

# **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 105m<sup>2</sup>.
- 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 Building Concept

