

MUNICIPAL PLANNING STRATEGY - Policy 3.4 (Section XI)

SECTION XI - PENINSULA NORTH SECONDARY PLANNING STRATEGY

3. INSTITUTIONS

- 3.4** On the eastern side of Gottingen Street, between Russell Street and Kaye Street (PID # 40850463), the Municipality may permit, by development agreement, a mid-rise, mixed use residential and commercial building of up to 33 m in height.
- 3.4.1** In considering an application under Policy 3.4, Council shall pay particular attention to the building's design to ensure that the building creates an animated streetscape through active ground floor uses with frequent entries and pedestrian scaled design features.
- 3.4.2** Without limiting the generalities of Subsection 3.4.1, Council should encourage retail uses, individually accessed residential units, or a combination of both uses to occupy most of the street frontage of the building's base.
- 3.4.3** If individually accessed residential units are proposed, they should have front doors on the street, with appropriate front yard privacy measures such as setbacks and landscaping. Front entrances and first floor slabs for individually accessed residential units should also be raised above grade level for privacy, and should be accessed through means such as steps, stoops and porches.
- 3.4.4** In considering an application under Policy 3.4, Council may permit commercial uses to occupy both the ground floor and the second floor.
- 3.4.5** In considering an application under Policy 3.4, Council shall pay particular attention to the building's interface with the existing sloping street conditions.
- 3.4.6** In order to break up the massing of the building, Council shall require that the building's design be articulated into three separate and distinguishable sections: a base section, a middle section, and a top section.
- 3.4.7** In order to ensure visual interest in the building, Council should encourage other opportunities to articulate the massing of the building by including vertical and horizontal recesses or projections, datum lines, and changes in material, texture or colour.
- 3.4.8** Any development permitted pursuant to Policy 3.4 shall be exempt from the angle control requirements of the R-3 (Multiple Dwelling) Zone of the Land Use By-law.
- 3.4.9** Any development permitted pursuant to Policy 3.4 shall be exempt from the open space requirements of the R-3 (Multiple Dwelling) Zone of the Land Use By-law.
- 3.4.10** Any development permitted pursuant to Policy 3.4 shall not exceed a population of 200 persons on the site.

3.4.11 For the purpose of calculating population density for any development permitted pursuant to Policy 3.4, the following population counts shall apply:

(i) bachelor units shall be assigned one (1) person per unit;

(ii) one-bedroom units shall be assigned two (2) persons per unit; and,

(iii) all other dwelling units, including townhouse-style dwelling units, shall be assigned 2.25 persons per unit.

3.4.12 For the purpose of determining the amount of parking to be provided for any development permitted pursuant to Policy 3.4, each dwelling unit shall be assigned one (1) parking space, while the commercial portion of the development will not require the provision of parking.

3.4.13 Further to Subsection 3.4.12, any parking to be provided on site shall be located underground.

3.4.14 In considering an application under Policy 3.4, Council shall ensure that vehicular and service access to the building has minimal impact on the streetscape by minimizing the width of the frontage it occupies, and by requiring a design that integrates both functions.

(RC-Sep 27/11; E-Dec 10/11)