

The St. Luke's / Emerald Precinct

CPRM Committee

Cllr. Kearns

15-JAN-2020

# The St. Luke's and Emerald Neighbourhood Precincts – 2008 in effect Official Plan



## 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*;



- (iii) *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.

# The St. Luke's and Emerald Neighbourhood Precincts – 2018 Adopted Official Plan

### 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

Area description	Adopted OP Designation	Adopted OP Height Permission	Preliminary Preferred Concept Precinct	Preliminary Preferred Concept Precinct (associated visual)
Burlington Avenue and Lakeshore Road	Downtown Mid-Rise Residential Precinct: Special Policy Area	<b>Maximum 6 storeys</b>	Low-rise Neighbourhood Precinct – St. Luke's / Emerald	<b>Maximum 2.5 storeys</b>
Area south of New Street, east of Martha Street and north of the Elgin Promenade / Centennial Path	Downtown Mid-Rise Residential Precinct	<b>Maximum 11 storeys.</b>	Low-rise Neighbourhood Precinct – St. Luke's / Emerald	<b>Maximum 3 storeys</b>
Existing Buildings: Courtland Drive and Harris Crescent	Downtown Mid-Rise Residential Precinct	<b>Maximum 11 storeys.</b>	Low-rise Neighbourhood Precincts – St. Luke's / Emerald	<b>Maximum 3 storeys</b>



# The St. Luke's and Emerald Neighbourhood Precincts – Preferred Concept ?

## Neighbourhood Mixed Use



- Max. 3 storeys.

The Neighbourhood Mixed Use precinct provides a transition to the adjacent Low-Rise Neighbourhood Precincts by maintaining the existing low-rise built form. The existing character of house form buildings, lotting pattern and historical vernacular will be maintained and adaptive re-use for office, retail and institutional use will be permitted.

The precinct recognizes and conserves the low-rise character of the Downtown along sections of Brant and Locust Streets.

Only those buildings designated under the Heritage Act are currently protected from demolition.



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