

93 Arthur Street South:

Statutory Public Meeting for a Proposed Zoning By-law Amendment

July 12, 2021

Site Context

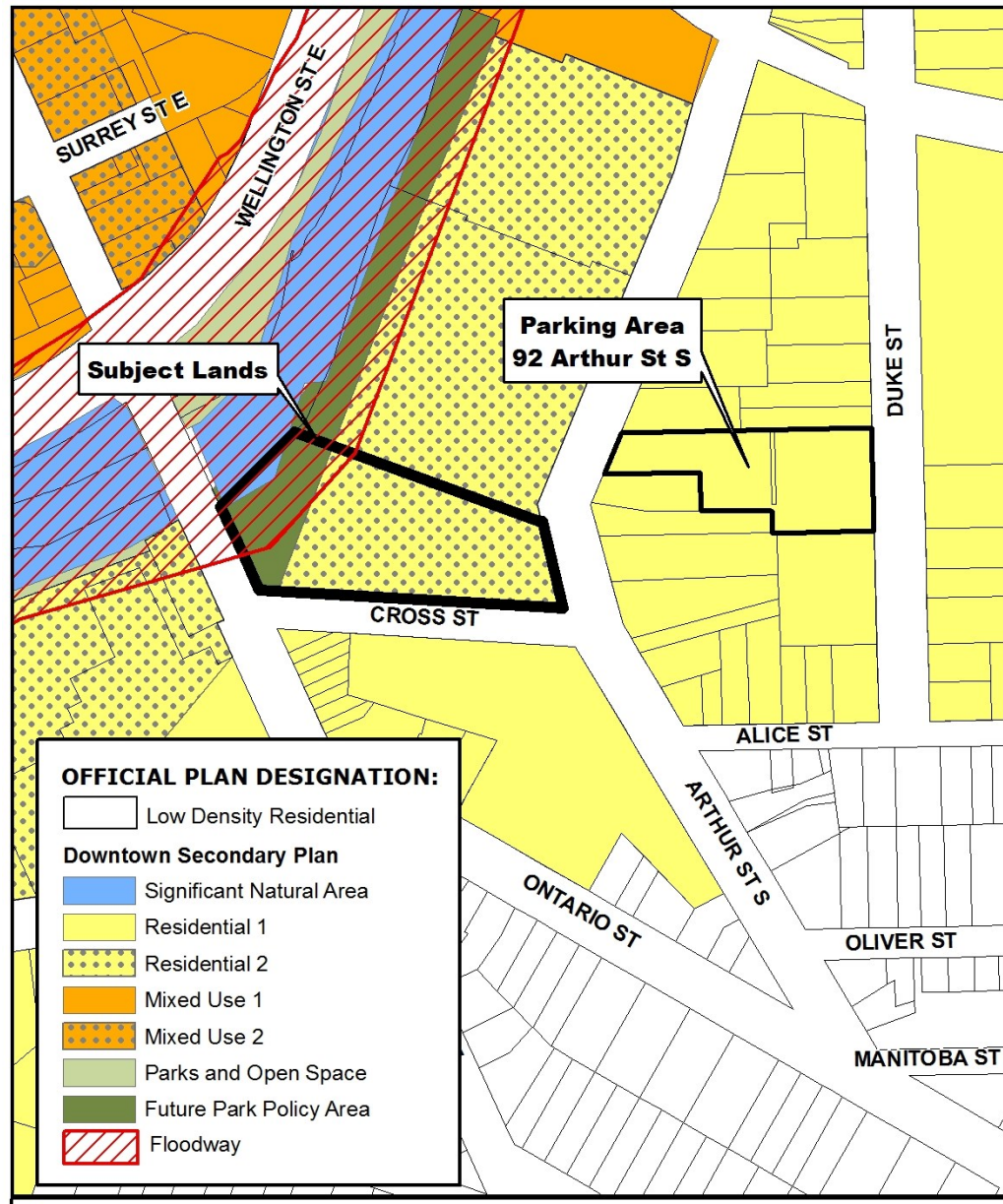
- 0.47 hectares
- Frontage on Arthur, Cross and Neeve Sts
- Part of a six phase mixed use development: Metalworks

