



544 & 550 St. Vincent Street

Zoning By-Law Amendment Application

Monday, May 8, 2017



Application Context



Site:

- Frontage: 55.9m St. Vincent Street & 75.4m Livingstone Street East
- Area: 0.49 ha (1.22 acres)
- Existing – Single detached dwelling and accessory structure

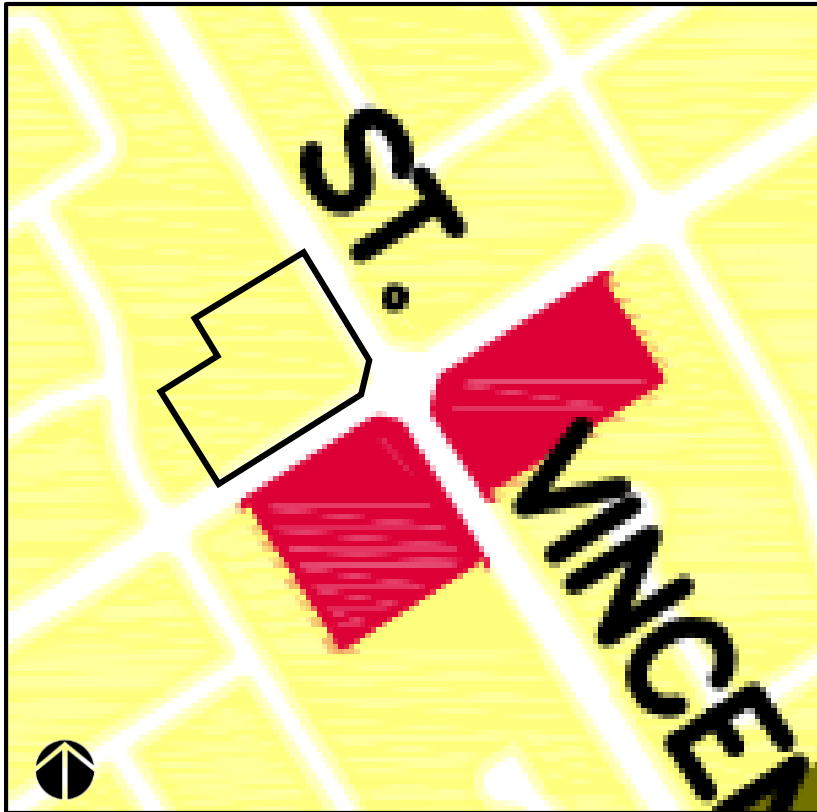
Surrounding:

- Primary single detached residential dwellings
- Commercial retail plaza
- Powerstream facility

Land Use Designation & Zoning

Land Use Designation

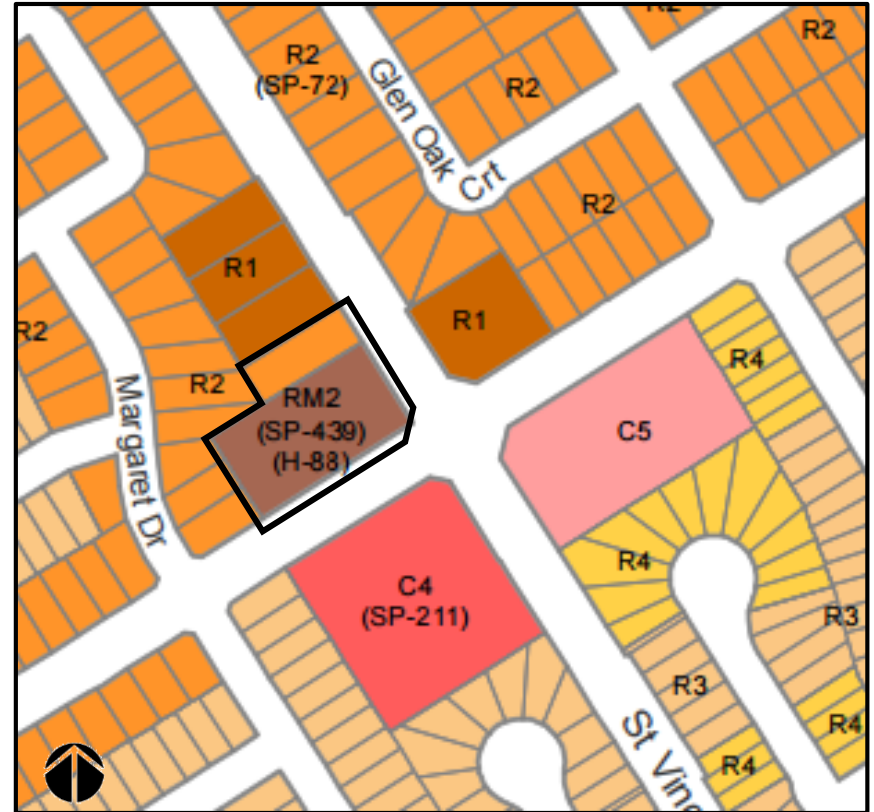
'Residential'



