

## Development Application Summary – 2400 Block Clarke Street

Development Component	Metric	Comments/Assessment		
<b>Housing</b>	177 total units.			
	Market Rental – 79 (44.63%)			
	Prior to the Public Hearing, applicant submitted a pro-forma analysis on August 9, 2023, confirming the project's inability to provide rental housing units at below-market levels due to the other amenities provided in this project, the heritage conservation, and the substantial number of rental units.			
	Unit Type	Ownership	Market Rental	Below & Non-Market
	Studio	0	26	0
	1-BR	40	24	0
	2-BR	43	14	0
3-BR	10	11	0	
4-BR	0	0	0	
Work/Live	5	4	0	
<b>Projected Population</b>	Studio – 26 units (1.4 persons/unit)			
	1-BR – 67 units (including 3 work/live) (1.4 persons/unit)			
	2-BR – 62 units (including 5 work/live) (2.0 persons/unit)			
	3-BR – 22 units (including 1 work/live) (2.7 persons/unit)			
	26 units x 1.4= 36 persons 67 units x 1.4= 94 persons 62 units x 2.0 = 124 persons 22 units x 2.7 = 59 persons Total population: 313			
<b>Estimated Jobs</b>	Number of jobs by type			
<b>Overall Jobs to Population</b>	<ul style="list-style-type: none"> <li>23,402.4 ft<sup>2</sup> commercial (@300 ft<sup>2</sup>/job)</li> <li>Home based jobs – 0.069 jobs per person</li> </ul>			
<b>Ratio Goal: 0.42</b>	<ul style="list-style-type: none"> <li>78 commercial job potential (Note: work-live units have not been counted in the total commercial floor area)</li> <li>22 home-based jobs potential</li> </ul>			
	Total Jobs: 100			
	Jobs to population ratio: 0.31			
<b>Transportation</b>	Within 800m of rapid transit	No		
<b>Estimated CAC Contributions</b>	\$6.00/ft <sup>2</sup> up to maximum \$6,000 per unit	\$833,557.80		
<b>Estimated Density Bonus</b>	75% of the value above 2.5 FAR.	No		