

59 Bergey and 12 Shephard Place

Official Plan Amendment and
Zoning By-law Amendment Applications

Prepared by NPG Planning Solutions

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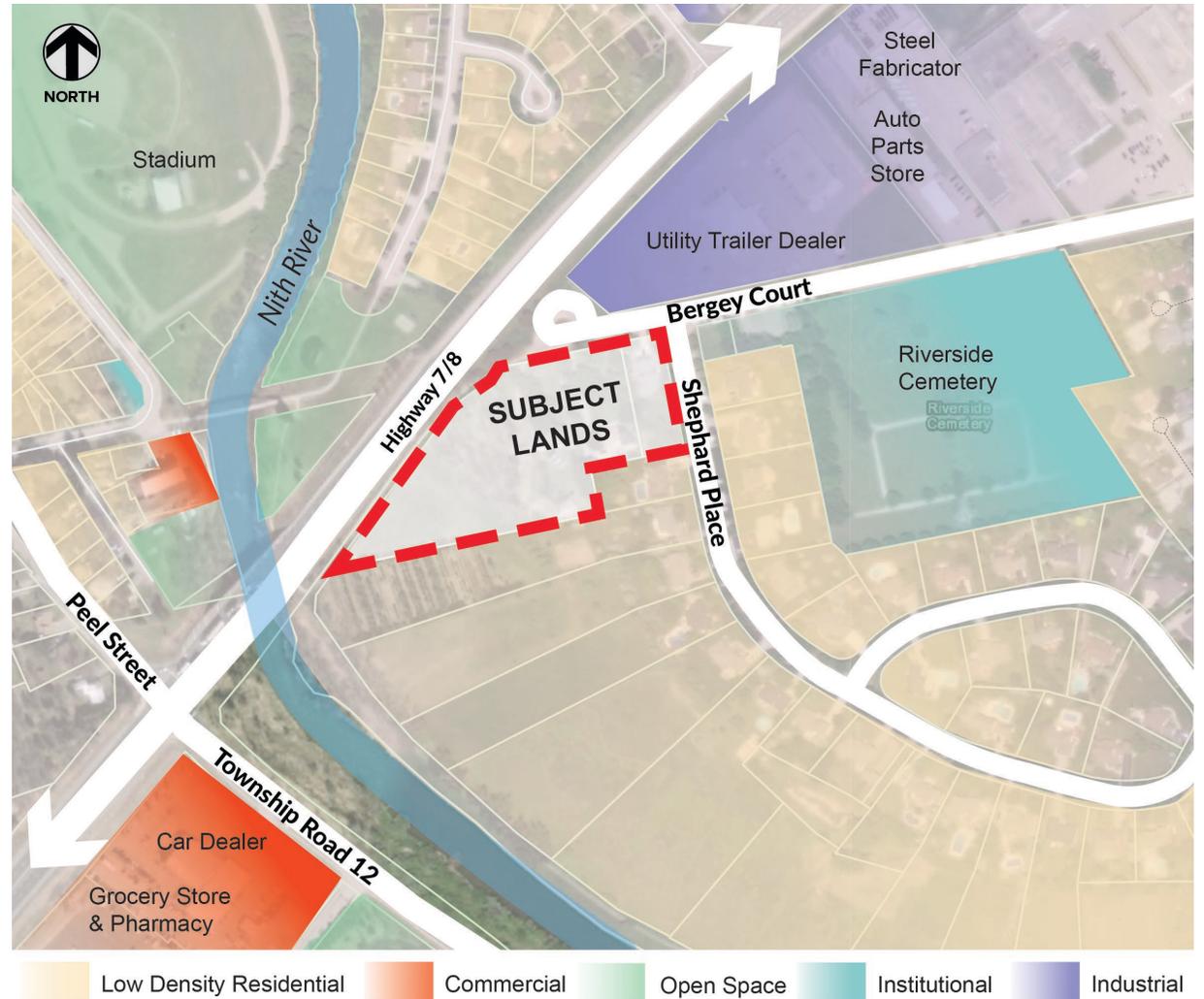
Property and Neighbourhood

Lot Area: 1.8 hectares

Lot Frontage: 71.39 m (Shephard Place)

Surrounding Uses:

