

Evolution and Context for Planning in Districts 7 & 8

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Municipal Planning Strategy

- Goals and objectives
- Establishes secondary plan areas and districts
- Provides a context for considering changes (amendments to land use by-laws)
- Provides a context for considering developments by development agreement

Land Use By-law

- Zones and regulations

1950

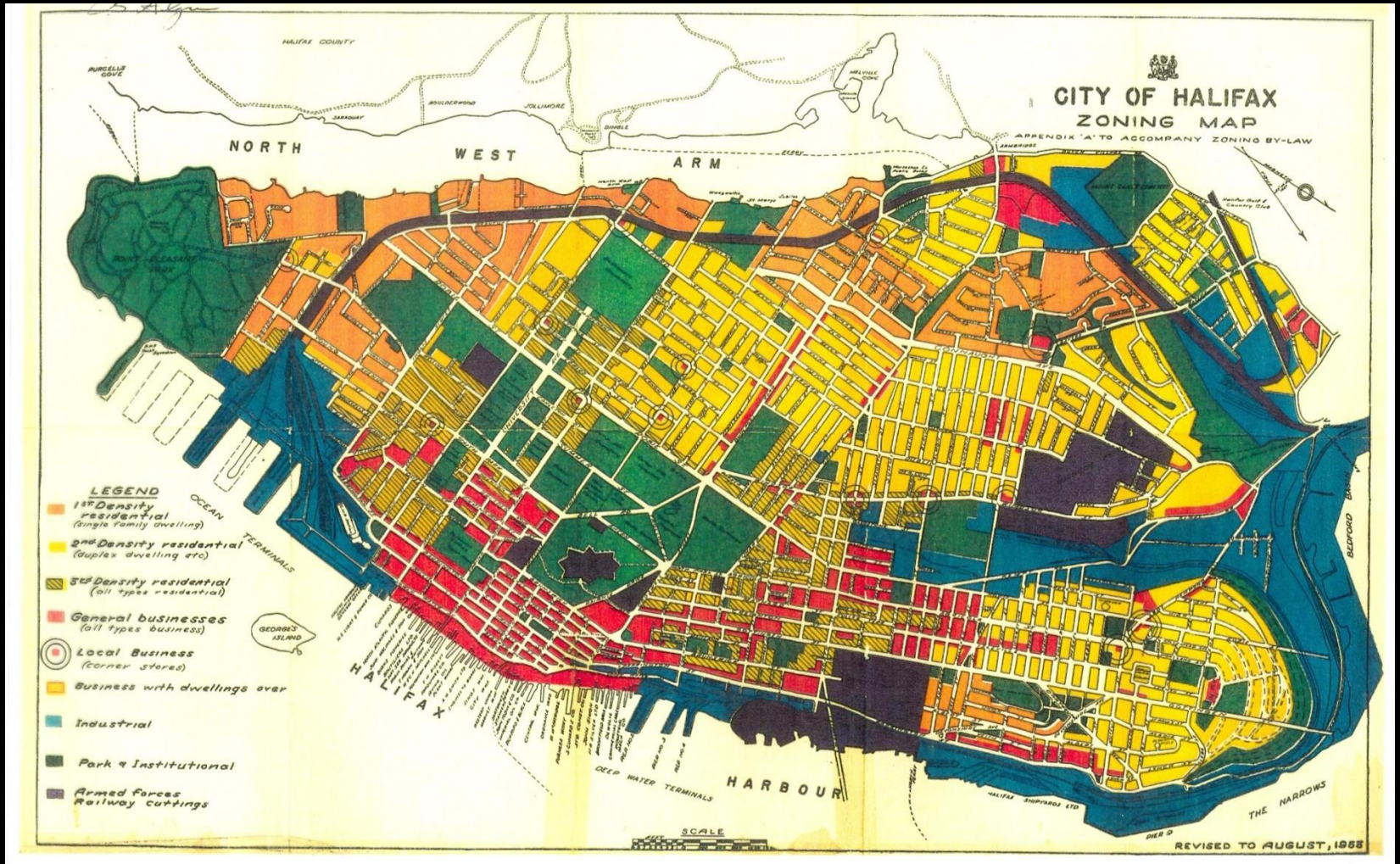
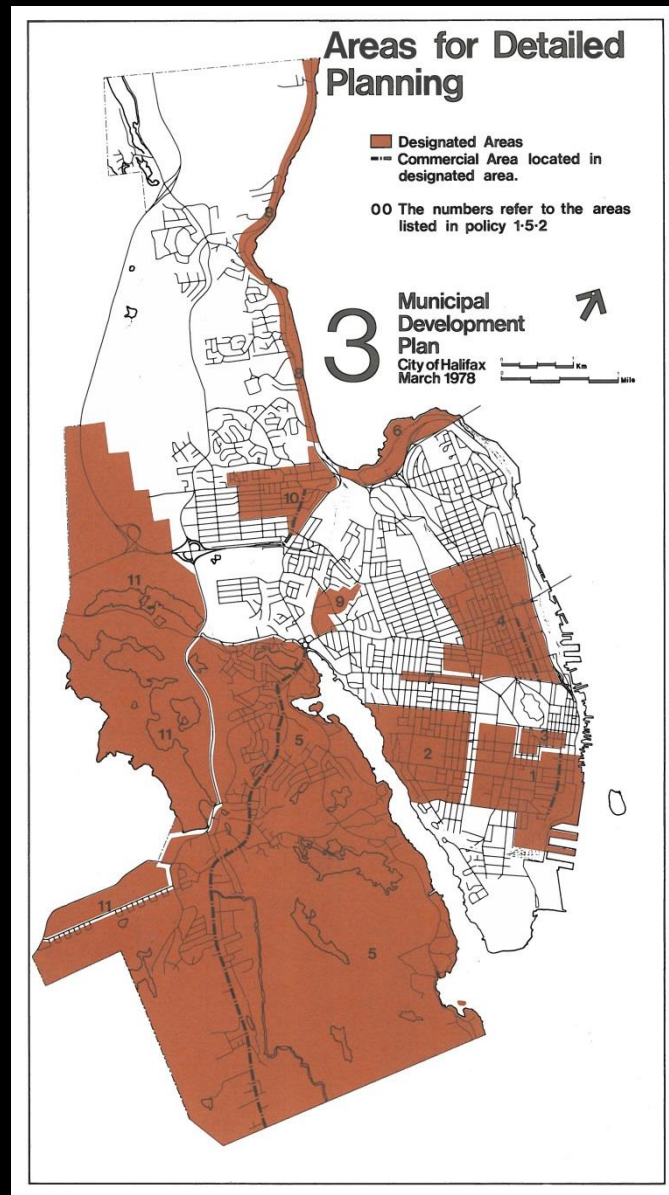


