3700-3718 Edgemont Boulevard

Photo of existing heritage building
3700-3718 Edgemont Boulevard

Site Details:

Size:
Approx. 6,550 m²
(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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