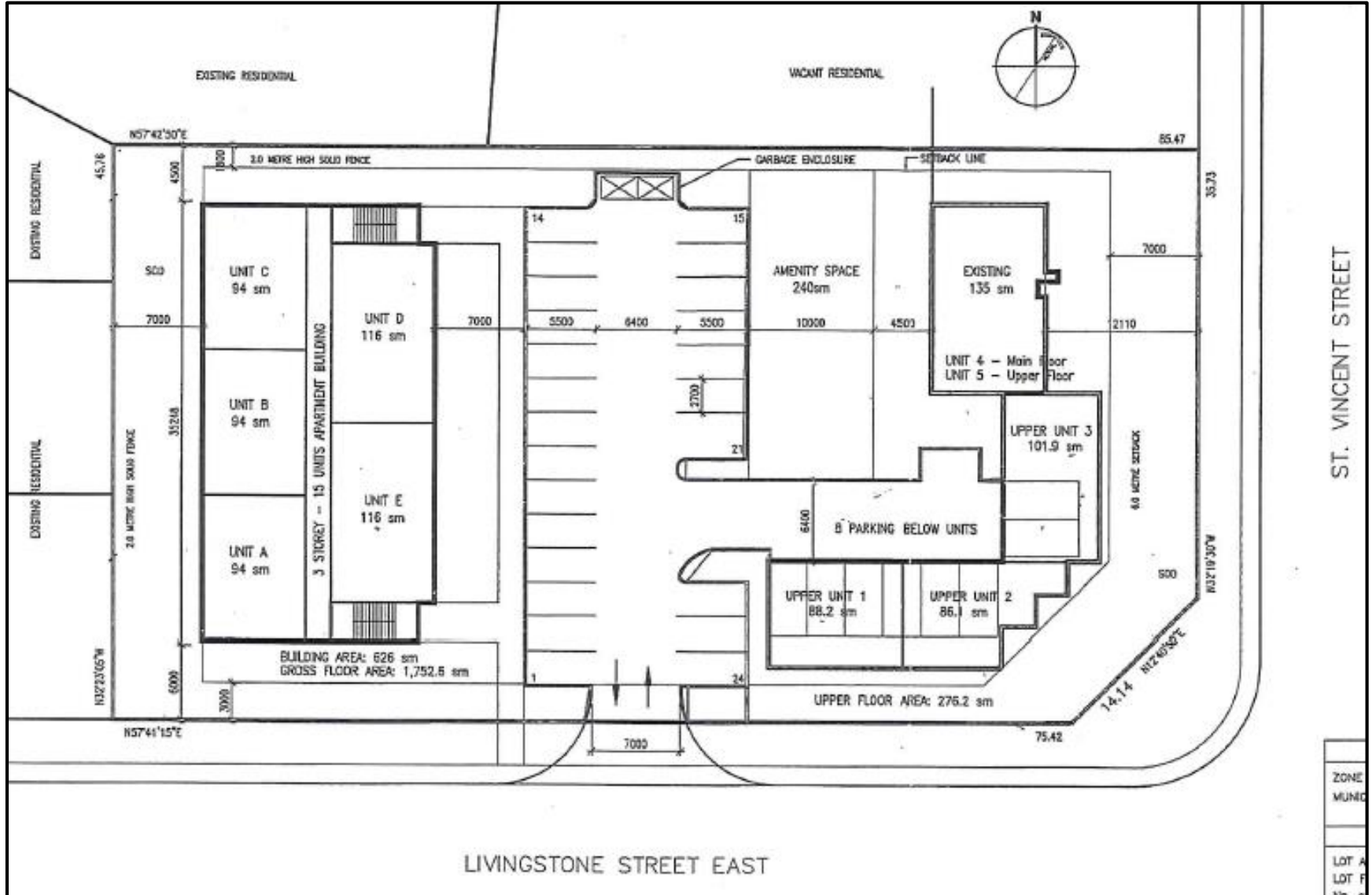
Zoning

Residential Multiple Family Dwelling

Second Density (RM2)(SP-439)(H-88) & Residential Two (R2)



