

APPLICATION FACT SHEET

Applicant:	Springcreek Development Ltd.
Application Type:	Rezoning and Development Permit
Application Number:	6700-20-171
Addresses:	2102-2106 St. Johns Street, 2101 Clarke Street, and three adjoining vacant parcels
Project Description:	A mixed-use residential commercial project consisting of 45 apartment and townhouse units, office space, and a childcare facility
Development Permit Areas:	DPA 2: Moody Centre DPA 5: Hazardous Conditions (flooding)
Existing OCP Designation	Mixed Use – Moody Centre
Proposed OCP Designation	No change
Existing Zoning:	RS1, RT and C4
Proposed Zoning	P1 and CD
Neighbourhood Context:	<p>North – properties owned by Andres Wines (RS1, RT and M2)</p> <p>South – a vacant RS1 parcel owned by the ministry of Transportation and Infrastructure</p> <p>East – a City-owned parcel (RS1), a park (P1) and developed townhouse projects (CD20, CD22, CD37 and CD66)</p> <p>West – an auto repair business (C5 and developed multi-family projects (RM4 and CD35)</p>

Development Statistics

Number of Residential Units	45		
Size of Child Care	456m ² (4,909ft ²)		
Density (FAR)	3.15 ¹ after dedication of riparian lands to the City		
Unit Mix	Unit Type	Unit Count	
	Studio	6	
	One-Bedroom	10	
	Two-Bedroom	4	
	Three-Bedroom	14	
	One-Bedroom Townhouse Loft	1	
	Two-Bedroom Townhouse	10	
Building Height	6 storeys		
Parking	73 spaces total (shortfall of 18 spaces)		

¹ this is based on the net site area and excludes the lands to be dedicated to the City for environmental purposes.