

Application Fact Sheet

Applicant:	CityState Consulting
Application Type:	Rezoning, Development Permit
Project Description:	To allow for a mid-block 11-unit townhouse project on St. George Street.
Development Permit Area(s):	Development Permit Area 1 for Form and Character Development Permit Area 5 for Hazardous Lands
Application Numbers:	REZ000029
Addresses:	2804-2808 St. George Street
Existing Zoning:	RS1 & RT
Proposed Zoning:	RM4
Proposed Variances:	Tandem Parking Ratio: from 50% maximum to 64% Lot Coverage : from 40% maximum to 41%

Neighbourhood context:

	Zoning Bylaw	OCP overall land use plan
North	RS1, C3	Mixed Use – Moody Centre
East	RS1	Single Family Low Density
South	CD	Single Family Low Density
West	RS1	Multi-Family Residential

Development Statistics:

	Proposed Development	Relevant comparison in RM4 (required)
Number of total residential units	11	N/A
Two-bedroom units	1	N/A
Three-bedroom units	8	N/A
Four-bedroom units	2	
Density	0.87 FAR	1.00 FAR
Lot Coverage	41%	40%
Height	Building A, B : 3 Storeys	3 Storeys

Total Residential Parking	22	21
Visitor Parking (0.2 per dwelling unit)	2	2
Tandem Parking	64%	50%
Front Setback	4.0 m	4.0 m
Interior Side Setback	2.0 m	2.0 m
Rear Setback	3.0 m	3.0 m

Development Application Summary – 2804-2808 St. Johns Street

Development Component	Metric	Comments/Assessment	
Housing	Unit Type	Exempt from Inclusionary Zoning – Affordable Rental Units Policy	
	Ownership		
	Market Rental		
	Below & Non-Market		
	Studio		
	1-BR		
2-BR	1		
3-BR	8		
4-BR	2		
Projected Population	1-BR – 0 units (1.4 persons/unit) 2-BR – 1 units (2.0 persons/unit) 3 plus-BR – 8 units (2.7 persons/unit)	1 unit x 2.0 = 2 persons 8 units 2.7 = 22 persons Total estimated population: 24	
Estimated Jobs Overall Jobs to Population Ratio Goal: 0.42	Number of jobs by type <ul style="list-style-type: none"> Home based jobs – 0.069 jobs per person (318 persons) 	<ul style="list-style-type: none"> 2 home based jobs Total estimated jobs: 2 Jobs to population ratio: 0.08	
Transportation	Within 800m of rapid transit	Yes	
Estimated CAC Contributions	\$6.00/sqft up to maximum \$6,000 per unit	\$48,000 after eligible credits	
Estimated Density Bonus	75% of the value above 2.5 FAR.	N/A	