

## Proposed Official Plan and Zoning By-law Changes for HAF Initiative 4 - Vacant Commercial Development Incentive

### Proposed amendments

1. Amend [Institutional](#), [Service Commercial](#), [Community Commercial](#), and [Business Area](#) designations to allow for broader residential uses where appropriate.
2. Re-designate western portion of Cameron Street from Institutional to Residential ([OPA Exhibit 1](#)).
3. Re-designate 306 William St from Heavy Industrial to Light Industrial to allow for residential in proximity ([OPA Exhibit 2](#)).
4. Permit and establish development parameters for residential uses in the Service Commercial Zones along May Street North from the McIntyre Floodway to Leith Street ([SP102](#), [ZBA Exhibit 1](#) & [ZBA Exhibit 2](#)).
5. Eliminate light industrial uses and warehouses in certain Business Zones along Oliver Road, Golf Links Road, and Balmoral Street where future residential is planned in proximity ([SP105](#), [ZBA Exhibit 4](#) & [ZBA Exhibit 5](#)).
6. Permit and establish development parameters for residential uses in certain Business Zones along Oliver Road and Golf Links Road. Apply a holding symbol for required land use compatibility study, archaeological assessment, and servicing ([SP104](#), [H18](#), [ZBA Exhibit 4](#)).
7. Permit and establish development parameters for residential uses in certain Institutional Zones along Algoma Street North. ([SP103](#), [ZBA Exhibit 3](#)).
8. Rezone the western portion of Cameron Street from the Institutional Zone to the Urban Mixed Use Zone ([ZBA Exhibit 6](#)).

## Official Plan

### Policy changes

1. Amend Institutional Areas, pg. 81

The Institutional designation is intended to recognize the location of major public and quasi-public uses that serve both local and regional needs such as hospitals, colleges and universities, secondary schools, and correctional institutions. Residential uses, ~~directly related to an institutional use, such as a student dormitory~~ may also be permitted in appropriate locations.

2. Amend Service Commercial “Residential Uses”, pg. 85

#### **Residential Uses**

In recognition of existing land uses and the transitioning function of North Cumberland Street, Simpson Street, and May Street from the ~~McIntyre-Neebing Floodway Neebing River~~ south to Leith Street, residential uses ~~will~~ **may** be permitted, **where appropriate**, along these corridors within the Service Commercial land use designation.

3. Amend Community Commercial “Residential Uses”, pg. 86

#### **Residential Uses**

Residential development may be permitted within the Community Commercial designation in areas where it does not detract from the function of the Community Commercial designation. Where it is appropriate, residential units will be encouraged on the upper floors of buildings to promote pedestrian and commercial activity at the street level. **Standalone housing may also be permitted on underutilized land or within existing vacant buildings where compatibility between commercial and residential uses can be achieved through urban design.**

