

Project Fact Sheet

Applicant: Cornerstone Architecture

Application Type: OCP Amendment, Rezoning and Development Permit

Project Description: A six-storey mixed use commercial/residential building, with 894 m² (9,620 ft²) of commercial space over first two floors and 3,487 m² (37,533 ft²) of residential space over four upper floors with 48 market rental apartments, and FSR of 2.64

Development Permit Area: Development Permit Area 2 (DPA2) – Moody Centre Heritage Conservation Area (HCA)
Development Permit Area 5: Hazardous Conditions

Application Number: ORD00006

Address: 2331- 2335 St. Johns Street

Existing Zoning: General Commercial (C3)- Eastern lot (lot 2335)
Medium Density Townhouse Residential (RM4)- Western lot (lot 2331)

Proposed Zoning: Comprehensive Development (CD) zone

Existing OCP Designation: Mixed Use – Moody Centre (4 storeys) – Eastern lot
Multi-Family Residential (3 storeys) – Western lot

Surrounding Development:

	Zoning Designation	OCP Designation
North	- General Commercial (C3) - Comprehensive Development Zone 14 (CD14)	- Mixed Use – Moody Centre - Multi-Family Residential
East	- Service Station Commercial (C4) - Currently Shell Gas Station	- Mixed Use – Moody Centre
South	- Single-Detached Residential (RS1)	- Single-Family Low Density
West	- Medium Density Townhouse Residential (RM4)- (Currently a protected heritage property)	- Multi-Family Residential

Development Statistics:

Proposed Development

Number of Residential Units:	48 market rental apartments with 8 studios, 21 one-bedroom units- 12 two- bedroom and 7 three-bedroom units
Density:	FSR 2.64
Height:	Six-storeys
Parking Resident:	(Total 79) 53
Visitor:	4 (with the proposal of sharing 6 more stalls with the commercial parking to meet the requirements)
Commercial Loading:	22
Bicycle Parking:	72