

### Project Fact Sheet

Applicant:	Cornerstone Architecture
Application Type:	OCP Amendment, Rezoning and Development Permits
Project Description:	A seven-storey mixed use commercial/residential building and a rooftop garden with enclosed and open spaces, with o 885 m <sup>2</sup> (9,525 ft <sup>2</sup> ) of commercial space over first two floors and 3,472 m <sup>2</sup> (37,379 ft <sup>2</sup> ) of residential space over four upper floors with 48 market rental apartments, and FSR of 2.63
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 (CD97)
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 2.63
Height:	Seven-storeys and a rooftop garden that has enclosed and open spaces- Considered 8-storeys based on BCBD- 27.7 m (90'-11")
Parking	(Total 81)
Resident:	53
Visitor:	5
Commercial Loading:	23
Bicycle Parking:	73 long term and 6 short term stalls for residential 1 long term and 6 short term for commercial portion