

# 3700-3718 Edgemont Boulevard



*Photo of existing heritage building*

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## Site Details:

**Size:**  
Approx. 6,550 m<sup>2</sup>  
(1.62 acres)

**OCP Designation:**  
RES3 (0.8 FSR)

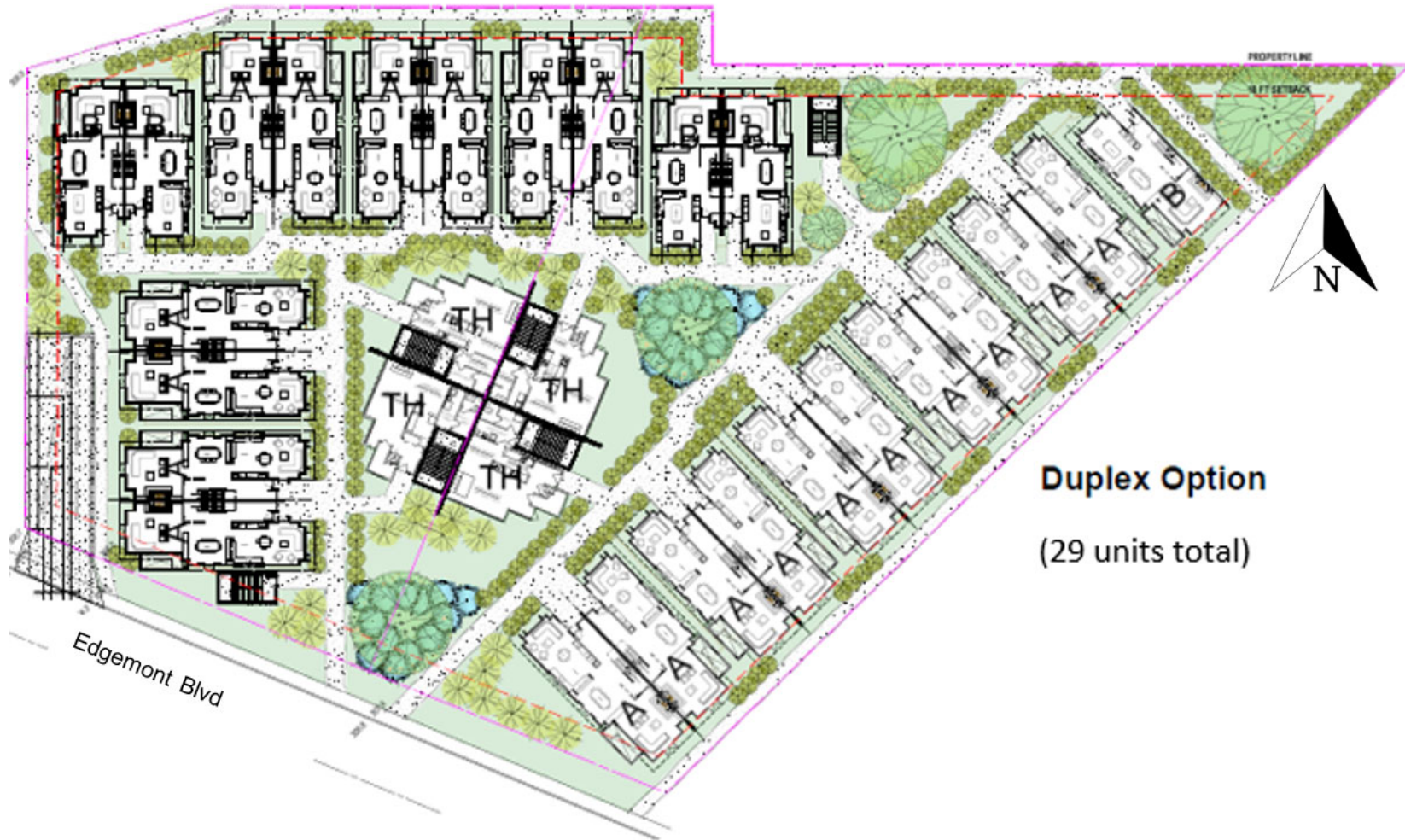
**Zoning:**  
RM1 (11 units)

**Proposed Density:**  
0.84 FSR





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**Duplex Option**  
(29 units total)

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**Row House Option**  
(37 units total)

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## Heritage Advisory Committee (HAC)

- Project presented to Heritage Advisory Committee in January
- HAC noted a preference for both heritage buildings be retained
- Commented that the duplex option is more sympathetic to the heritage assets
- Noted the need for attention to scale, style, materials, and detailing

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## Public Input to Date

- Early Public Input Opportunity meeting in January of this year
- Approximately 50 residents attended with 17 comments submitted
- Some support for non-market rental units and protection of the heritage building
- Some concerns expressed regarding density, setbacks, privacy, traffic, and parking
- Most writers favoured the “duplex option” over the “row house option”



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