

APPLICATION FACT SHEET

Applicant:	Springcreek Development Ltd.
Application Type:	OCP Amendment, Rezoning and Development Permit
Application Number:	6700-20-171
Addresses:	2102-2106 St. Johns Street, 2101 Clarke Street and three adjoining vacant parcels
Project Description:	A mixed-use residential commercial project consisting of 83 apartment units and a child care facility
Development Permit Areas:	Development Permit Area 2: Moody Centre Development Permit Area 5: Hazardous Conditions (flooding)
Existing OCP Designation	Mixed Use – Moody Centre
Proposed OCP Designation	Mixed Use – Moody Centre and Parks and Open Space
Existing Zoning:	RS1, RT and C4
Proposed Zoning	P1 and CD79
Neighbourhood Context:	<p>North – properties owned by Andres Wines (RS1, RT and M2)</p> <p>South – a vacant RS1 parcel owned by the ministry of Transportation and Infrastructure</p> <p>East – a City-owned parcel (RS1), a park (P1) and developed townhouse projects (CD20, CD22, CD37 and CD66)</p> <p>West – an auto repair business (C5 and developed multi-family projects (RM4 and CD35)</p>

Development Statistics

Number of Residential Units	83
Size of Child Care	518.6m ² (5,582ft ²) up to 99 spaces
Density (FAR)	3.77 ¹
Lot Coverage	
Unit Mix	
Unit Sizes	
Building Height	8 storeys
Parking	121 spaces in total
Residential	100
Visitor	16
Child Care	5 + 12 spaces shared with visitor parking
Handicapped	4

¹ this is based on the net site area, excluding the land to be dedicated and including the land to be added from the road allowances