

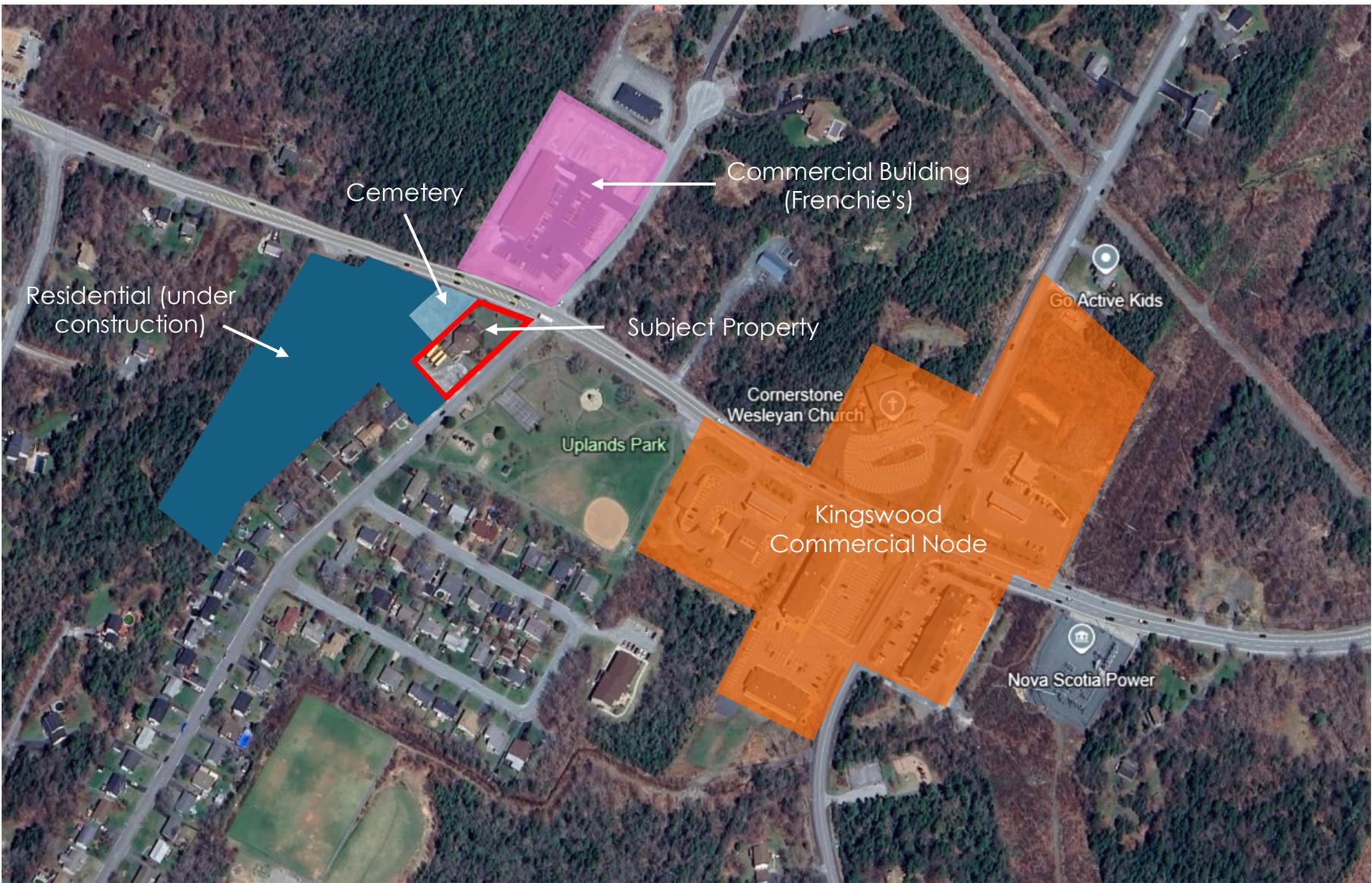
MPSA-2023-000304

Municipal Planning Strategy Amendment for 1274 Hammonds Plains
Road

Development Overview

- Located on 1274 Hammonds Plains Road, the property is currently occupied by a vacant structure containing a former church use, and zoned P-2 Community Facility. As the church is no longer used for its original purpose, it is intended to be removed from the site.
- To replace it, our client is proposing a development of a new two-storey 5,915 ft² (549.5 m²) office building, occupied by the landowner and developer.
- This lot is adjacent to a previously approved, senior-oriented, residential development that includes single-storey townhomes, an apartment building, and a common recreational building.

