

Application Fact Sheet

Applicant:	Ankenman Marchand Architects
Application Type:	Rezoning
Project Description:	A multi-family project consisting of 44 residential units over three buildings
Development Permit Area:	Development Permit Area 2: Moody Centre
Application Numbers:	ORD00001
Addresses:	2901-2909 St. George Street
Existing Zoning:	RS1
Proposed Zoning:	RM4
Existing OCP Designation:	Multi-Family Residential up to three storeys
Proposed OCP Designation:	No change
Site Description:	Three single family lots, 2,430m ² (26,152ft ²) in size, each developed with a single family home.
Surrounding Context:	West: Townhouses, approved through a Heritage Revitalization Agreement; East and North: Single family homes designated for multi-family residential; and South: Legion Manor zoned Private Institutional (P2).

Development Statistics:

	Proposed Development
Number of residential units	44 units
Density	1.25 FAR
Lot Coverage	56%
Resident Parking	63 parking spaces
Visitor Parking	9
Bicycle Parking	93
Front (Hugh Street)	4.0m
Side (St. George Street)	4.0m
Side (Hope Street)	2.0m
Rear	3.0m