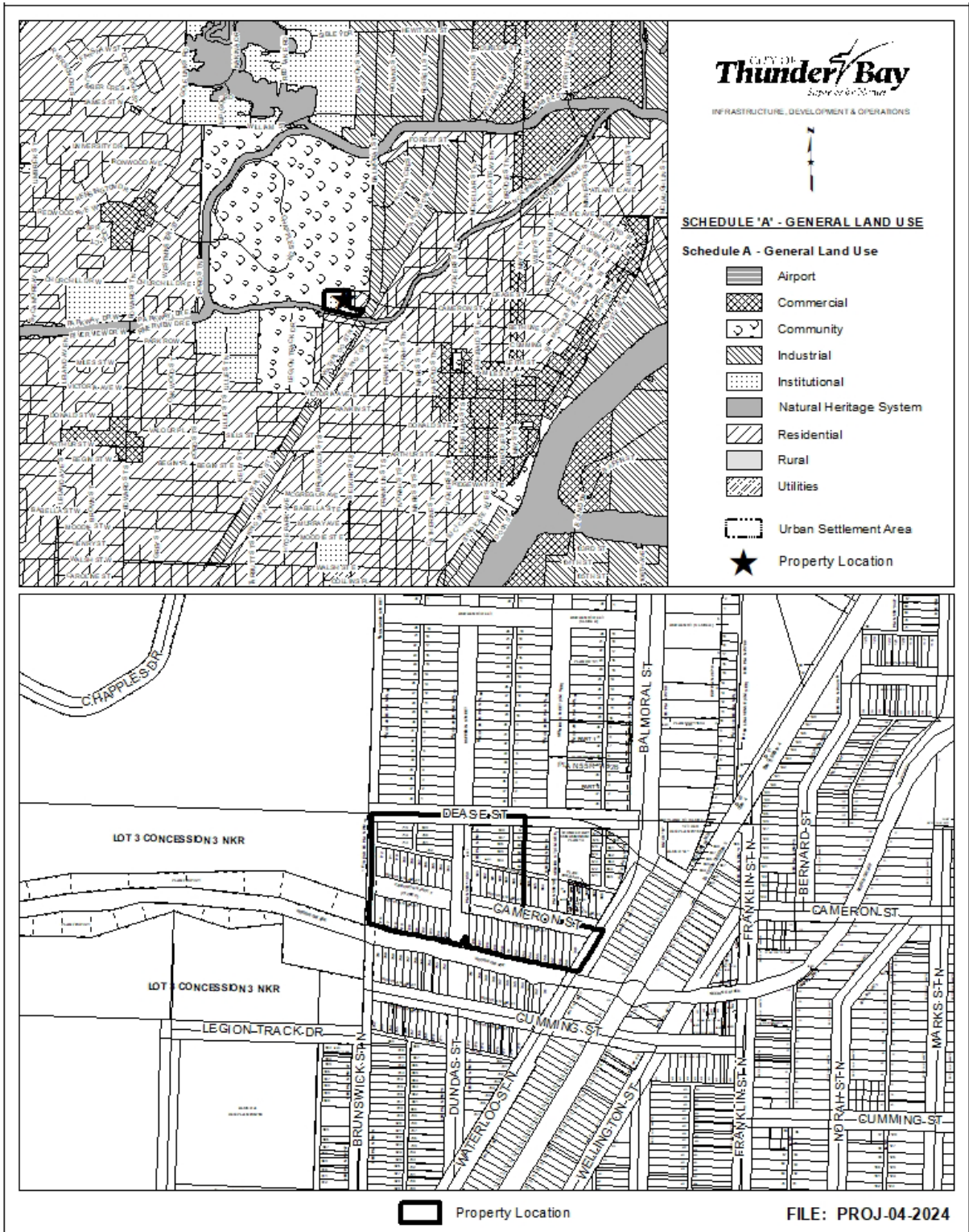
4. Add section “Residential Uses” to Business Area, pg. 89

#### **Residential Uses**

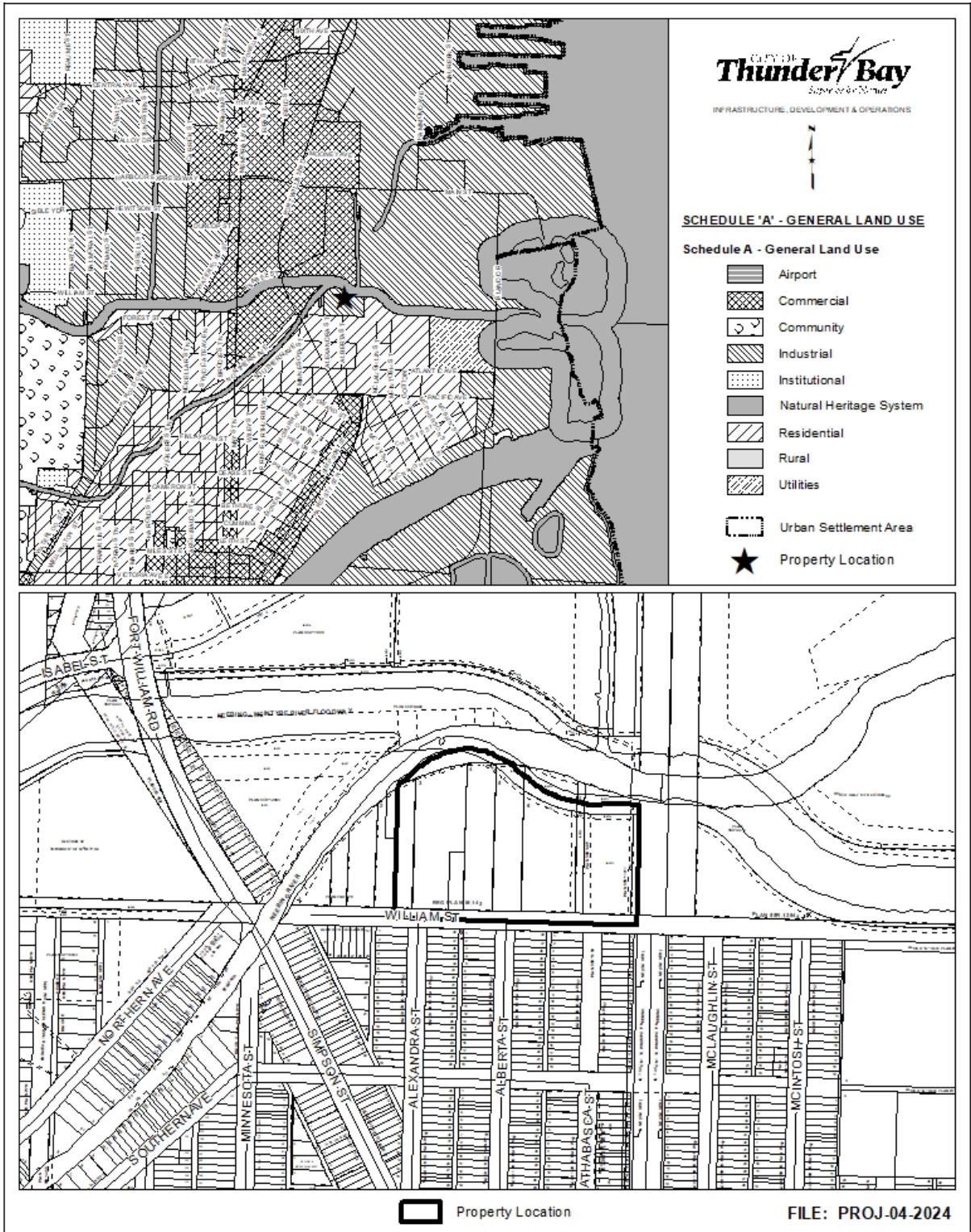
**Within the Business Area designation, high-rise and medium-rise residential development will be permitted at appropriate locations, where municipal water and sewer services are available. Issues including soil conditions, lot grading and drainage, accessibility, land use compatibility, urban design, and impacts on the natural environment shall be appropriately addressed prior to development.**