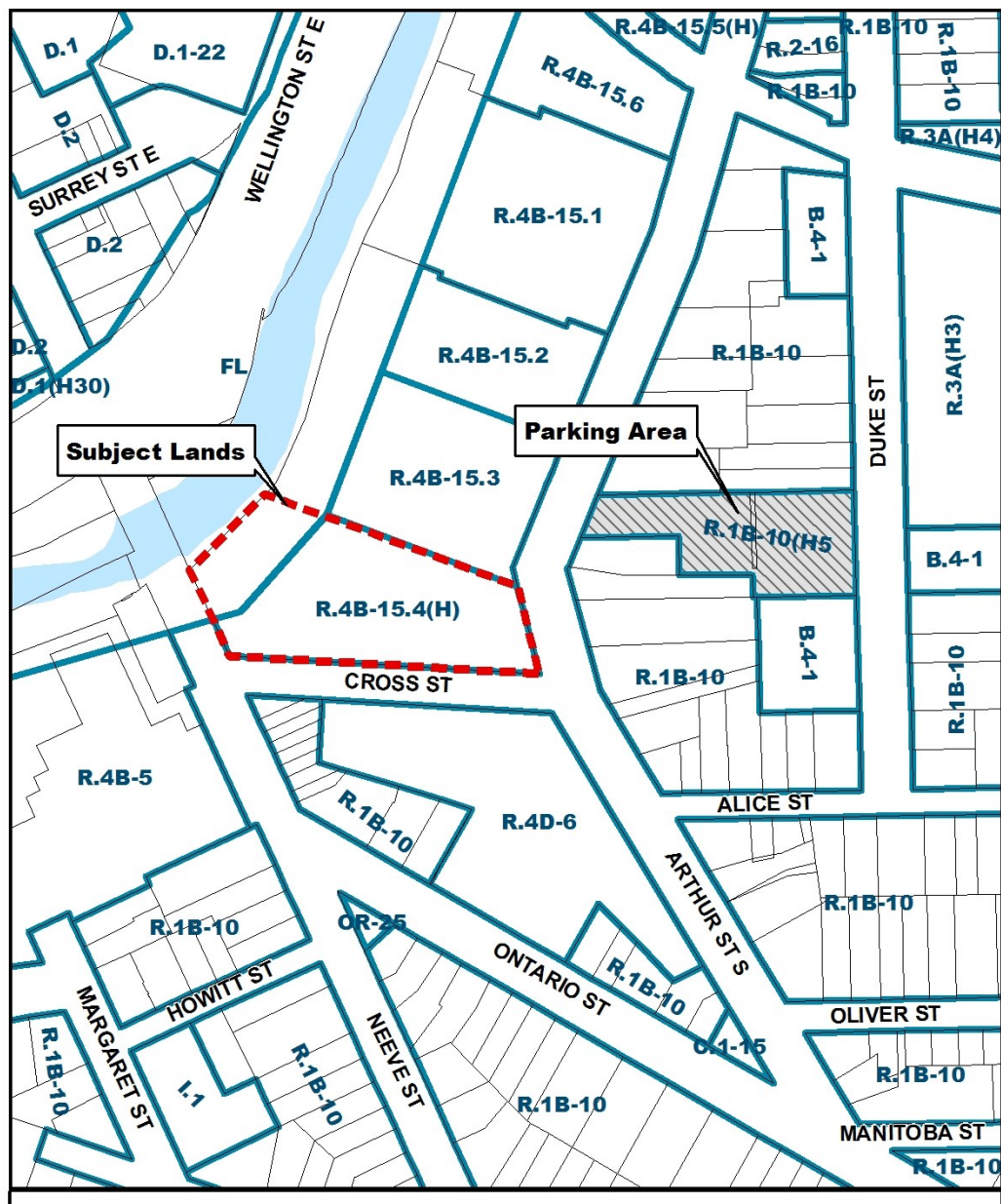


Official Plan

OP Designation:

- Residential 2 in the Downtown Secondary Plan





Requested Specialized Zoning Regulations

- To permit common amenity area and an accessory building in the front yard
- To permit a minimum rear yard of 24 metres (the greater of a minimum of 20% of the lot depth or a minimum of 7.5 metres is required)
- To permit maximum floorplate increases of
 - 1238m² for floors 7-8 (currently a maximum of 1200m²)
 - 1045m² for floors 9-14, (currently a maximum of 1000m²);
- A reduction in required parking:
 - 0.95 parking spaces per unit for residential
 - 0.05 parking spaces per unit for visitor
 - 1 space per 100 sq m of GFA for commercial
- To permit off-street parking to be located off-site on 92 Arthur Street South
- To permit parking spaces in a garage to be 5.5 x 2.75m

Proposed Building