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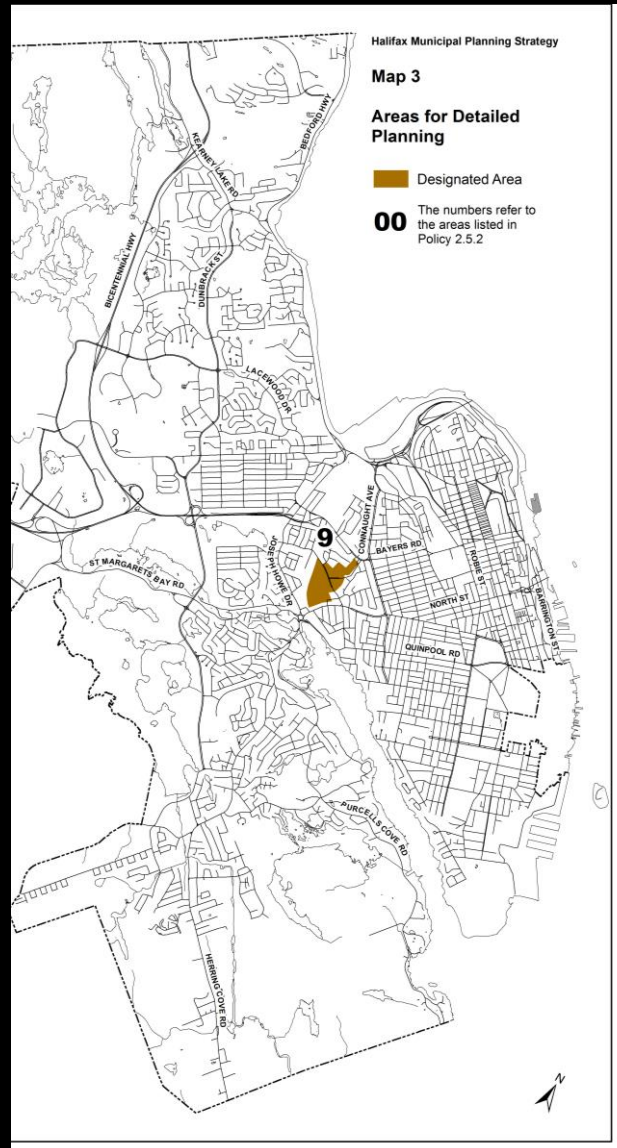
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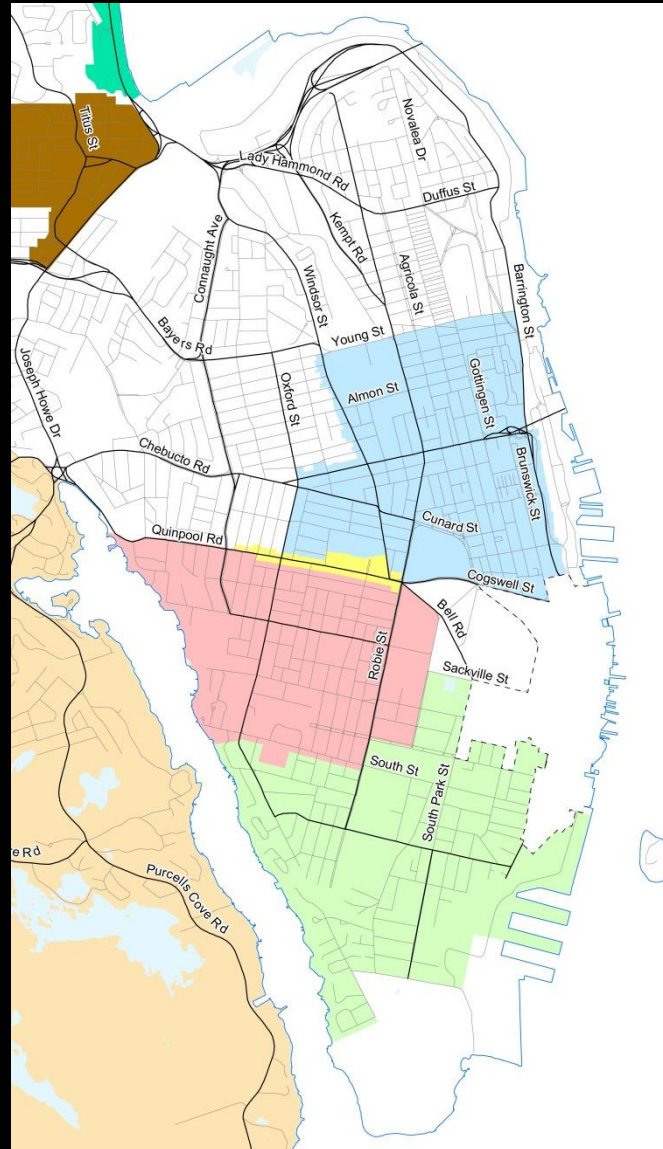
1978



