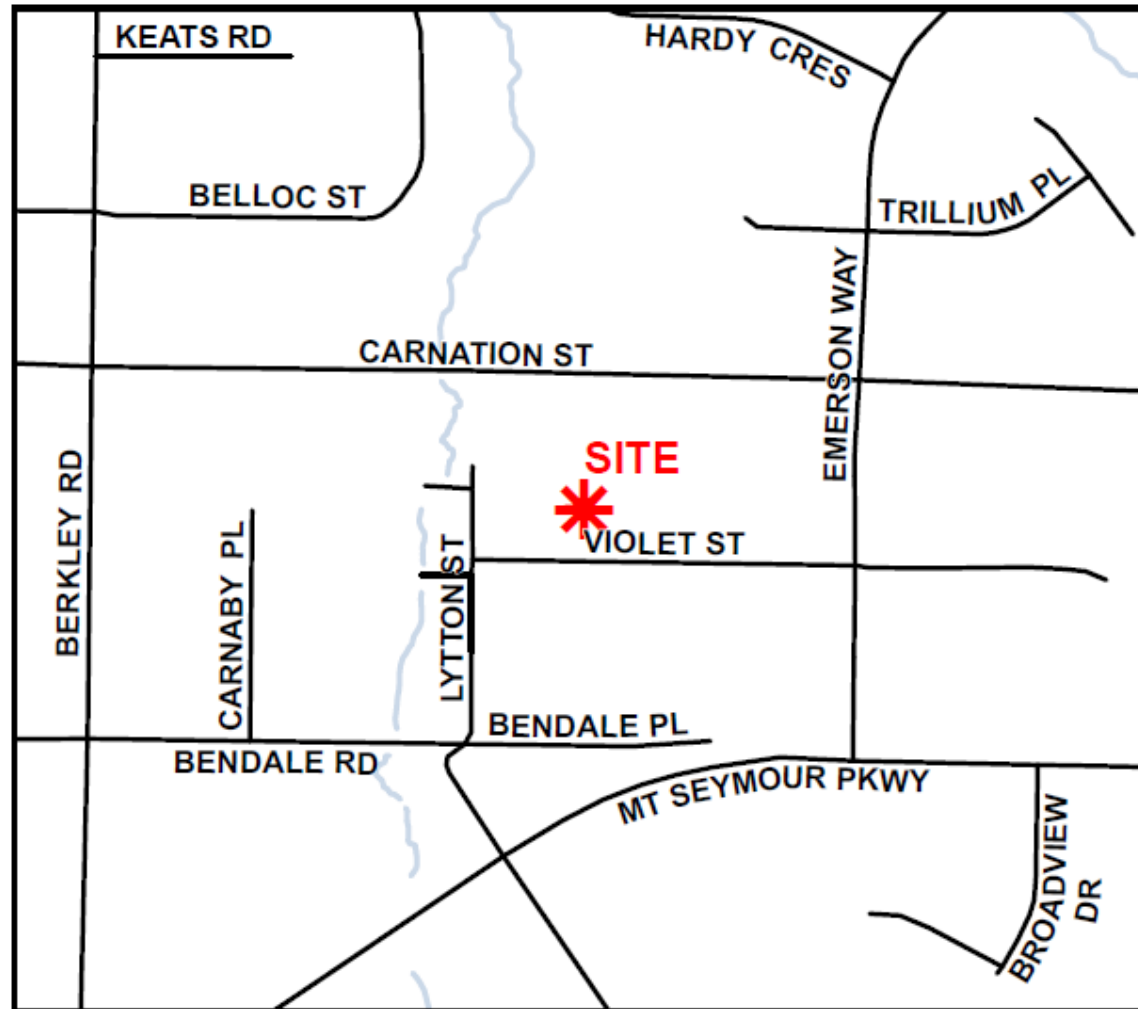


Public Hearing - Bylaw 8185

2646 Violet Street
July 19, 2016

Location Map: 2646 Violet Street



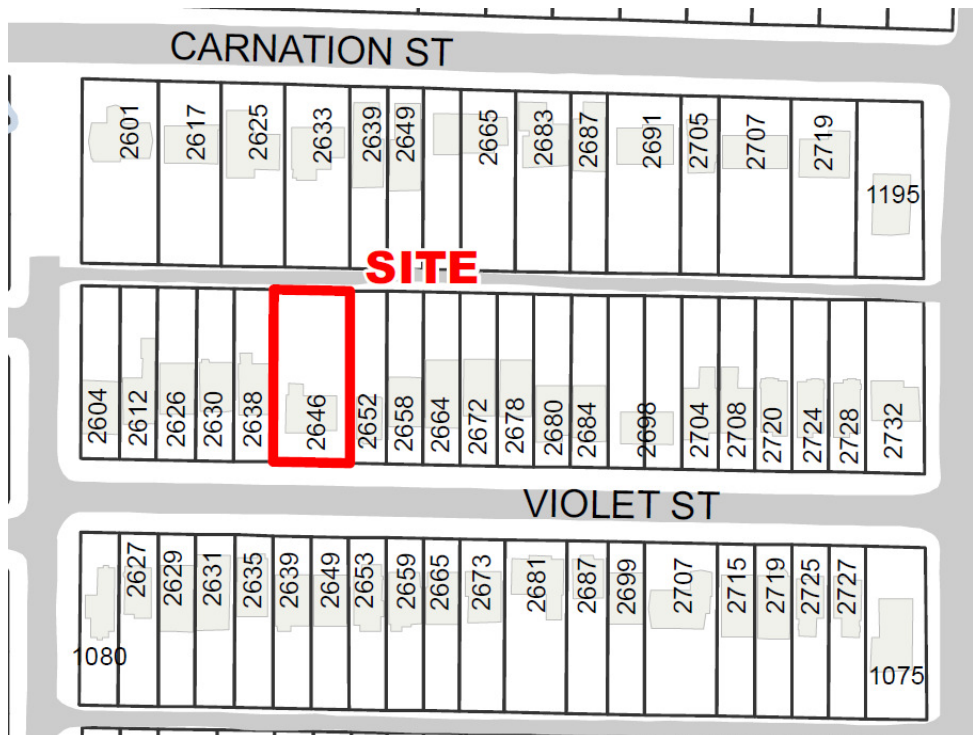
Subject Site: 2646 Violet Street



Proposal