Approved Zoning



ZONE	
MUNICIPALITY	
LOT AREA	
FLOOR AREA	



Approved Development Concept



544 ST. VINCENT STREET



Conceptual Rendering





Proposed Amendment

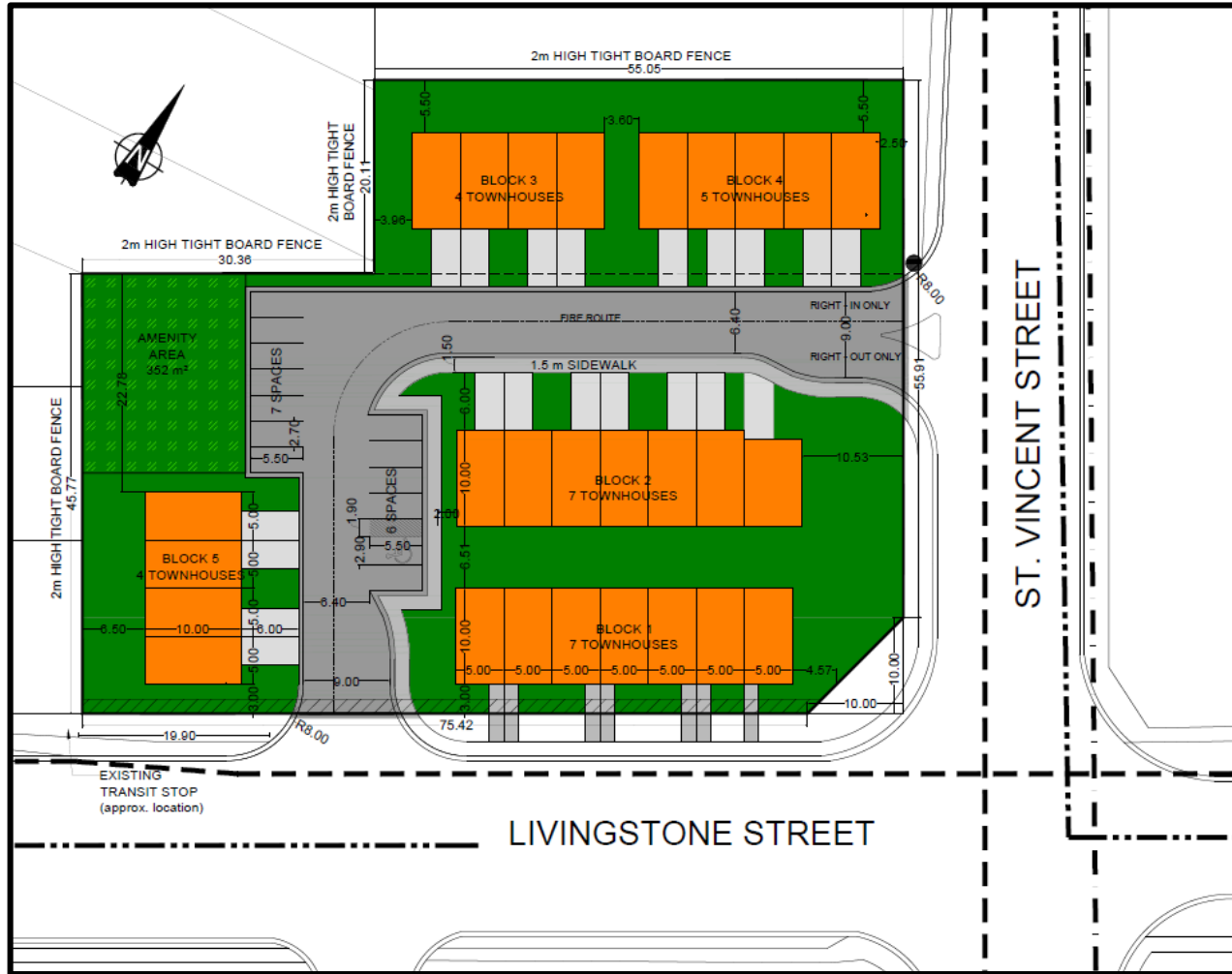
- In order to facilitate the proposed development, a Zoning Bylaw Amendments is required
- Application aims to rezone lands from Residential Multiple Family Dwelling Second Density (RM2) (SP-439) (H-88) and Residential Two (R2) to Residential Multiple Family Dwelling Second Density with special provisions (RM2_SP)
- Special Provisions proposed as follows:
 - Minimum Front Yard Setback of 2.5 m along St. Vincent Street
 - Minimum Rear Yard Setback of 3.9 m
 - Maximum building height of 11.5m, 3 stories
 - Permit Tandem Parking, garage and driveway space
 - Maximum density of 55.1 units per hectare
 - Reduced Minimum distance for secondary means of access of 5.5m



Accompanying Studies

- Planning Justification Report
Prepared By: Innovative Planning Solutions
- Functional Servicing Report,
Prepared By: Pinestone Engineering Ltd.
- Traffic Impact Brief
Prepared By: C.C. Tatham & Associates Ltd.
- Tree Inventory & Preservation Plan Report,
Prepared By: Kuntz Forestry Consulting Inc.
- Urban Design Brief
Prepared By: Innovative Planning Solutions

550 St. Vincent Street



Thank You!