

APPLICATION FACT SHEET

Applicant: Brook Pooni & Associates on behalf of the owner, Edgar Development.

Application No. and Type 6700-20-205.
OCP Amendment and Rezoning from Low Density Townhouse Zone (RM3) to a new Comprehensive Development (CD) Zone.

Project Description: A multi-family residential project comprising 2,344 units in 18 buildings ranging in height from four to 26 storeys with 1,394m² (15,000ft²) of community amenity and local retail space over underground parking.

Existing OCP Designation: Multi-Family Residential (max. six storeys).

Development Permit Areas: Development Permit Area 1: Neighbourhood Residential.
Development Permit Area 4: Environmentally Sensitive Areas (watercourse riparian areas and forest resource areas).

Community Information Meeting: Not yet held.

Community Planning Advisory Committee Meeting: March 3, 2020

Proposed Development Statistics:

Number of residential units	2,344, including 325 below-market rental units
Density	212,934m ² (2,292,000ft ²) of residential and commercial floor area. Floor Area Ratio = 2.18 times the lot area (excluding common residential floor area)
Lot Coverage	30%
Resident Parking	3,065 Spaces
Visitor Parking	unknown at this time
Community Amenity and Retail Parking	55 Spaces

Bicycle Parking	4,055 resident, community amenity and retail spaces.
Setbacks - Front and Rear - Sideyards	3m (10ft) Established at Development Permit Stage
Strata Unit Mix – 2,019 total units One bedroom Two bedroom Three bedroom	 707 (35%) 1,010 (50%) 303 (15%)
Non-Market Unit Mix – 325 total units Studios One bedroom Two bedroom Three bedroom	 59 (18%) 65 (20%) 65 (20%) 137 (42%)