# Mapping changes

## 1. OPA Exhibit 1: Re-designate from Institutional to Residential



2. OPA Exhibit 2: Re-designate from Heavy Industrial to Light Industrial



## Zoning By-law

### Site-specific provisions

#### 1. SP102: Site-specific provision no. 102

The following provisions apply to lands zoned SC<sup>SP102</sup> as shown on Maps 8N and 9N of Schedule "A":

a) In addition to the **uses** permitted in Section 5.1.1 a), the following are also permitted **uses**:

- **Apartment**
- **Care housing**
- **Townhouse**

b) The **uses** listed in SP102 a), are subject to Sections 3.1.3, 3.2, and 3.3.

c) In addition to the provisions of Table 3.2 and 5.2 the minimum **separation distance** between a **use** listed in SP102 a) and a **drive-through, loading space, outdoor display, or motor vehicle service use** is 20 m.

d) Despite the provisions of Table 5.3, in the case of a non-residential **main use**, the following applies:

i) The minimum **landscaped area** is 20% of **lot area** which must include a 3.0 m strip along all **lot lines** abutting a **street allowance** or a residential **use** on the **first storey**.

ii) The minimum **visual screen** is a 1.6m high **visual screen** along all **lot lines** abutting a residential **use** on the **first storey**.

#### 2. SP103: Site-specific provision no. 103

The following provisions apply to lands zoned IN<sup>SP103</sup> as shown on Maps 5Q and 5R of Schedule "A":

a) In addition to the **uses** permitted in Section 8.1.1 a), the following are also permitted **uses**:

- **Apartment**
- **Care housing**
- **Townhouse**

b) The **uses** listed in SP103 a), are subject to Sections 3.1.3, 3.2, and 3.3.

### 3. SP104: Site-specific provision no. 104

The following provisions apply to lands zoned BU<sup>SP104</sup> as shown on Maps 7K and 7L of Schedule "A":

a) In addition to the **uses** permitted in Section 6.1.2 a), the following are also permitted **uses**:

- **Apartment**
- **Care housing**
- **Townhouse**

b) Despite the permitted **uses** listed in Section 6.1.2 a), the following **uses** are not permitted:

- **Light industrial use**
- **Warehouse**

c) The **uses** listed in SP104 a), are subject to Sections 3.1.3, 3.2, and 3.3.

d) In addition to the provisions of Table 3.2 and 5.2 the minimum **separation distance** between a **use** listed in SP104 a) and a **drive-through** or **loading space** is 20 m.

e) Despite the provisions of Table 6.3, in the case of a non-residential **main use**, the following applies:

- i) The minimum **landscaped area** is 20% of **lot area** which must include a 3.0 m strip along all **lot lines** abutting a **street allowance** or a residential **use** on the **first storey**.
- ii) The minimum **visual screen** is a 1.6m high **visual screen** along all **lot lines** abutting a residential **use** on the **first storey**.

