

66 Duke Street:

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

October 13, 2020

Site Context



Official Plan

Current OP
Designation:

- Residential 1

Proposed OP
Amendment:

- A site specific policy to permit 150 units per hectare



Zoning

Current Zoning:

- B.4-1 (Specialized Industrial)

Proposed Zoning:

- R.4D-??
(Specialized Infill Apartment)



Requested Specialized Zoning Regulations

- Increase density to 150 units per hectare
- Increase Floor Space Index to 2.2
- Reduce side yards to 3.6m on the north side and 3.0 metres on the south side
- Reduce rear yard to 8.4m
- Reduce required parking to 22 spaces in total
- Reduce parking space size in a garage to 2.75 x 5.5m

DUKE STREET



Proposed Building

