

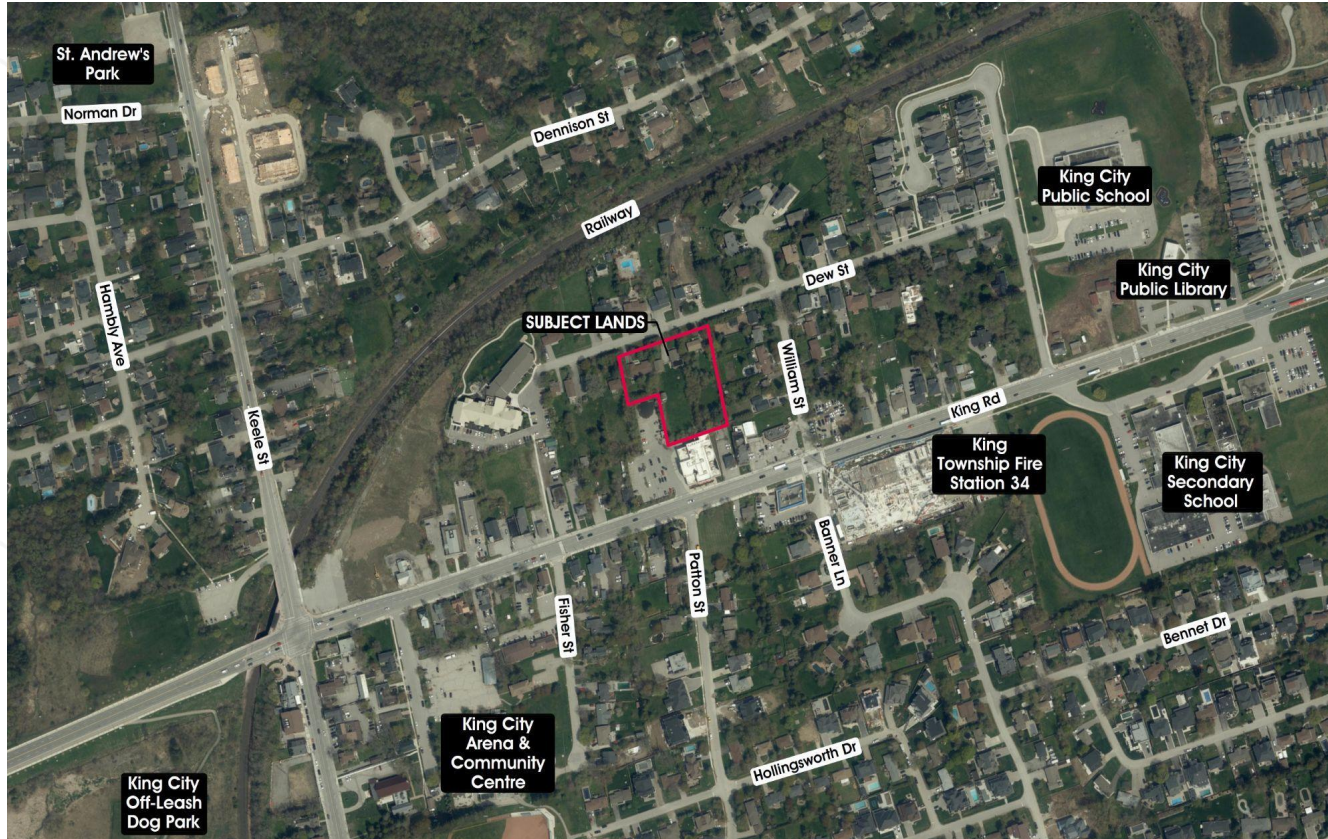
# 125, 137 & 145 Dew St, King

Council Public Meeting  
File No. Z-2024-11

GROUNDSWELL URBAN PLANNERS INC.  
2025-03-03



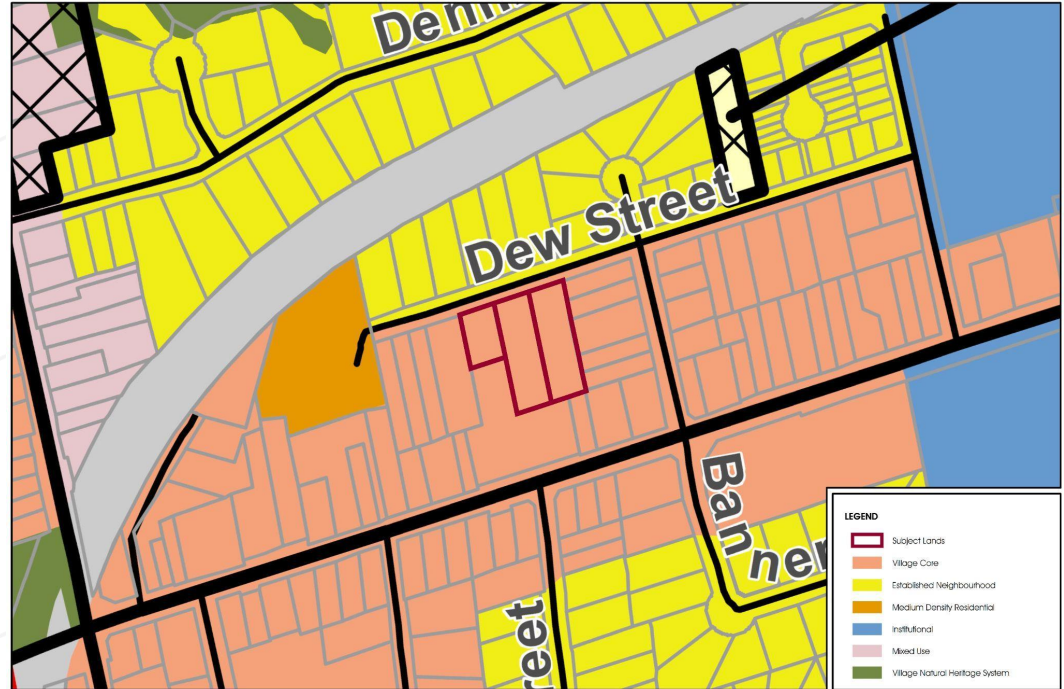
# Site Context



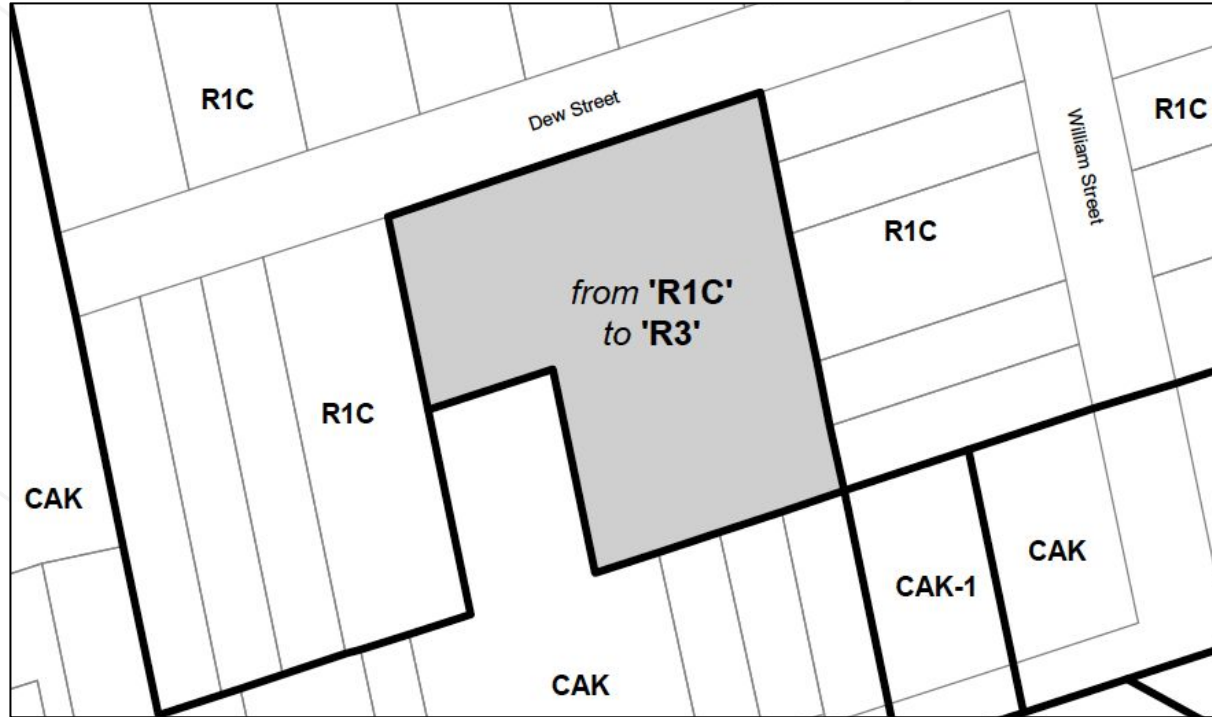
- Located south of Dew St
- Surrounded by residential, commercial, institutional and mixed use
- Many nearby public services

# Land Use Context

- Designated 'Village Core'
- Permitted Uses Include:
  - Mixed-Use, Commercial, Townhouses, Apartment Buildings, Institutional & Public Uses
  - Allows development up to 6 storeys, max 2.5 FSI



# Zoning Context



➤ Lands proposed to be rezoned from:

Residential Single Detached "C" (R1C) Zone



Residential Townhouse (R3) Zone

Purpose: to allow for townhouse uses.