### 4. SP105: Site-specific provision no. 105

The following provisions apply to lands zoned BU<sup>SP105</sup> as shown on Map 8M of Schedule "A":

a) Despite the permitted **uses** listed in Section 6.1.2 a), the following **uses** are not permitted:

- **Light industrial use**
- **Warehouse**

## Holding provisions

### 1. H18: Development holding provision no. 18

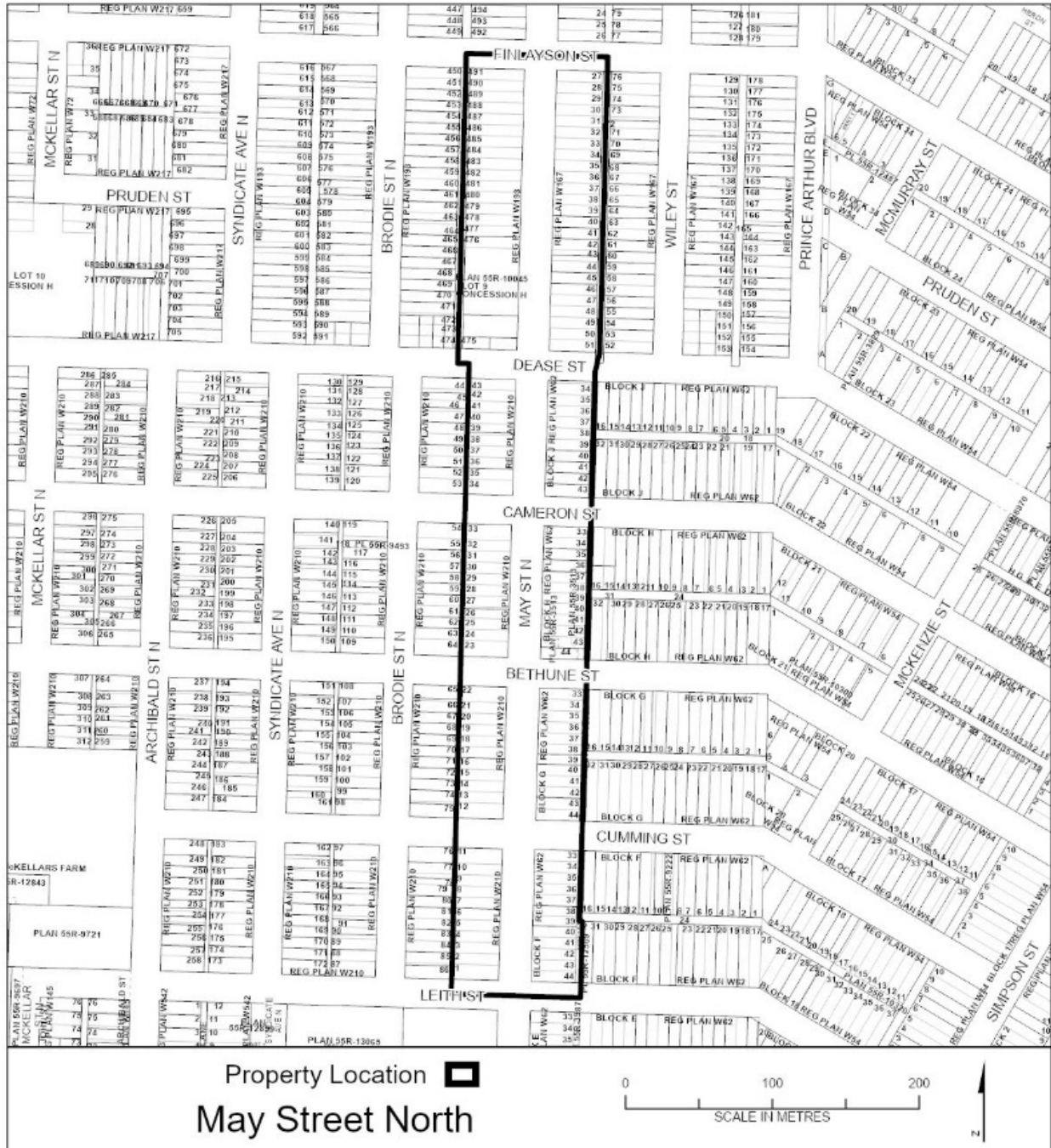
The following provisions apply to lands zoned BU<sup>SP104 H18</sup> as shown on Maps 7L and 7K of Schedule "A":