Present



1978 - Present



1978 - Present

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Policy Criteria for Development Agreements and LUB Amendments

Detailed

Broad

Detailed

- 3.20 In order to encourage the establishment of child care centres in a variety of locations to meet the varied needs of families, and to allow the consideration of the specific circumstances of an individual location, a child care centre which does not meet applicable land use bylaw regulations may be permitted by development agreement.
- 3.20.1 In considering approval of such development agreements, Council shall consider the following:
- a. for a child care centre located within a dwelling, alterations to the exterior of the building shall not be such that the building no longer appears to be residential in nature. This shall not prevent facilities for physically challenged children, or playground equipment to be erected on the property.
 - b. the hours of operation shall be such that adverse impacts of noise and traffic movements on adjacent residential uses are reduced.
 - c. parking shall be required on the site of the child care centre to accommodate the employees of the centre. Parking areas should, where necessary, be visually buffered from any adjacent residential uses by the use of fences, screening and/or landscaping as appropriate.

Detailed

- d. site design features, including landscaping, outdoor play space, parking areas and driveways shall be designed, sized and located to provide for the needs of the users of the facility, as well as to address potential impacts on adjacent residential uses.
- e. vehicular access to and egress from the child care centre and pedestrian movement shall be accommodated in a manner which encourages safety.
- f. signs for the child care centre shall be of a size, design and placement on the lot which reduces impacts on adjacent residential uses.
- g. centres shall not be located so as to produce a concentration within a particular neighbourhood. In addition, only one centre with a licensed capacity of more than 14 children shall be permitted on any cul-de-sac.
- h. all other relevant policies of the municipal planning strategy with particular reference to the Residential Environments section.

Broad

8.1 SPRING GARDEN ROAD SUB-AREA

- 8.1.1 The City shall amend its zoning by-laws to include a height restriction on development in the vicinity of the Public Gardens so as to ensure a minimum of shadow casting on the Public Gardens.
- 8.1.2 The City shall consider an application under the provisions of Section 33(2) (b) of the Planning Act for a development in the Spring Garden Road Sub-Area north of Spring Garden Road which would exceed the height precinct so established through Policy 8.1.1 above, and, in so doing, the City shall require that any proposed development not cast a significant amount of shadow on the Public Gardens during that period of the year during which the Public Gardens is open to the public.

Broad

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Municipal Planning Strategy Amendments

Creation of new MPS policies and LUB regulations

- Changes in circumstances
- Evolution of ideas
- Oversight

1970s

