

Application Fact Sheet

Applicant: WA Architects

Application Type: OCP Amendment, Rezoning, Housing Agreements, Road Closure

Project Description: A multi-family project consisting of 197 residential units in two buildings. Includes non-market housing, commercial space and daycare.

Development Permit Area: *Development Permit Area 2: Moody Centre*

Application Number: 6700-20-198

Addresses: 3101 and 3103 St. Johns Street, 3104, 3108 and 3112 St. George Street, and 123, 125, 127 and 129 Buller Street

Existing Zoning: RS1, RT, and RM4

Proposed Zoning: CD81

Existing OCP Designation: Mixed-Use up to 6 storeys (north portion) and Multi-Family up to 3 storeys (south portion)

Proposed OCP Designation: Mixed-Use up to 6 storeys (no change) and Multi-Family up to 6 storeys (increase in height)

Surrounding Development: North: Service Station Commercial (C4) lot. The site is developed with a service station
East: The two lots directly adjacent to the St. Johns Street lots have been approved for development for a six-storey mixed use building under a separate CD Bylaw. Further east, lands are zoned Civic Service (P1) and is the location of Moody Middle School;
South: A new townhouse development zoned CD69. The site was recently completed with three-storey townhouses;
West: Public Safety Building zoned Civic Service (P1).

Development Statistics:

	Proposed Development
Number of residential units	197 including 44 market rental units and 6 non-market units
Commercial space	834m ² (8,980ft ²) including 4,923ft ² including 457m ² (4,923ft ²) daycare facility
Density	2.92 Total FAR, 2.69 Residential FAR
Parking Spaces	304 total including <ul style="list-style-type: none">• 241 residential• 37 visitor• 16 for child care uses• 10 for commercial retail uses
Bicycle Parking	296 long-term bicycle parking spaces