

APPLICATION FACT SHEET

Applicant:	Porte Communities 6700-20-182
Application No. and Type	Rezoning from Automobile Sale and Service Commercial (C5) to Comprehensive Development Zone 76 (CD 76).
Project Description:	A six-storey mixed-use project composed of 964.2m ² (10,379ft ²) of leasable commercial floor space and 117 apartment units over underground parking.
Existing OCP Designation:	Mixed Use – Moody Centre (max. six storeys). Inlet Centre TOD Area.
Development Permit Areas:	Development Permit Area 1: Neighbourhood Residential. Development Permit Area 5: Hazardous Conditions (Soil Liquefaction and Steep Slopes).
Community Information Meeting:	May 6, 2019
Community Planning Advisory Committee Meeting:	December 4, 2018

Proposed Development Statistics:

Number of residential units	117
Density	10,387m ² (111,806ft ²) of residential and commercial floor area. Floor Area Ratio = 2.78 times the lot area
Lot Coverage	90% ¹
Resident Parking	134 Spaces
Visitor Parking	22 Spaces
Commercial Parking	24 Spaces
Accessible Parking	7 Spaces
Bicycle Parking	203 long and short term resident and commercial spaces

Setbacks – South	South – 6.55m (21.5ft)	
– West	West – 4.5m (14.75ft)	
– North	North – 1.45m (4.75ft)	
– East	East – 6.4m (21ft)	
Number of Studios, One-Bedroom and One-Bedroom + Den Units and size range	67	36.37m ² (391.5ft ²) – 64.53m ² (694.6ft ²)
Number of Two-Bedroom and Two-Bedroom + Den Units and size range	39	71.6m ² (770.6ft ²) – 114.9m ² (1,237.3ft ²)
Number of Three-Bedroom Units and size range	11	94.8m ² (1,020.2ft ²) – 113.7m ² (1,224.2ft ²)

¹ For Council's reference, the coverage is high due to the fact that the outdoor amenity courtyard covers the open parking to the rear of the commercial units.