

66 Duke Street:

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

Site Context



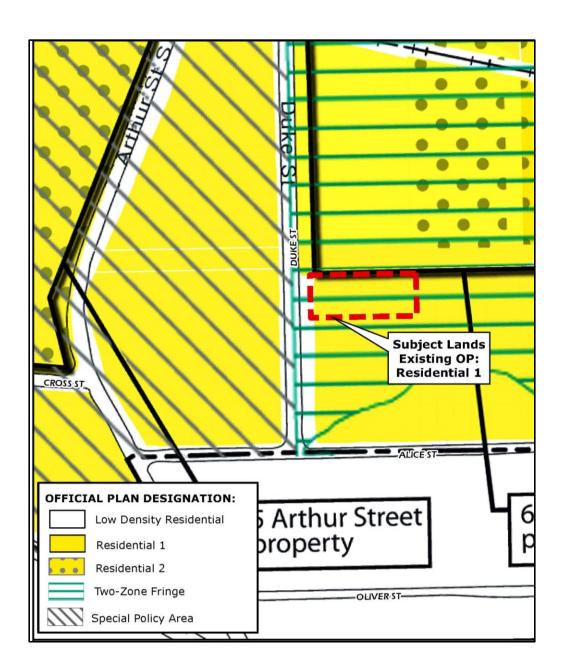
Official Plan

Current OP Designation:

Residential 1

Proposed OP Amendment:

 A site specific policy to permit 150 units per hectare



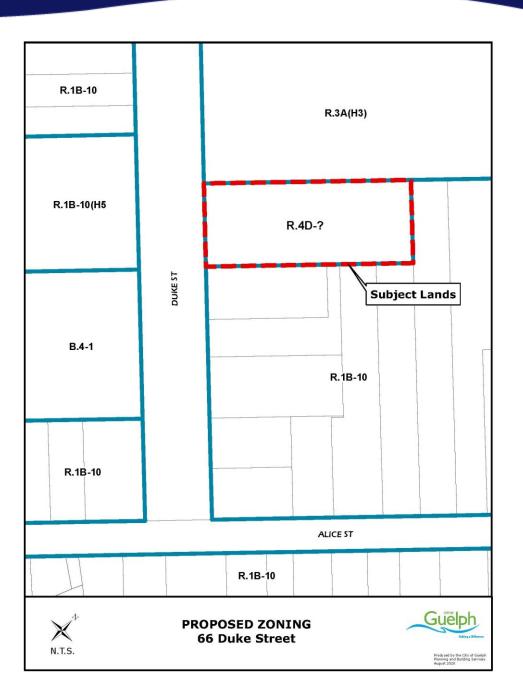
Zoning

Current Zoning:

• B.4-1 (Specialized Industrial)

Proposed Zoning:

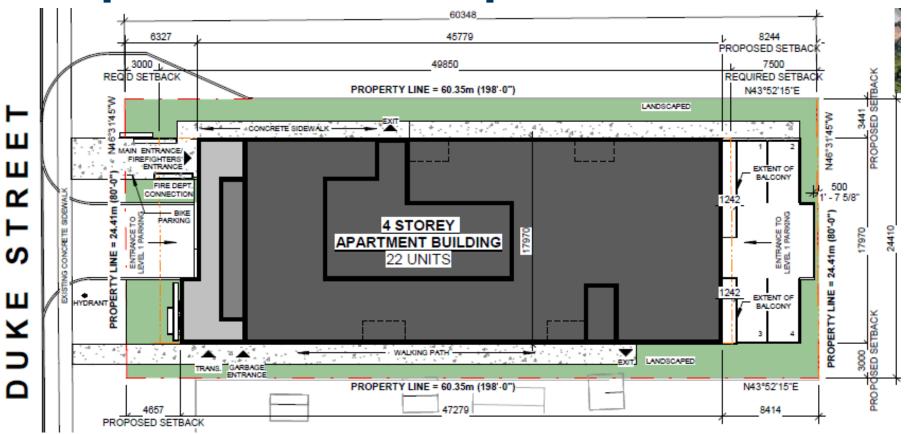
R.4D-??
 (Specialized Infill Apartment)



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

Proposed Site Concept Plan



Proposed Building







