

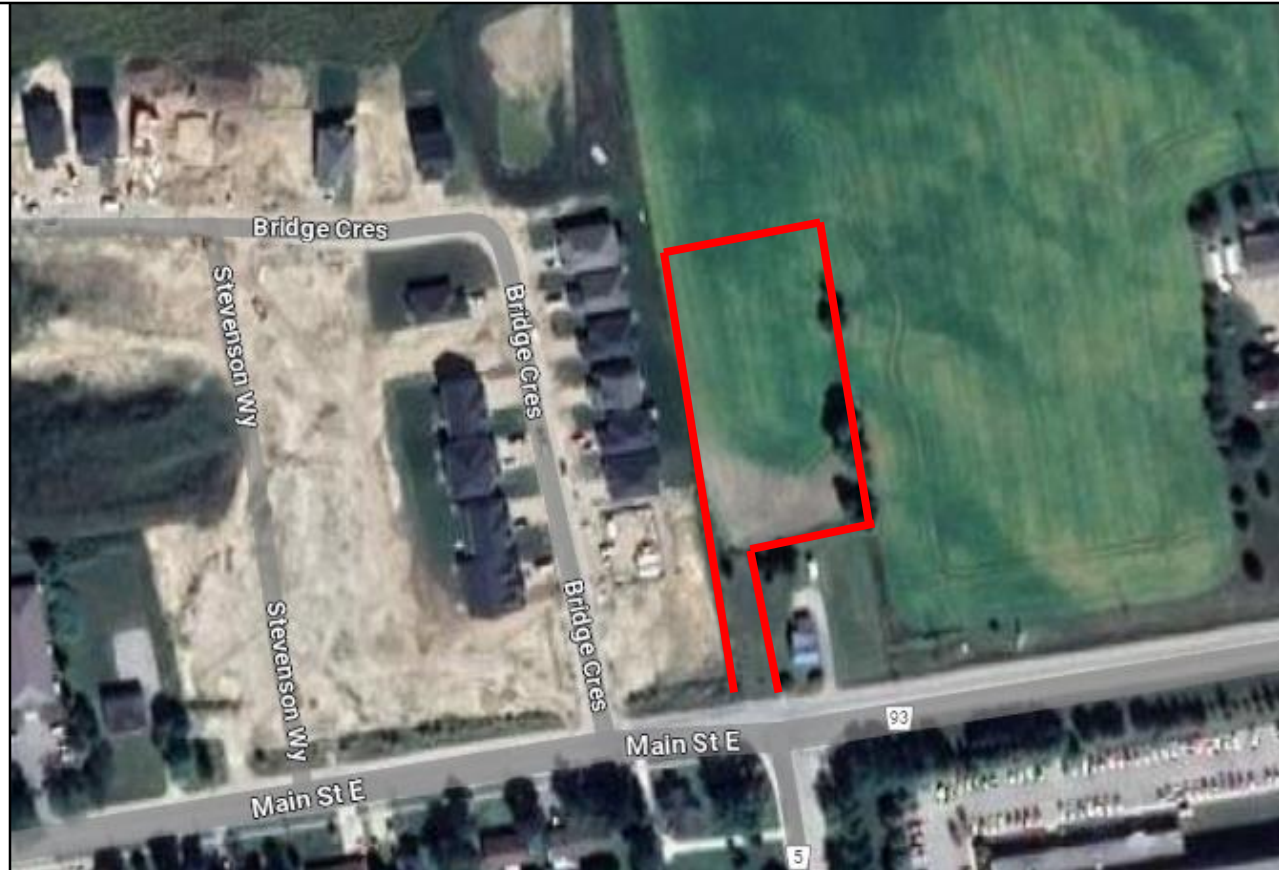
# Zoning By-law Amendment

475 Main St. W.  
Palmerston



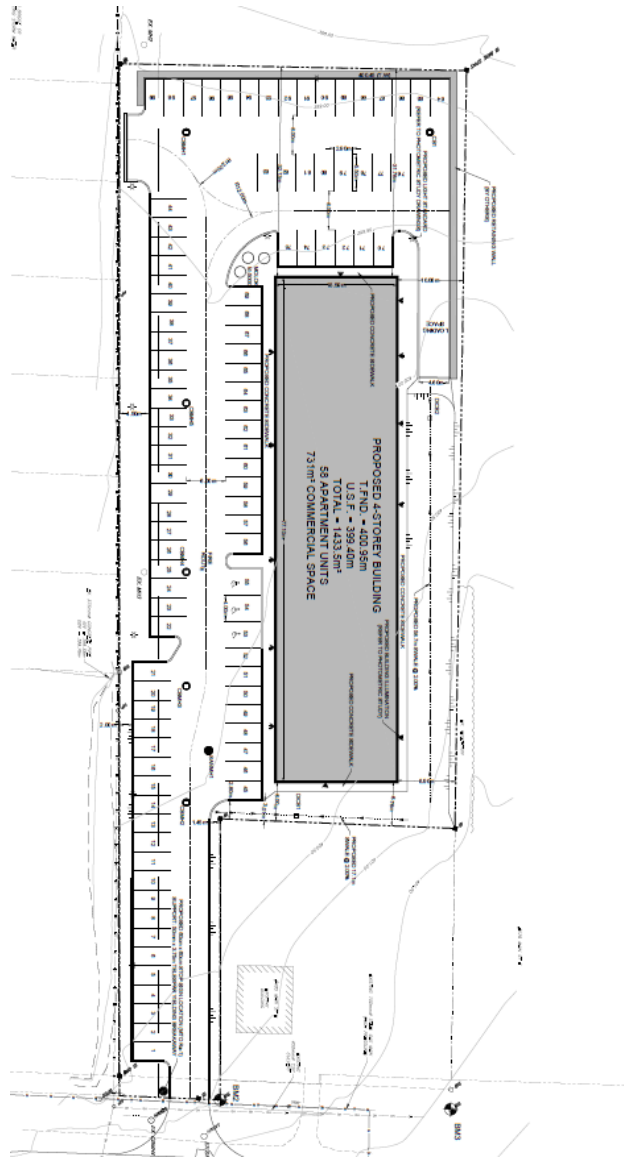
# The Lands

- L-shaped parcel with frontage Main St. W.
- Adjacent to a residential neighbourhood
- Across the road from TG Minto



# The Concept

- Four-storey mixed-use apartment building with:
  - 731 sq. m. of ground floor retail space (50%)
  - 58 residential units which are proposed to be a combination of one-, two- and three-bedroom apartments.
  - 99 parking spaces



# The Studies



## Functional Servicing Report

Water and sewer available to location  
Underground chambers proposed for stormwater retention



## Traffic Impact Study

No upgrades required



## Shadow study

The development concept would have minimal shadow impacts on the adjacent lands.



- Height
  - 13.75 m up from 12.5 m
- Unit Area
  - 37.0 sq. m. down from 50 sq. m.
- Loading Spaces
  - 1 down from 2
- Parking setbacks to Residential uses
  - 2.8 m and 2 m, down from 4.5 m

# The Zoning

# Conclusions



Natural extension of the built  
boundary



Opportunity for new business  
or businesses to re-locate



Diversify housing stock