

9.0 PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

9.1 Official Plan Amendments

OPA No. 41, adopted in 1998, designated the Canbar Site as Office Commercial (Erb Street), Residential (central/western edge) and High Density Residential (east/northwest area) to provide for office, hotel and a mix of medium and high density building forms. Special Policy Areas 53, 54 and 55, previously described in Section 3.1 of this report, also were applied to the site.

The Official Plan policies applying to The BarrelYards site will require some minor adjustment to provide for the new development. Notwithstanding the proposed changes, the policy intent and framework will remain similar to that created in 1998 but will incorporate new residential categories adopted through OPA No. 54.

The Official Plan designations proposed are shown opposite with Office Commercial continuing along Erb Street; the central/western edge designated Medium High Density Residential and the east/northern area designated High Density Residential.

Special Policy Area 53 provides for service commercial uses (no DSTM retailing) on the ground floor of multi-storey office or residential buildings. It is proposed that this policy be modified to provide for a maximum of 15,000 sq.ft. of retail floor space, in addition to service commercial uses, on the ground floor of multi-storey office, residential or hotel buildings.

Special Policy Area 54 provides for tourism related uses along Erb Street. The policy does not require change.

Special Policy 55 requires a Record of Site Condition (RSC) prior to development. An RSC has been prepared and is on file with the Ministry. As such, this policy can be deleted.



Proposed OP Designations

9.2 Zoning By-Law Amendment

Zoning By-Law No. 98-147 contained a series of zones and regulations for the eight proposed blocks of the 1998 development concept. The site was zoned: Medium Density Two (MD-2); Multiple Residence (MR) with density prefix of 170 to 225 units per hectare; and Commercial Two (C2) along Erb Street. The development regulations were customized to implement the built form objectives of the Northgrave Design Guidelines.

Since the enactment Zoning By-law No. 98-147, the City has completely revised its zoning regulations for apartment developments. These new regulations should apply to this site. Further, the original block plan will not be implemented given the proposed BarrelYards concept and single ownership. These changes suggest a repeal of By-law No. 98-147 and a new zoning framework established.

The proposed zoning framework for the BarrelYards is shown on the sketch opposite. The Erb Street frontage will retain the Commercial Two (C2) zoning. The development regulations can be adjusted to permit:

- add restaurant to the permitted service commercial uses and to add retail stores to a maximum of 15,000 sq. ft.;
- buildings at the street line (no setback along Erb Street, Father David Bauer Drive);

- a maximum height of six storeys on Erb Street, and 10 storeys for the balance of the C2 zone.

The central portion of the site will be zoned MR-10 permitting apartments up to 10 storeys in height with a maximum density of 200 units per hectare. The zoning can limit the height of the southern most building in this zone to seven storeys.

“The townhouse development along Avondale Avenue can be zoned MD-2 with regulations to provide for a 3m front yard setback where parking is provided in the rear.”

The apartment development along Father David Bauer Drive can be zoned MR-15 and MR-17. Specific regulations can be created to:

- permit the live/work building to be located 3m from Father David Bauer Drive;
- adjust the required setback from Father David Bauer Drive and the Front Yard Street Line Buildout (75% of Front Building Façade to be between 5 and 10m of Front Lot Line) requirements in the northwest portion of the site to recognize the floodplain constraints;
- provide for up to 250 units per hectare;
- Permit building heights of 15 and 17 storeys.

Specific zoning regulations will be drafted with City staff following the circulation and review of the Demonstration Plan.



Proposed Zoning By-Law Categories