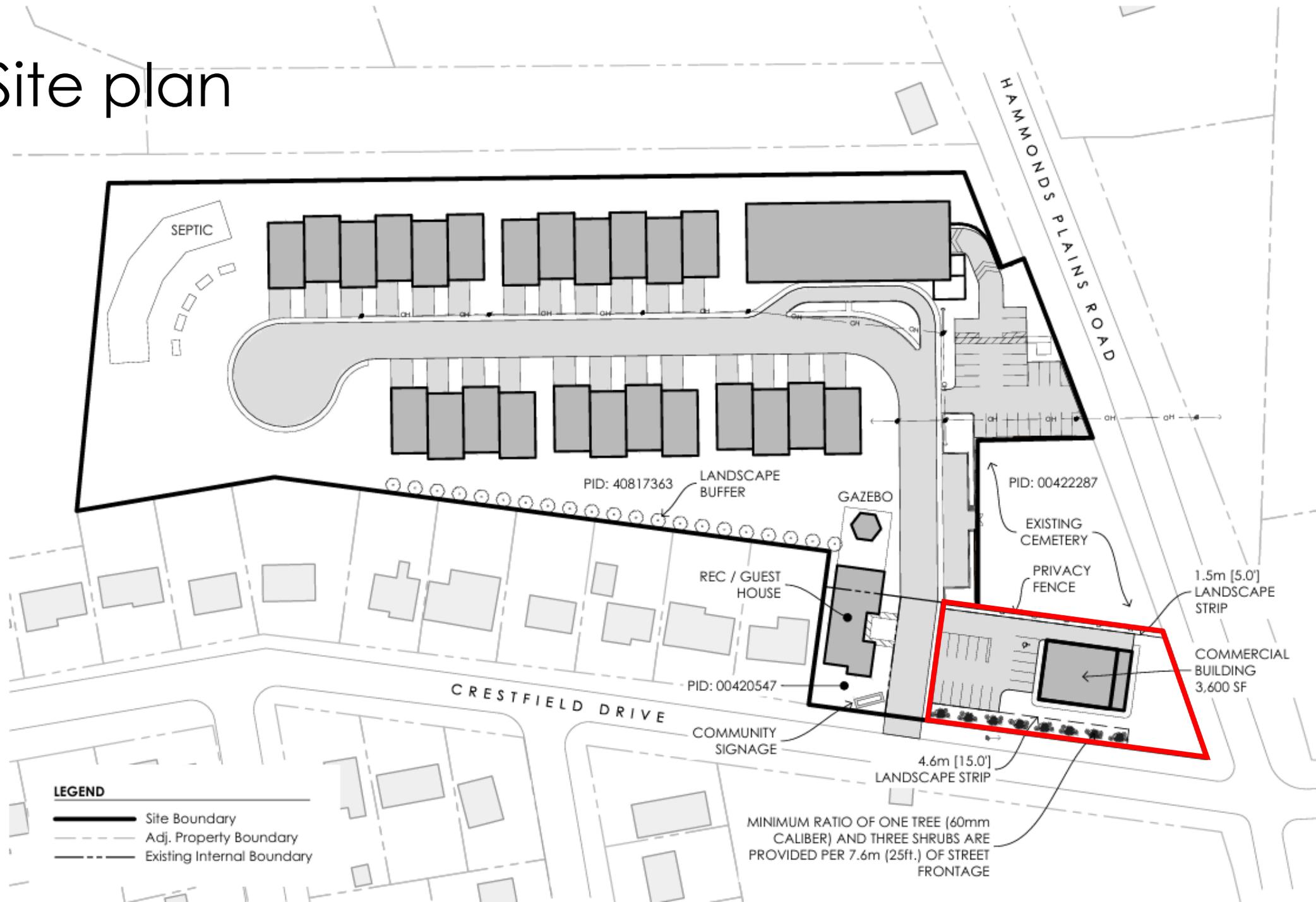
Site Context



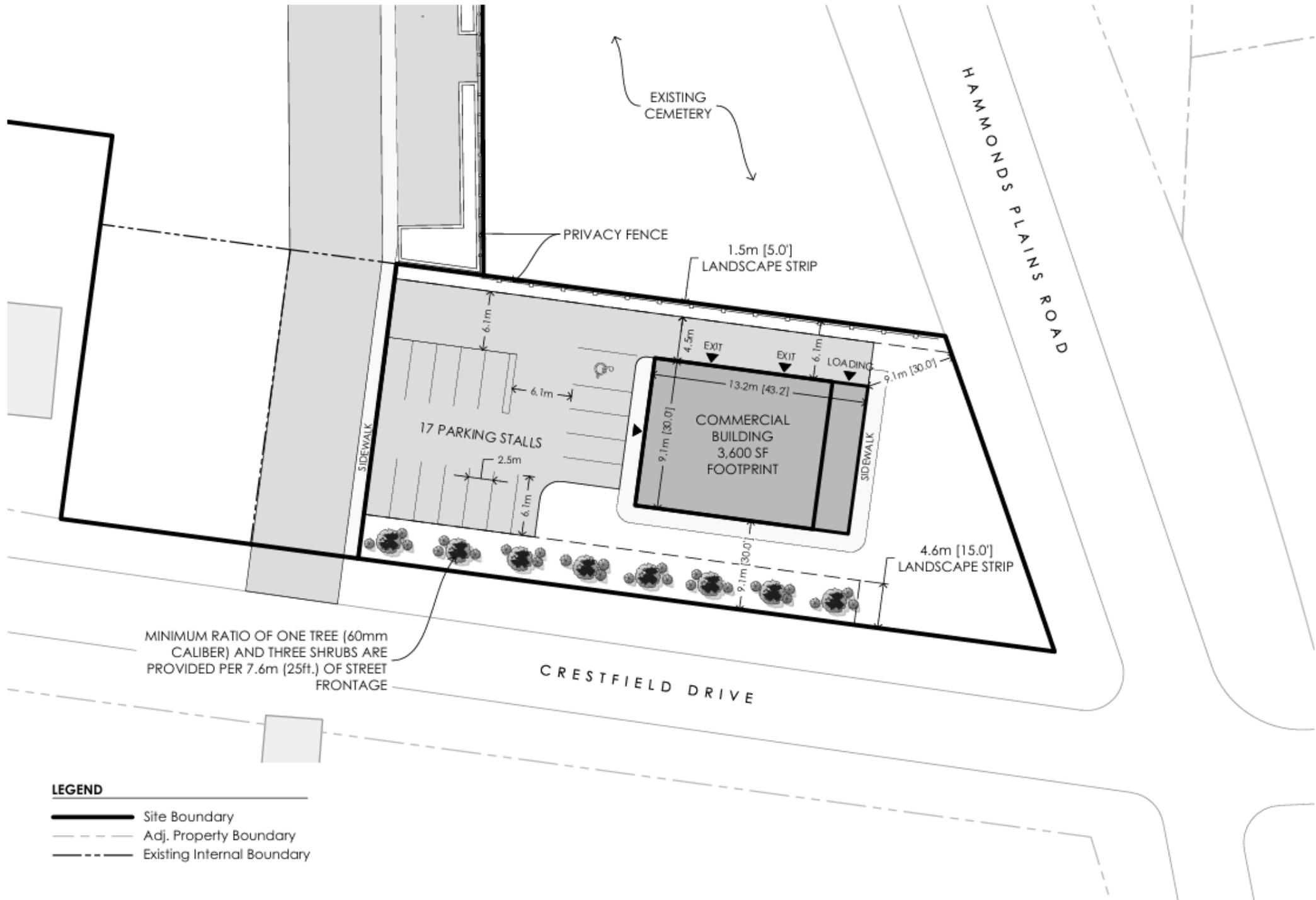
