

## APPLICATION FACT SHEET

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|----------------------------------|---|
| <b>Applicant:</b>                | Springcreek Development Ltd.  |
| <b>Application Type:</b>         | Rezoning and Development Permit   |
| <b>Application Number:</b>       | 6700-20-171   |
| <b>Addresses:</b>                | 2101 Clarke Street, 2102-2106 St. Johns Street, and three adjoining vacant parcels  |
| <b>Project Description:</b>      | A mixed-use residential commercial project consisting of 45 apartment and townhouse units, office space, and a childcare facility   |
| <b>Development Permit Areas:</b> | DPA 2: Moody Centre<br>DPA 4: Environmentally Sensitive Areas<br>DPA 5: Hazardous Conditions (flooding)   |
| <b>Existing OCP Designation</b>  | Mixed Use – Moody Centre  |
| <b>Proposed OCP Designation</b>  | No change   |
| <b>Existing Zoning:</b>          | RS1, RT and C4  |
| <b>Proposed Zoning</b>           | P1 and CD   |
| <b>Neighbourhood Context:</b>    | <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          | 478m <sup>2</sup> (5,150ft <sup>2</sup> )            |            |  |
| Office Space                | 405m <sup>2</sup> (4360ft <sup>2</sup> )             |            |  |
| Density (FAR)               | 3.15* 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)             |            |  |

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