

## Project Fact Sheet

Applicant:	Marcon
Application Type:	Rezoning
Project Description:	A mixed-use project consisting of 222 residential units in two buildings above a minimum of 1,414m <sup>2</sup> (15,220ft <sup>2</sup> ) of commercial space
Development Permit Area:	Development Permit Area 2: Moody Centre Development Permit Area 4: Environmentally Sensitive Areas
Application Number:	6700-20-196 3060-20-142
Addresses:	2025 St. Johns Street
Existing Zoning:	Automobile Sales and Leasing (C5)
Proposed Zoning:	Comprehensive Development Zone 85 (CD85) and Civic Institutional (P1)
Existing OCP Designation:	Mixed Use – Moody Centre
Proposed OCP Designation:	No change
Surrounding Development:	North: Medium Density Townhouse Residential (RM4) lots and Automobile Sales and Leasing (C5) These properties are respectively designated Multi-Family Residential and Mixed Use – Moody Centre in the OCP; East: Single Detached Residential (RS1) lots. These properties are respectively designated Multi-Family Residential and Single-Family Low Density in the OCP; South: Undeveloped, forested land zoned Civic Institutional (P1) with South Schoolhouse Creek running through the properties and Port Moody Secondary School beyond that to the south. These properties are designated Single-Family Low Density in the OCP; and West: Six-Storey Apartment Residential (RM8) for a six storey multi-family project. Properties designated Multi Family Residential in the OCP.

**Development Statistics:**

	<b>Proposed Development</b>
Number of residential units	222 units including 23 below-market rental units and 10 rent-to-own units
Employment space	A minimum of 1,414m <sup>2</sup> (15,220ft <sup>2</sup> ) of commercial space
Density	2.25 before land dedication and 2.65 following dedication
Parking Spaces	345 (Zoning Bylaw compliant)
Bicycle Parking	335 (Zoning Bylaw compliant)