Current Progress



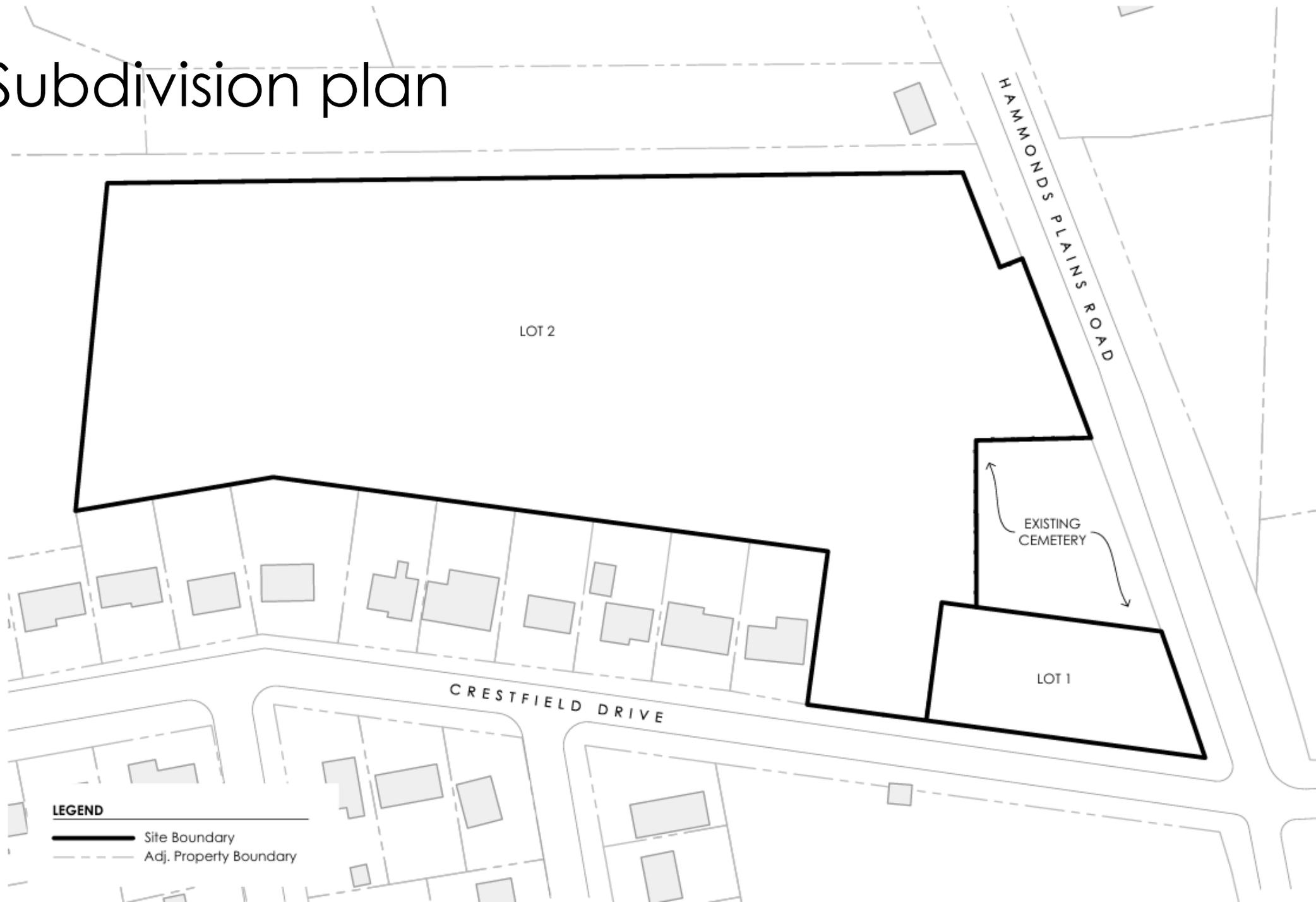
Site plan



- LEGEND**
- Site Boundary
 - - - Adj. Property Boundary
 - · · Existing Internal Boundary