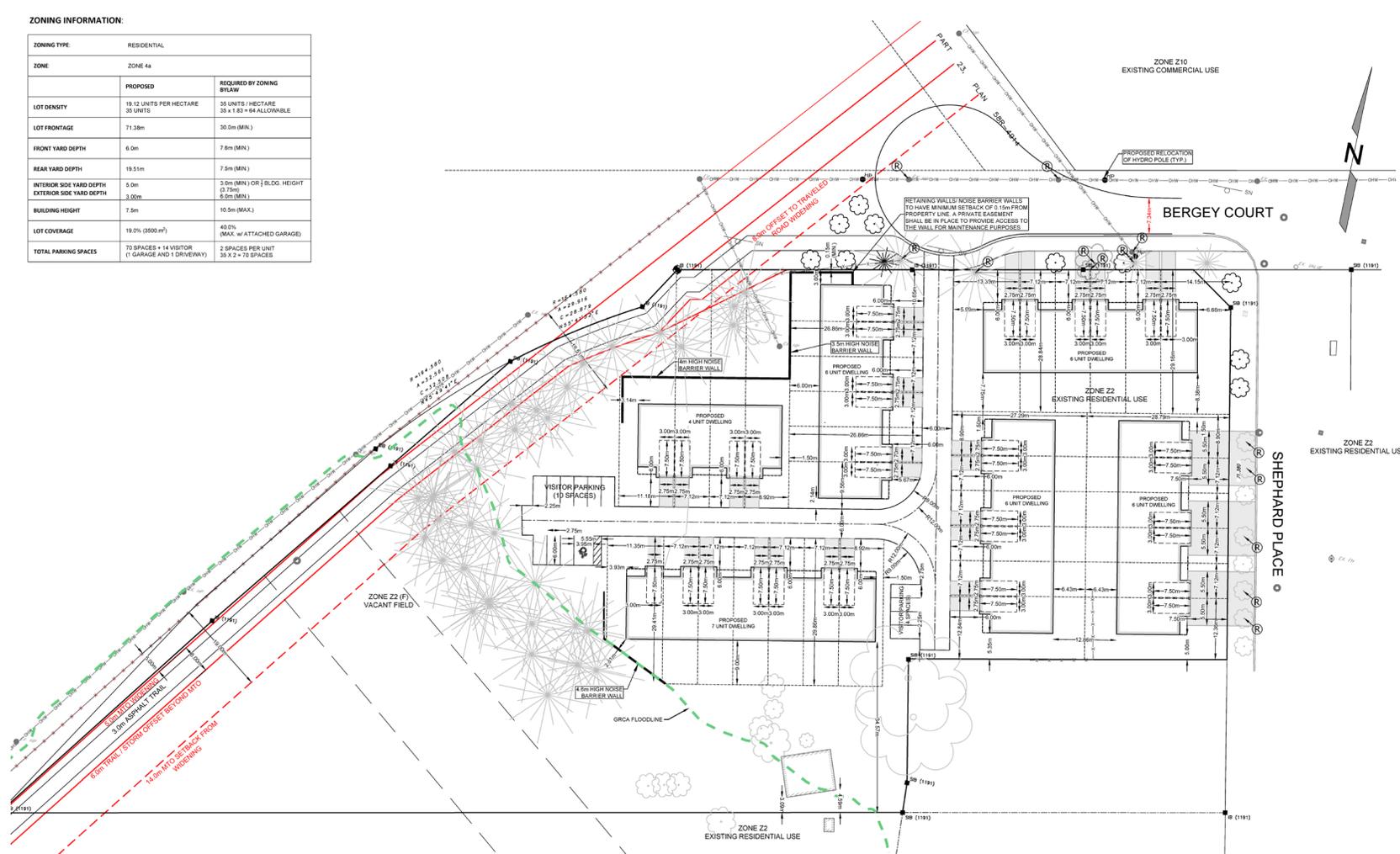
- Majority of residential and industrial uses
- Commercial uses across the river
- Open Spaces across the highway



Proposed Development

ZONING INFORMATION:

