Public Hearing - Bylaw 8185

2646 Violet Street
July 19, 2016
Location Map: 2646 Violet Street
Subject Site: 2646 Violet Street
## Proposal

<table>
<thead>
<tr>
<th></th>
<th>RS4</th>
<th>Proposed Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Width</strong></td>
<td>15 m (49 ft)</td>
<td>10.3 m (33.8 ft)</td>
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<tr>
<td><strong>Depth</strong></td>
<td>34 m (111 ft)</td>
<td>47.0 m (154.2 ft)</td>
</tr>
<tr>
<td><strong>Area</strong></td>
<td>550 m² (5,920 ft²)</td>
<td>480 m² (5,167 ft²)</td>
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</table>
Small Lot Infill / Approving Officer Best Practices

- Area is within the potential SLIA 24B
- This is the only lot the north block face remaining with potential to be developed as a small lots
- 90% of the lots on the larger block face are already small (10m) lots
Subdivision Requirements

Covenants will be required for:

• Unique House Design
• Compliance with District’s Green Building Strategy
• Stormwater Management

Rear laneway access is required which will increase on-street parking capacity
Thank you.