Subdivision plan



East Elevation



TOTAL FACADE AREA:	1980 ft ²
GLAZED AREA:	770 ft ²
GLAZED PERCENTAGE:	39%

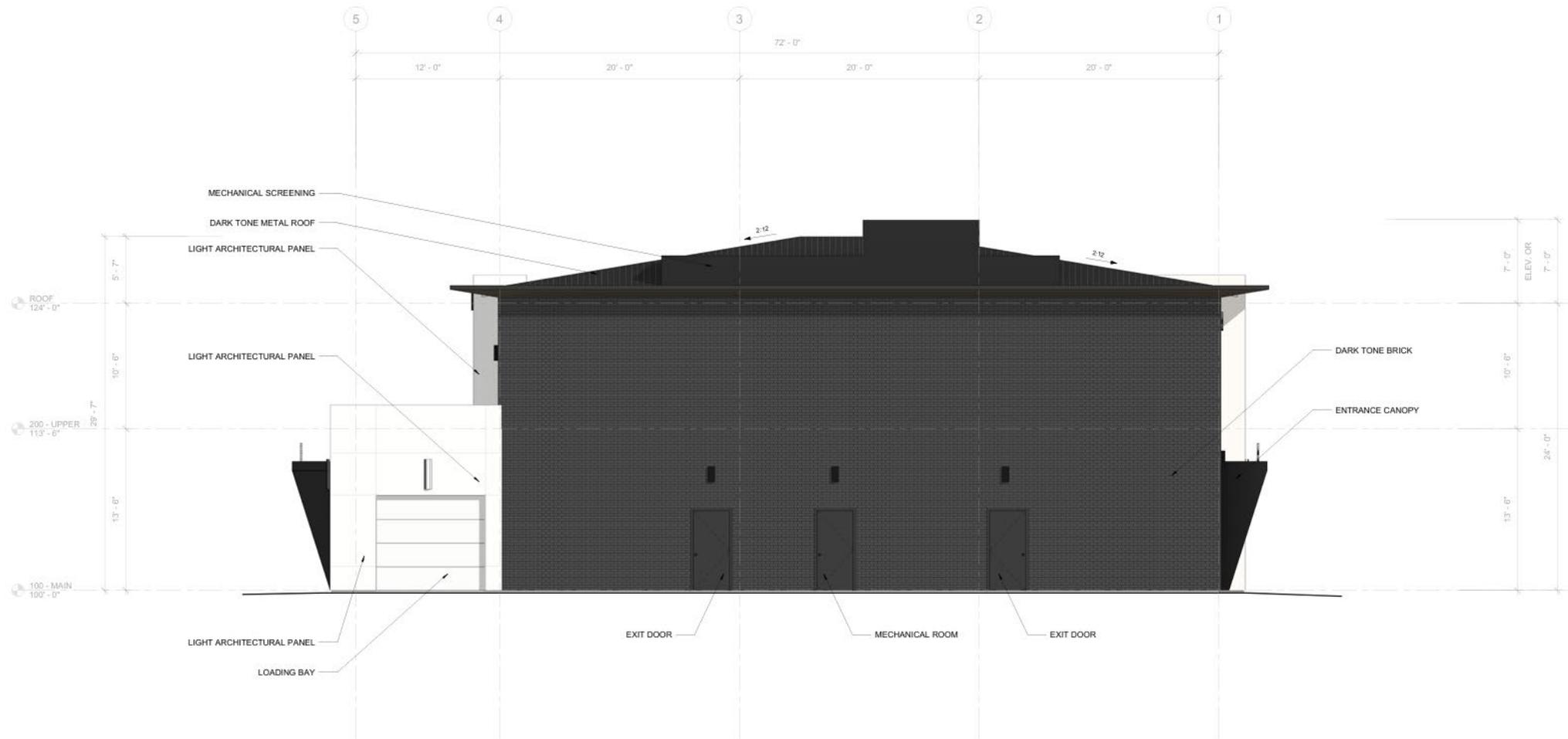
South Elevation



North Elevation



West Elevation



TOTAL FACADE AREA:	1915 ft ²
GLAZED AREA:	0 ft ²
GLAZED PERCENTAGE:	0%

Perspective A



Perspective B