ZONING TYPE		RESIDENTIAL	
ZONE	ZONE 4a	PROPOSED	REQUIRED BY ZONING BYLAW
LOT DENSITY	19.12 UNITS PER HECTARE 35 UNITS	19.12 UNITS PER HECTARE 35 UNITS	35 UNITS PER HECTARE 35 x 1.83 = 64 ALLOWABLE
LOT FRONTAGE	71.38m	71.38m	30.5m (MIN.)
FRONT YARD DEPTH	6.0m	6.0m	7.6m (MIN.)
REAR YARD DEPTH	19.51m	19.51m	7.5m (MIN.)
INTERIOR SIDE YARD DEPTH	5.0m	5.0m	3.0m (MIN.) OR 1 BLDG. HEIGHT (1.75m)
EXTERIOR SIDE YARD DEPTH	3.0m	3.0m	6.0m (MIN.)
BUILDING HEIGHT	7.5m	7.5m	10.5m (MAX.)
LOT COVERAGE	19.0% (3500 m ²)	19.0% (3500 m ²)	40.0% (MAX. w/ ATTACHED GARAGE)
TOTAL PARKING SPACES	70 SPACES + 14 VISITOR (1 GARAGE AND 1 DRIVEWAY)	70 SPACES + 14 VISITOR (1 GARAGE AND 1 DRIVEWAY)	2 SPACES PER UNIT 30 X 2 = 70 SPACES



- 35 townhouse dwelling units within six townhouse blocks
- Each townhouse has an attached garage and a parking space in front of the unit.
- 14 visitor parking spaces.

