

Application Fact Sheet

This fact sheet summarizes the key components of the application. For detailed information, please refer to the full application documents and referral memos.

Applicant Information

- **Applicant Name:** Jeremy Golden
- **Company Name:** Beedie Living
- **Submission Date:** September 15, 2023
- **Full Package Submission:** October 18, 2023
- **First revision:** May 2024

Main Site Information

- **Location:** 3060-3092 Spring Street, 80-85 Electronic Avenue, and a portion of the Electronic Avenue road right-of-way
- **Existing Zoning:** M1 (Light Industrial)
- **OCP Designation:** Moody Centre TOD and Moody Centre Mixed Use, 6-26 Storeys
- **Proposed Use:** Comprehensive Development (CD)

Proposal for Main Site

The development application includes two phases:

Phase 1: Market Condos Strata Homes

- **Total Residential Units:** 927
- **Residential Towers:**
 - **West Tower:** 34 Levels / 326 Units
 - **Mid Tower:** 38 Levels / 338 Units
 - **East Tower:** 32 Levels / 308 Units
- **Floor Area Ratio (FAR):** 5.26
- **Total Residential Floor Area:** 75,943 m²
- **Retail/Employment Space:** 4,318.54 m²
- **Amenity Space:** 2,097.80 m²
- **Total Parking Spaces:** 1,207 (1,024 Residential, 183 Shared for Visitor/Commercial Use)

Rezoning Details: Rezoning from Light Industrial (M1) to Comprehensive Development (CD).

Development Permit Areas (DPAs):

- **DPA2** - Form and Character
- **DPA5** – Hazardous Lands (Potential for Soil Liquefaction and Flooding)

Energy Performance: Beedie is committed to meeting the City's energy performance policy requirements. An energy report demonstrating whole building energy modeling results will be provided at a later date.

Housing Component: 972 market units on this site; a separate site at 2806 Spring Street will provide 40 below-market units (see separate referral memo).

Second Site Information

- **Location:** 2806 Spring Street
- **Existing Zoning:** M1 (Light Industrial)
- **OCP Designation:** Moody Centre TOD, 6-26 Storeys
- **Proposed Use:** Comprehensive Development (CD)

Proposal for Second Site

- **Total Non-Market Housing Units:** 40 (Below-Market Rental Terms)
- **Floor Area Ratio (FAR):** 3.8
- **Total Residential Floor Area:** 3,116 m²
- **Amenity Space:** 212.71 m²
- **Shared Parking Spaces:** 6

Rezoning Details: Rezoning from Light Industrial (M1) to Comprehensive Development (CD).

Development Permit Areas (DPAs):

- **DPA2** - Form and Character
- **DPA5** – Hazardous Lands (Potential for Soil Liquefaction and Flooding)

Energy Performance: Beedie is committed to meeting the City's energy performance policy requirements. An energy report demonstrating whole building energy modeling results will be provided at a later date.

Housing Component: 40 non-market units on this site; 972 market units will be provided on the main site at 3060-3092 Spring Street and 80-85 Electronic Avenue (see separate referral memo).