

## Application Fact Sheet

Applicant: Mara+Natha Architecture

Application Type: Pre-Application for OCP Amendment and Rezoning

Project Description: A multi-family rental project consisting of a 112 units and ground floor drive-through commercial uses. Includes 17 below market rental units.

Development Permit Area: Development Permit Area 2: Moody Centre

Application Numbers: 6630-15-58

Addresses: 2524 and 2528 St. Johns Street

Existing Zoning: C3 Zone

Proposed Zoning: CD Zone

Existing OCP Designation: Mixed Use Moody Centre up to a maximum of six storeys

Proposed OCP Designation: Mixed Use Moody Centre up to eight storeys

Site Description: The site is approximately 1,743m<sup>2</sup> (18,762ft<sup>2</sup>) in size and is developed with a fast food drive-through restaurant and a pub.

Surrounding Context: West: One- to two-storey commercial buildings zoned C3;  
East: Four storey mixed use building zoned C3;  
North: Canada Post building zoned C3; and  
South: Two-storey commercial buildings zoned C3.

### Development Statistics:

	Proposed Development	CRM2
Number of residential units	112 rental units	Not applicable
Density	5.44	2.5 FAR
Lot Coverage	87%	N/A
Resident Parking Visitor Parking Commercial Parking	62 parking spaces 3 parking spaces 9 parking spaces	119 parking spaces 21 parking spaces 10 parking spaces
Front Setbacks Side Setbacks Exterior Side Setbacks Rear Setbacks	1.5m 0.0m 0.4m (3.0m at ground level) 1.3m	N/A 0.0m 3.0m 1.3m
Height	30.7m / 8 storeys	23m / 6 storeys