

APPLICATION FACT SHEET

Applicant: FL Group GP Ltd.

Application No. and Type 6700-20-178
Rezoning from Single Detached Residential (RS1) to Comprehensive Development Zone 75 (CD 75).

Project Description: A six-storey mixed-use project composed of 754.7m² (8,123ft²) of commercial floor space and 70 apartment units over underground parking.

Existing OCP Designation: Mixed Use – Moody Centre (max. six storeys).

Development Permit Areas: Development Permit Area 1: Neighbourhood Residential.
Development Permit Area 5: Hazardous Conditions (Soil Liquefaction and Flooding).

Community Information

Meeting: April 10, 2019

Community Planning Advisory

Committee Meeting: September 4, 2018

Proposed Development Statistics:

Number of residential units	70
Density	6,374.4m ² (68,613ft ²) net floor area Floor Area Ratio: 3.46
Lot Coverage	99% ¹
Resident Parking	79 Spaces
Visitor Parking	13 Spaces
Commercial Parking	18 Spaces
Bicycle Parking	119 resident and commercial short- and long-term spaces
Setbacks – South	South – 3.05m (10ft)
– West	West – 0m (0ft)

- North	North – 2.33m (7.6ft)	
- East	East – 1.07 to 2.9m (3.5ft to 9.5ft)	
Number of One-Bedroom Units and size range	38	48.5m ² (522ft ²) – 63.27m ² (681ft ²)
Number of Two-Bedroom + Den Units and size range	26	75m ² (807ft ²) – 99.6m ² (1,072ft ²)
Number of Three-Bedroom Units and size range	6	89.2m ² (960ft ²) – 109.5m ² (1,179ft ²)

¹ For Council's reference, the coverage is high due to the fact that the outdoor amenity courtyard covers the loading area and access to the parking.