

### Project Fact Sheet

Applicant:	GBL Architects
Application Type:	OCP Amendment, HRA, Development Permit
Project Description:	a six-storey mixed-use development, with 2,162.8m <sup>2</sup> (23,280ft <sup>2</sup> ) of commercial space, 182 residential units, with an FAR of 3.22.
Development Permit Area:	Development Permit Area 2: Moody Centre (Heritage Conservation Area) Evergreen Line Sub Areas: Heritage Commercial District; and Spring Street Promenade
Application Number:	HRA00007
Address:	2400 Block Clarke Street
Existing Zoning:	General Commercial (C3)
Proposed Zoning:	No change (HRA)
Existing OCP Designation:	Mixed-Use – Moody Centre (6 and 3 storeys)
Proposed OCP Designation	Mixed-Use – Moody Centre (6 storeys)
Surrounding Development:	North: SkyTrain Line guideway and rail lines  East: five-storey mixed-use building (CD62)  South: commercial properties (C3) on St. Johns Street, including the Burrard Hotel  West: Queen Street Plaza, and commercial uses (C3)

**Development Statistics:**

	<b>Proposed Development</b>				
Number of Residential Units	182 units, including 103 strata units, 79 market rental units				
Density	FAR 3.14				
Height:	six-storeys				
Coverage:	TBC				
Minimum Setbacks: North (Clarke Street) South (Spring Street) East (Kyle Street) West (Queens Street)	1.0m 0.5m 2.0m 2.0m				
<b>Bicycle Parking:</b> Long term: Short term:	270 3				
<b>Vehicle Parking Summary</b>					
USE		SCOPE	BY-LAW RATE	BY-LAW REQUIRED	PROPOSED
Residential	Market Ownership (1 Bedroom & 1 Bedroom + Den)	55	1.0 space per 1 bedroom and 1 bedroom + den	55	183
	Market Ownership (2+ Bedroom)	43	1.5 spaces per dwelling unit with 2 or more bedrooms	65	
	Work-Live	9	1.0 space per dwelling unit	9	
	Market Rental	75	1.0 spaces per dwelling unit	75	
Visitor	All Residential	182	0.2 visitor spaces per dwelling unit for first 100 units and 0.1 for each additional unit.	28	27
Commercial	Retail	1,916.3	1.0 space per 40 m <sup>2</sup> of GFA	48	48
<b>TOTAL OFF-STREET VEHICLE PARKING</b>				<b>280</b>	<b>258</b>

Development Component	Metric				Comments/Assessment
<b>Housing</b>	Unit Type	Ownership	Market Rental	Below & Non-Market	182 total units. Ownership – 103 (56%) Market Rental – 79 (44%) Below Market Rental – 0 (0%)  Applicant runs its own rent-to-own program.
	Studio	0	26	0	
	1-BR	58	26	0	
	2-BR	25	16	0	
	3-BR	20	11	0	
	4-BR	0	0	0	
<b>Projected Population</b>	Studio – 26 units (1.4 persons/unit) 1-BR – 84 units (1.4 persons/unit) 2-BR – 37 units (2.0 persons/unit) 3-BR – 31 units (2.7 persons/unit)				26 units x 1.4 = 36 persons 79 units x 1.4 = 118 persons 37 units x 2.0 = 74 persons 31 units x 2.7 = 84 persons  Total estimated population: 312
<b>Estimated Jobs</b>  <b>Overall Jobs to Population Ratio Goal: 0.42</b>	Number of jobs by type <ul style="list-style-type: none"> <li>• 23,280 sqft commercial (300 sqft/job)</li> <li>• Home based jobs – 0.069 jobs per person (4,391 persons)*</li> </ul> *Work/Live units would likely generate additional jobs.				<ul style="list-style-type: none"> <li>• 78 jobs for commercial space</li> <li>• 13 home based jobs</li> </ul> Total Jobs: 91  Jobs to population ratio: 0.29
<b>Estimated CAC Contributions</b>	\$6.00/sqft up to maximum \$6,000 per unit				amenity contribution to be determined, but estimated as approximately \$950,000