- a) No **sensitive uses** are permitted, except for expansions to existing **main buildings** or development of **accessory uses, buildings, or structures**.
- b) The Holding Symbol must not be removed until the following criteria are met:
  - i) A Land Use Compatibility Study that indicates that the lands are suitable for the **development of sensitive uses** in accordance with Ministry of Environment, Conservation, and Parks Guidelines, to the satisfaction of Planning Services.
  - ii) An archaeological assessment that indicates that the lands are suitable for **development** in accordance with the requirements established by the Ministry of Tourism, Culture and Gaming, to the satisfaction of Planning Services.
  - iii) Municipal sewage service and municipal water service are available.
  - iv) A pedestrian right-of-way that connects to the public active transportation network abuts the property or can be extended from an abutting property to the satisfaction of Planning Services.

# Mapping changes

## 1. ZBA Exhibit 1 – May Street North

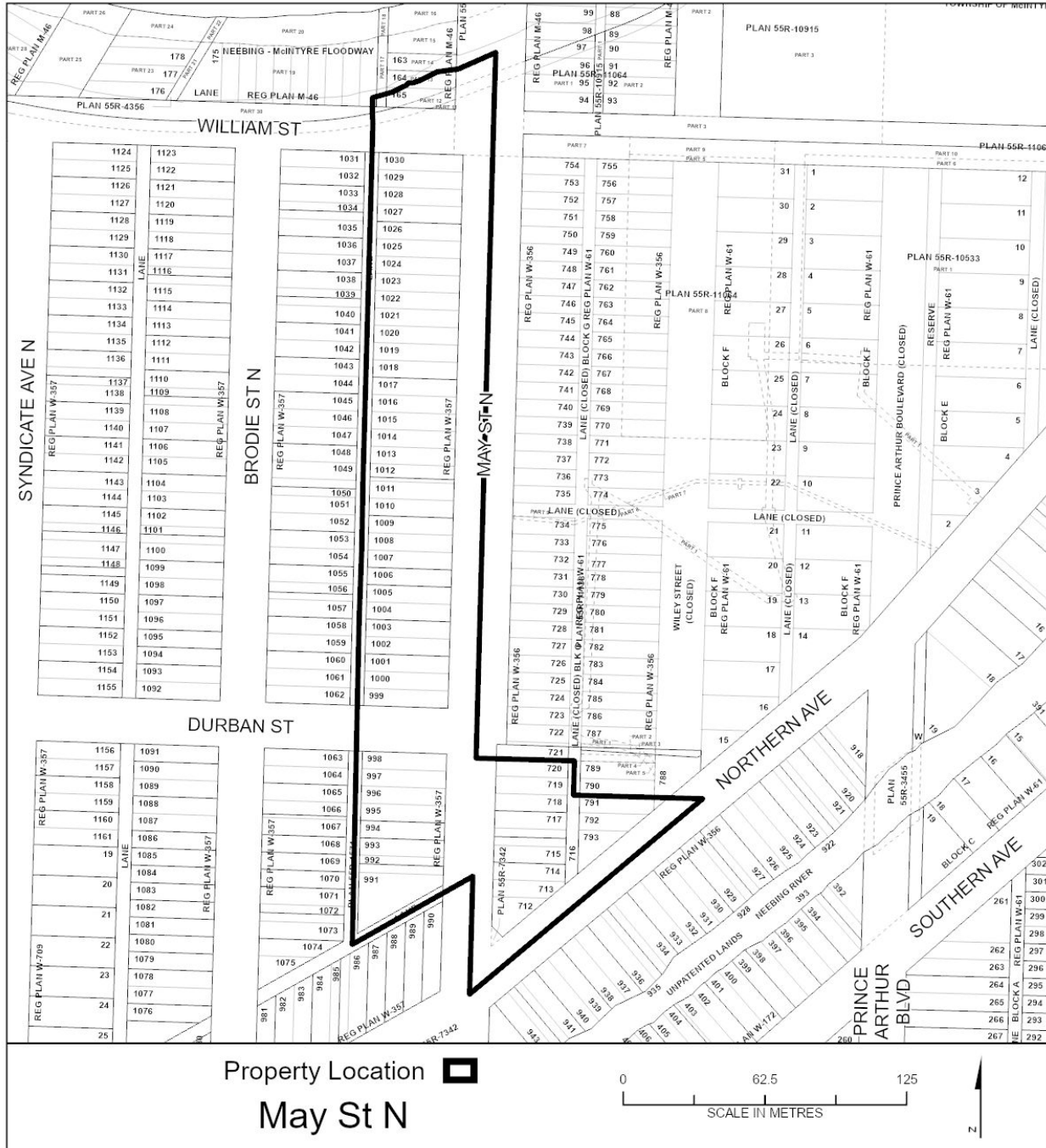
Apply [SP102](#) to the following location (Maps 8N and 9N).





