

140 Hadati Road:

Statutory Public Meeting for Proposed Official Plan and Zoning By-law Amendments

December 6, 2022



Site Context

- 0.25 hectares in size
- Contains one commercial building, proposed to be demolished.





Official Plan

OP Designation:

- Low Density Residential
- Permits residential uses up to 3 storeys and 35 units per hectare





Zoning

Current Zoning:

 C.1 (Convenience Commercial)

Proposed Zoning:

 R.3A-?? (Specialized Cluster Townhouse Zone)



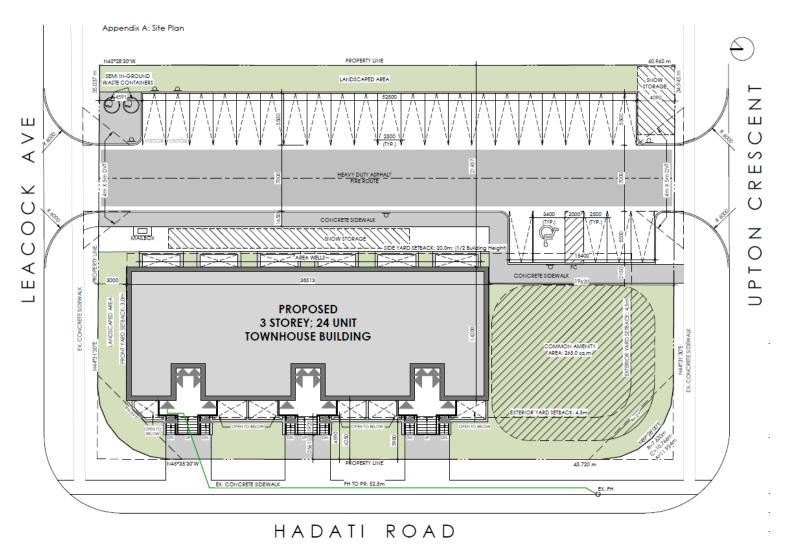


Requested Specialized Zoning Regulations

- That the minimum lot area per dwelling unit to be 105m².
- That the minimum front yard setback would be 3.0 m on Leacock Avenue.
- That a maximum density of 95 units per hectare shall apply for a stacked townhouse.
- That the maximum height of 3.5 will apply for the subject site.
- That a minimum of 26 off-street parking spaces can be provided.



Proposed Site Plan



6



Proposed Building Concept

