CPRM Committee
Cllr. Kearns
15-JAN-2020

5.5.4 The St. Luke’s and Emerald Neighbourhood Precincts

a) To preserve the stable residential and heritage character of these neighbourhoods, and to ensure that any re-development is compatible with the existing character of the neighbourhoods.

b) The following uses may be permitted in the St. Luke’s and Emerald Neighbourhood Precincts:

(i) existing uses;

(ii) accessory dwelling units subject to Part III, Subsection 2.5.3;

(iv) group homes;

(v) home occupations and cottage industries;

(vi) neighbourhood parks;

(vii) offices in existing buildings subject to Part III, Section 2.11.
8.1.1(3.5) THE ST. LUKE’S AND EMERALD NEIGHBOURHOOD PRECINCT

The St. Luke’s Neighbourhood and Emerald Neighbourhood Precinct will maintain the existing established residential and historic character of these neighbourhoods, which contain predominantly single-detached housing forms. Limited development opportunities existing within the precinct will be compatible with the surrounding neighbourhood area and respectful of the existing physical character. Enhanced cycling and pedestrian connections will allow for non-vehicle oriented travel to key destinations within the Downtown.

POLICIES

a) The following uses may be permitted in the St. Luke’s and Emerald Neighbourhood Precinct:

(i) existing uses;
(ii) single-detached and semi-detached dwellings;
(iii) duplexes;
(iv) group homes;
(v) secondary dwelling units, subject to the policies of Subsection 8.7.2 of this Plan;
(vi) day care centres, subject to the policies of Subsection 8.3.10 of this Plan; and
(vii) offices in existing buildings, subject to the policies of Subsection 8.3.8 of this Plan.
The St. Luke’s and Emerald Neighbourhood Precincts – Preferred Concept

Key Areas of Height Permission Changes from the Adopted Official Plan to the Preliminary Preferred Concept

The purpose of this table is to identify key shifts from the policies of the adopted Official Plan to the preliminary preferred concept plan. This table only describes discrete areas where changes to the precinct, height and built form directions have changed what could be developed. In all cases, development will also be guided by the City’s approved Urban Design Guidelines and applicable Official Plan policies.

Summary on next slide
The St. Luke’s and Emerald Neighbourhood Precincts – Preferred Concept

<table>
<thead>
<tr>
<th>Area description</th>
<th>Adopted OP Designation</th>
<th>Adopted OP Height Permission</th>
<th>Preliminary Preferred Concept Precinct</th>
<th>Preliminary Preferred Concept Precinct (associated visual)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burlington Avenue and Lakeshore Road</td>
<td>Downtown Mid-Rise Residential Precinct: Special Policy Area</td>
<td>Maximum 6 storeys</td>
<td>Low-rise Neighbourhood Precinct – St. Luke’s / Emerald</td>
<td>Maximum 2.5 storeys</td>
</tr>
<tr>
<td>Area south of New Street, east of Martha Street and north of the Elgin Promenade / Centennial Path</td>
<td>Downtown Mid-Rise Residential Precinct</td>
<td>Maximum 11 storeys.</td>
<td>Low-rise Neighbourhood Precinct – St. Luke’s / Emerald</td>
<td>Maximum 3 storeys</td>
</tr>
</tbody>
</table>
The St. Luke’s and Emerald Neighbourhood Precincts – Preferred Concept?

4. This area has been changed from Apartment Neighbourhood to Low Rise Neighbourhood to reflect the existing 2 and 3 storey built form.