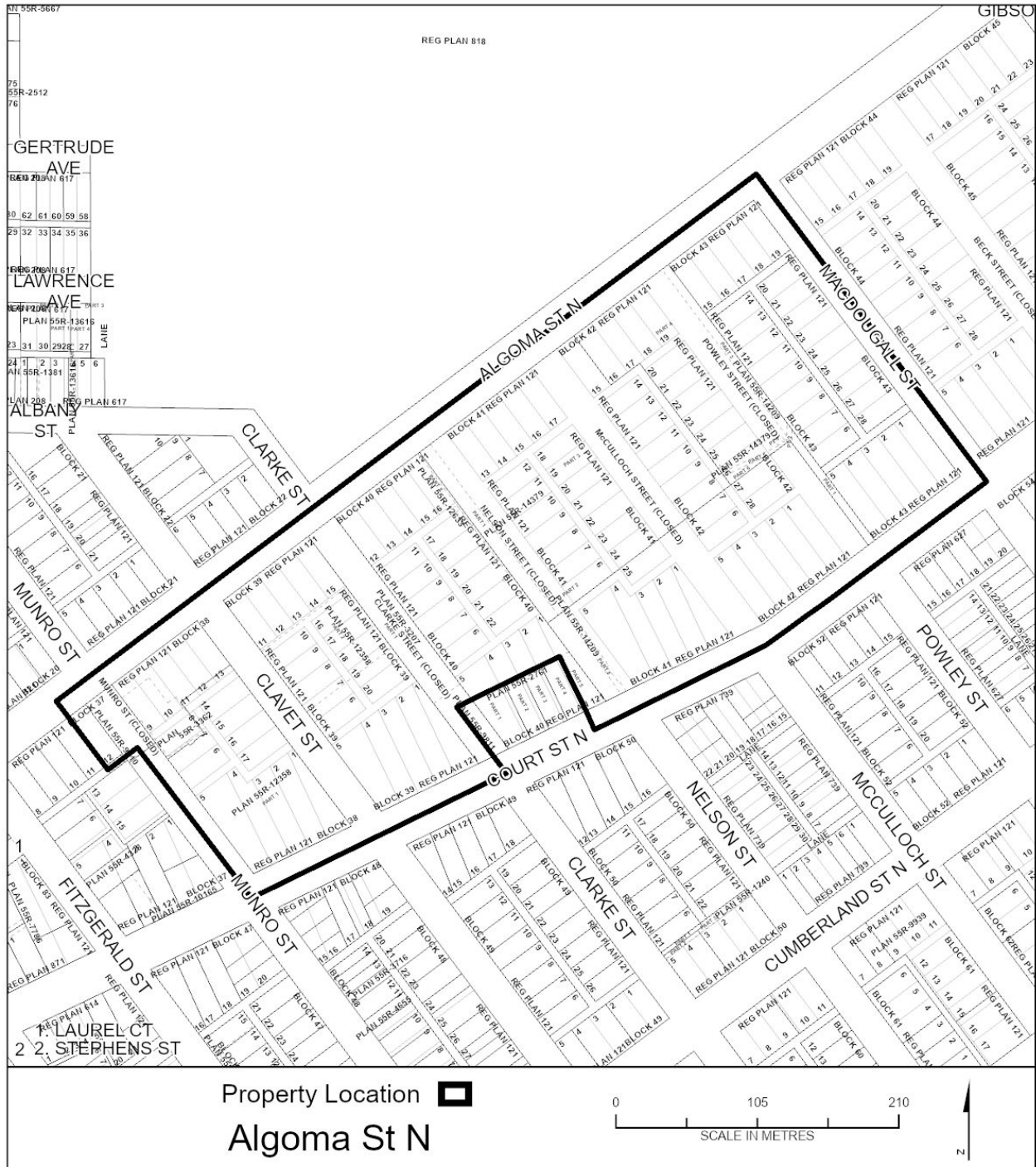
2. ZBA Exhibit 2 – May Street North

Apply [SP102](#) to the following location (Maps 8N and 9N).



