

JUL 20 2020

ITEM: #8.1.7 CPC2020-0521
Pub 188
CITY CLERK'S DEPARTMENT

PROPOSED REDESIGNATION IN SPRINGBANK HILL (LOC2018-0231, CPC2020-0521)

HISTORY OF CHANGES TO APPLICATION:

1. The initial submission was for a Mixed Use District for the parcel. Following initial discussions it was apparent that a Direct Control District would be preferable in order to address community concerns.
2. The first draft of the DC Guidelines divided the site into three precincts – residential, daycare and commercial. This was ultimately rejected during the administrative review and it was suggested that the DC be on the CN-1 District with the inclusion of residential uses.
3. The second draft of the DC guidelines excluded 12 uses which were deemed to be objectionable and limited the residential component to 18 units. This was amended following administrative review and is essentially the version you have before you today.
4. The final draft of DC Guidelines incorporated maximum use areas to assure the community that the development would be an appropriate neighbourhood scale.

ITEMS INCLUDED IN DIRECT CONTROL GUIDELINES IN RESPONSE TO COMMUNITY INPUT:

1. Exclusion of Objectionable Uses.

The applicant proposed a DC that limited uses to those specifically related to health and wellness. The Administration advised that it was preferable to allow greater flexibility as there could be a number of uses related to health and wellness that fall under defined uses such as Retail, Specialty Food Stores, etc. They recommended that the DC be based on the C-N1 District. Most of the uses (except for Park, Signs, and Utilities) are Discretionary as the Permitted uses revert to Discretionary if they are not within an existing building.

2. Addition of Residential.

In order to provide a residential buffer along the west boundary of the site, semi-detached and townhouses were added. A residential component will be required as part of the Node development. The residential development proposed adjacent to the existing residential area is not anticipated to accommodate any commercial uses at grade.

3. Maximum Density.

The applicant suggested a maximum of 18 dwellings. Upon review, the Administration recommended a maximum density of 45 units per hectare.

4. Maximum Building Height.

The maximum height proposed is 12m. This is consistent with industry standards. The adjacent R-1 District has a maximum building height of either 11m or 12m depending on the width and size of the lot. The R-G District which is comparable to the housing type proposed, has a maximum height of 12m and the M-G District has a maximum height of 13m.

5. Restrictions to Use Areas.

Maximum Use areas were added to the DC rules to limit the size of all uses except for: Child Care, Fitness Centre, Instructional Facility, Medical Clinic, Assisted Living, and Residential Care. The uses and the limitations on use areas were recommended by the Administration. In addition, as part of the Node policy requirements, the Commercial uses are limited to 0.8 hectares.

6. Development Setbacks.

The minimum rear setback for the C-N1 District adjacent to residential uses is 3m. This DC proposes 6m.

7. Landscaping Requirements.

General requirements for landscaping were added to the DC.

8. Exclusion of Balconies.

Balconies facing the residential uses have been excluded.

9. Requirement for Site Development Plan.

A Site Development Plan for the entire site will be required at the time of the first Development Permit application.