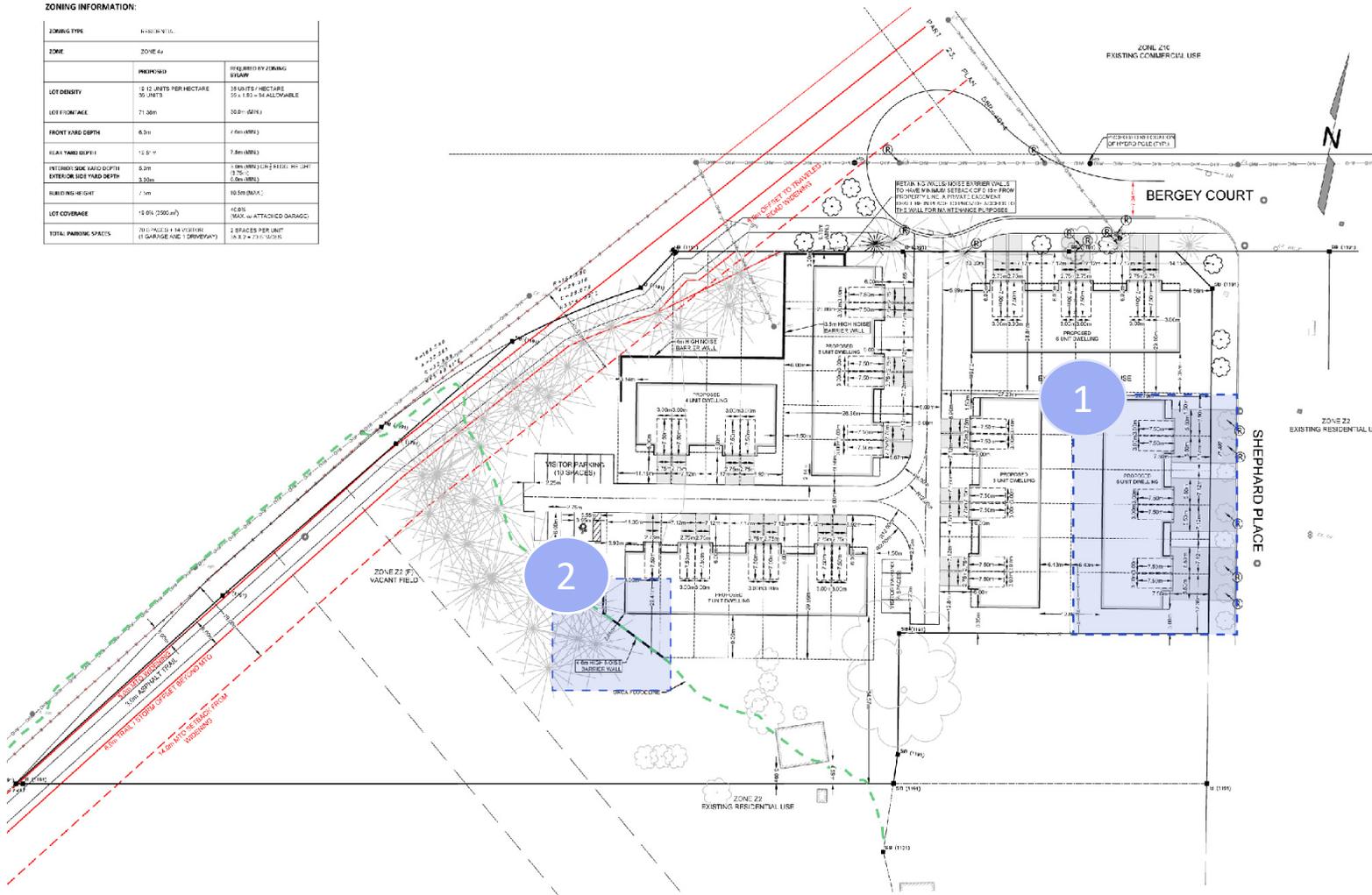


Updated Concept

Proposed Development – Recent Updates

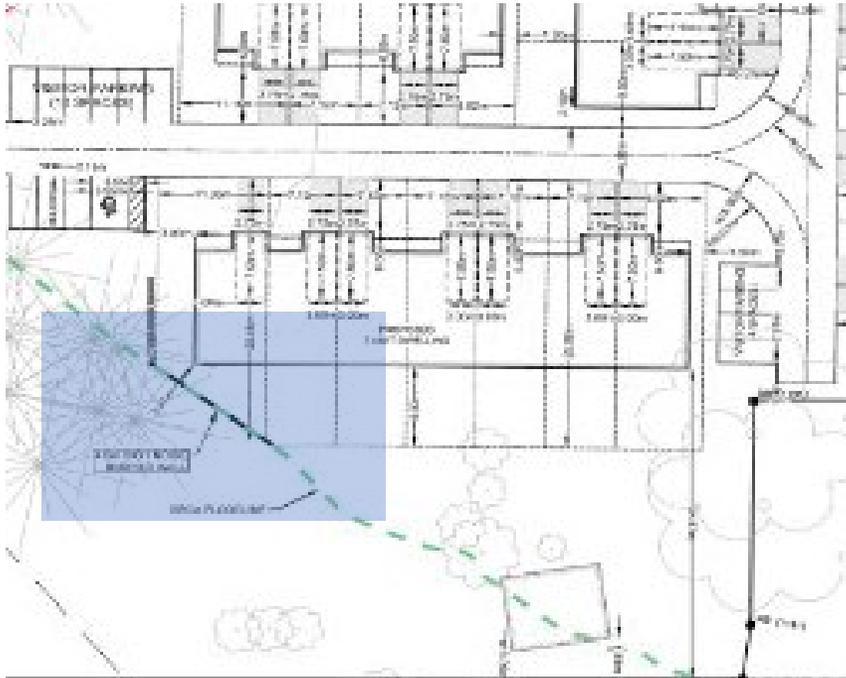
ZONING INFORMATION:

ZONING TYPE	R4000 (M.T.C.)
ZONE	ZONE 4a
	PERMITTED BY ZONING BYLAW
LOT DENSITY	15 UNITS PER HECTARE 35 UNITS
LOT FRONTAGE	71.30m 300'-0" (MIN)
FRONT YARD DEPTH	6.3m 21'-0" (MIN)
REAR YARD DEPTH	12.51' m 7.86 (MIN)
INTERIOR SIDE YARD DEPTH	6.3m 21'-0" (MIN) (2 FEET) PER UNIT
EXTERIOR SIDE YARD DEPTH	3.30m 10'-0" (MIN)
BUILDING HEIGHT	7.5m 25'-0" (MAX)
LOT COVERAGE	15.0% (250.0 m ²) 15.0% (14.5% MAX) (11.5% MIN) (10.0% MIN)
TOTAL PARKING SPACES	20 (1 SPACE PER 14 VISITORS) (11 GARAGE AND 9 DRIVEWAYS) 2 SPACES PER UNIT 10.8 x 7.31 (MIN)



- Units along Shepard Place
 - Increased driveway width to 5.5 m
 - Increased driveway length by 1.5 m by moving units further back
- Noise Wall
 - A noise wall has increased in height by 0.6 m

Proposed Development – Recent Updates



Previous Proposal

- Proposed height of noise wall = 4.0 metres

Changes based on Updated Noise Study

- Proposed height of noise wall = 4.6 metres

Summary

- All feedback has been reviewed and responded to
- Meetings with neighbours and owner occurred
- Revisions to parking on Shepherd made and noise wall adjacent to flood plain
- Support the staff report and request Council approve the staff report

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