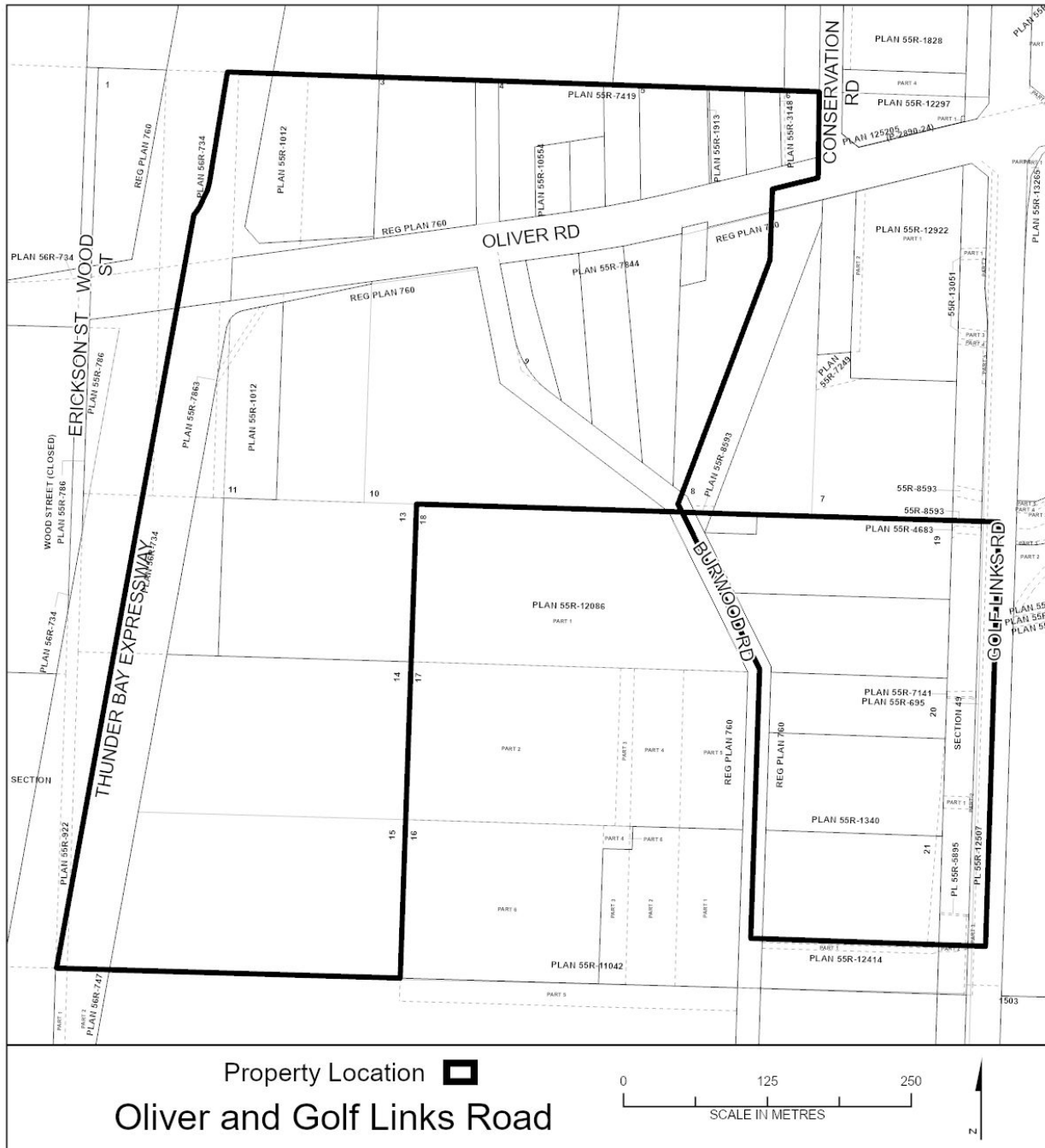
### 3. ZBA Exhibit 3 – Algoma Street North

Apply [SP103](#) to the following location (Maps 5Q and 5R).



