

Development Application Summary – 2524 and 2528 St. Johns Street

Development Component	Metric					Comments/Assessment
	Unit Type	Total Units	Strata	Below-Market	Rent-To-Own	
Housing						82 units
	1-Bed	35	25	7	3	Mix of strata (including rent-to-own units) and below market rental units
	1-Bed + Den	19	14	3	2	
	2-Bed	14	12	1	1	
	2-Bed + Den	4	3	0	1	
	3-Bed	10	8	1	1	
	Totals	82	62	12	8	
Projected Population	1-Bed – 1.4 person/unit					
	2-Bed – 2.0 persons/unit					18 units = 36 persons
	3-Bed – 2.7 persons/unit					10 units = 27 persons
						Total Est. Population = 139
Estimated Jobs	Number of jobs by type • 5,961ft ² commercial (@300 ft. ² job)					20 commercial jobs
	Home based jobs – 0.069 jobs per person					10 est. home occupation jobs
Jobs to Pop. Ratio Goal 0.42						Total est. employment = 30 Ratio = 0.22
Transportation	TOA within 800m of rapid transit					

The following Table 1 provides a more detailed breakdown of the residential unit mix and proposed unit sizes.

Table 1 – Unit Mix and Average Unit Sizes

Unit Type	Number of Units	% of Mix	Number of Adaptable Units	Average Unit Size (ft ²)
1-Bed	35	42.7	34	573.7
1-Bed + Den	19	23.2	0	600.1
2-Bed	14	17	7	717
2-Bed + Den	4	4.9	0	955
3-Bed	10	12.2	0	1105
Total	82	100	41	

Table 2 – Comparison to Inclusionary Zoning – Affordable Rental Units Policy (Below-Market Units Only)

Unit Type	Share of Units (Policy)	Share of Units (Proposed)	Min. Unit Floor Area (Policy) (ft.²)	Min. Unit Floor Area (Proposed) (ft.²)
1-Bed (incl. den units)	70% max.	83.3%	525	531.4
2-bed (incl. den units)	20% min.	8.3%	725	772.1
3-Bed	10% min.	8.3%	925	1077.3