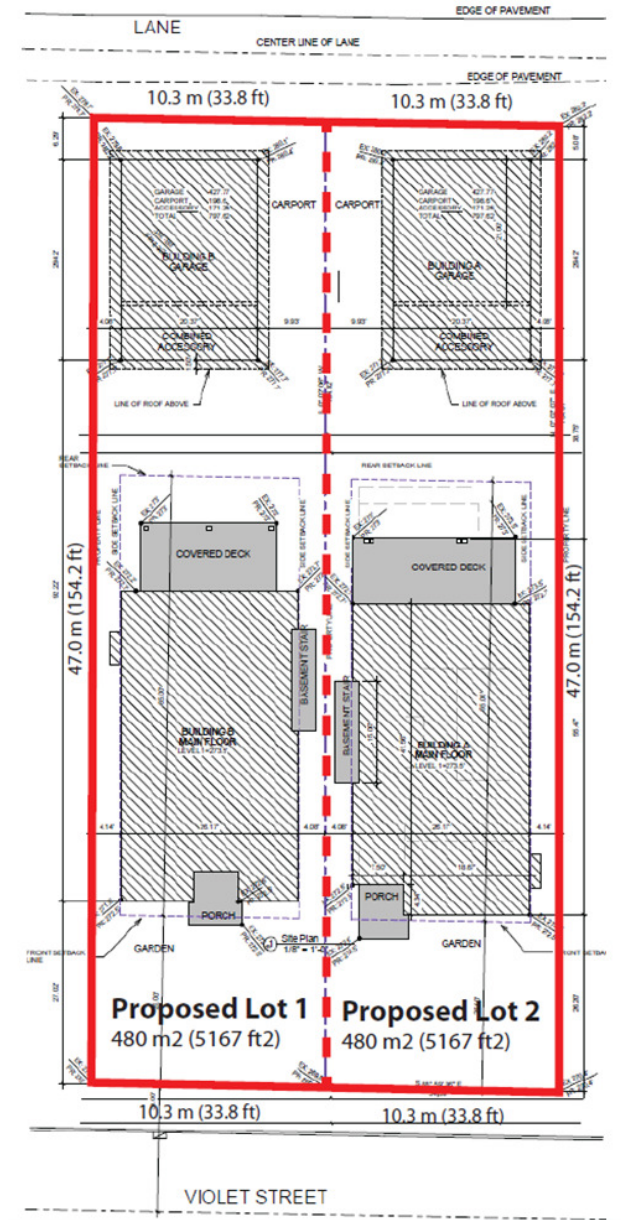
	RS4	Proposed Lots
Width	15 m (49 ft)	10.3 m (33.8 ft)
Depth	34 m (111 ft)	47.0 m (154.2 ft)
Area	550 m ² (5,920 ft ²)	480 m ² (5167 ft ²)

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.