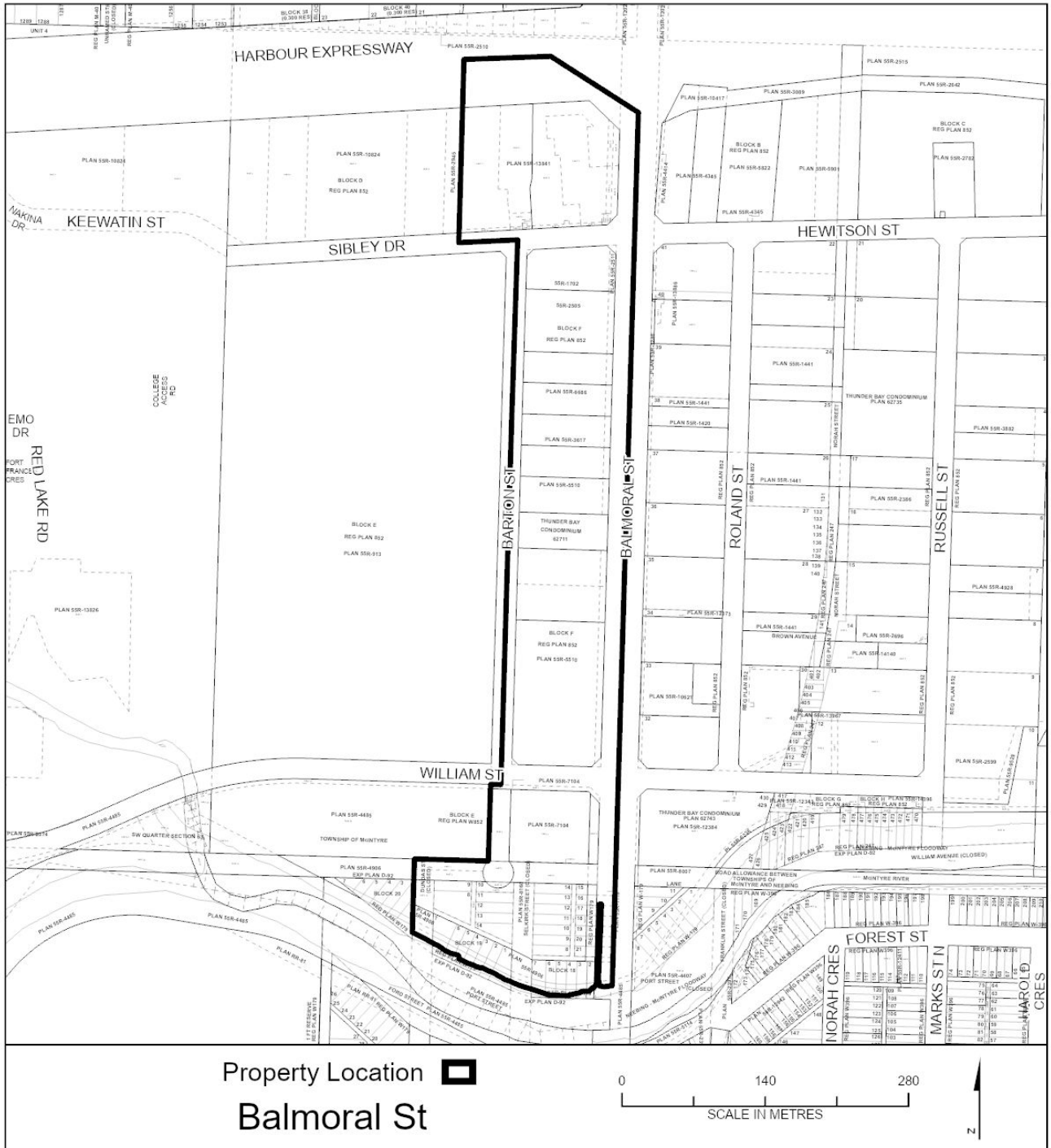
4. ZBA Exhibit 4 – Oliver and Golf Links Road

Apply [SP104](#) and [H18](#) to the following locations (Maps 7L and 7K).



5. ZBA Exhibit 5 – Balmoral St

Apply [SP105](#) to the following location (Map 8M).



6. ZBA Exhibit 6 – Cameron Street

Rezone the following location to UX – Urban Mixed Use (Maps 8M and 9M).