# Proposal

- 32, 3-storey Townhouse Units
- Block 1 will be accessed from Dew Street
- Blocks 2, 3, 4, & 5 will be accessed from a proposed private condominium laneway
- 3 Bedroom Family Sized Units
- Two parking spaces per unit and a total of 8 visitor spaces
- Laneway is designed to allow for westerly extension to facilitate future redevelopment of lands to the west.



# Site Statistics

Requirement	R3 Zone	Proposed
Min Lot Area per dwelling unit	175 m <sup>2</sup>	140 m <sup>2</sup>
Min Lot Frontage	6 m Interior 9 m Corner	6 m Interior 7 m Corner
Min Front Yard	4.5 m	4.5 m
Min Rear Yard	7.5 m	6 m
Min Interior Side Yard	1.5 m	1.2 m
Min Exterior Yard	4.5 m	1.0 m (along condo road)
Max Lot Coverage	40%	60%
Max Building Height	11 m	13.2 m

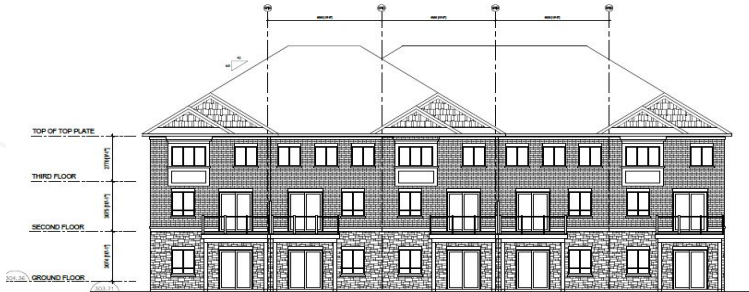
# Elevations



FRONT ELEVATION  
BLOCK 1



FRONT ELEVATION

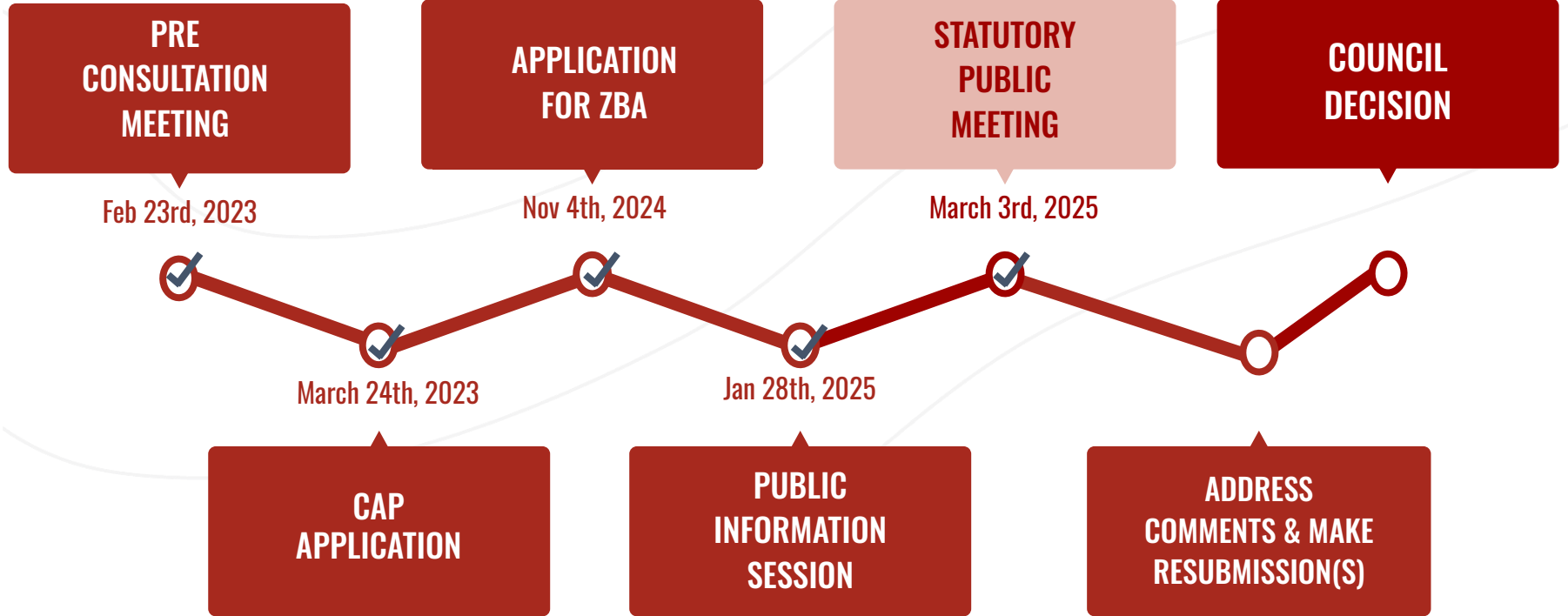


REAR ELEVATION  
BLOCK 1



REAR ELEVATION  
BLOCK 2

# Milestones





**Thank You.**

