209 Cecile Drive
Existing Zoning:	Comprehensive Development 83 Zone (CD83)
Proposed Zoning:	No change
Existing OCP Designation:	Mixed-Use – Woodland Park
Proposed OCP Designation	No change
Surrounding Development:	North and East – Multi-Family development on Evergreen Drive South – future Phase 4 development site West – Woodland Park Phase 2

Development Statistics:

	Proposed Development
Number of Residential Units	138 market-rental units, with a unit mix of 48 one-bedroom units; 84 two-bedroom units, and six three-bedroom units
Approx. Unit Size Ranges -one-bedroom -two-bedroom -three bedroom	- 48.7m ² (525ft ²) - 69.67m ² -77.1m ² (750-830ft ²) - 83.6m ² (900ft ²)
Density	1.35 FAR
Height:	five-storeys and six-storeys
Coverage:	55%
Minimum Setbacks: -north: -south: -east: -west:	-3m -3m -3m -3m
Adaptable units:	85/138 (62%) of units
Parking -Resident: -Visitor: -Accessible: -Commercial - Childcare - loading: -car-share (on-street):	-139 -16 -6 -44 -22 -3 -1
Bicycle Parking: -long term: -short term:	-234 -18
Energy Step Code:	Step Code 3