Waterfront Development Applications (ZAC-16-034 / 25T-201605)

Application for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 65 Guise Street East, Pier 8.

Presenter: Edward John
Location Map

[Diagram of a location map showing streets and areas labeled with coordinates and site locations marked with symbols.]

File Name/Number: ZAC-16-0340/03-2016055
Date: April 10, 2017
Scale: N.T.S.
Planner/Technician: EJVS
Subject Property:
65 Guise Street East

Key Map - Ward 2 N.T.S.
Setting Sail Land Use Plan
Location of uses
Subdivision Plan
Supporting Studies

Included but not limited to:

- Traffic Study
- Parking Study
- Planning Justification Report
- Noise, Dust and Odour Study
- Design Brief
- Functional Servicing Study
- Environmental Impact Study
- Heritage Impact Study
Zoning Figure
## Built Form Requirements

### Setbacks

<table>
<thead>
<tr>
<th>Table WF.1</th>
<th>a) Northerly Lot Line</th>
<th>b) Easterly Lot Line</th>
<th>c) Westerly Lot Line</th>
<th>d) Southerly Lot Line</th>
<th>e) Additional Setback requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Block 1</td>
<td>3.0 metres</td>
<td>3.0 metres</td>
<td>None</td>
<td>None</td>
<td>An additional 2.0 metre setback is required above the 5th storey on all elevations.</td>
</tr>
</tbody>
</table>

### Height

<table>
<thead>
<tr>
<th>Table WF.2</th>
<th>a) Minimum Building Height</th>
<th>b) Maximum Building Height</th>
<th>c) Minimum Ground Floor Façade Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Block 1</td>
<td>9.0 metres</td>
<td>8 storeys and 30.0 metres</td>
<td>4.5 metres for the first storey of any portion of a building along a street line</td>
</tr>
</tbody>
</table>

### Façade

<table>
<thead>
<tr>
<th>Table WF.3</th>
<th>a) Minimum Easterly Ground Floor Façade</th>
<th>b) Minimum Northerly Ground Floor Façade</th>
<th>c) Minimum Westerly Ground Floor Façade</th>
<th>d) Minimum Southerly Ground Floor Façade</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Block 1</td>
<td>75%</td>
<td>50%</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>
# Density and Built Form Testing

## Regulations

### Max Building Setback
- North: 3 metres¹
- South: 3 metres¹
- East: 3 metres¹
- West: 3 metres¹
- After 5th Storey: 2 metres

### Building Height
- Min Ground Floor: 3.6 metres
- Min Building Height: 3 storeys²
- Max Building Height: 5 storeys²

### Min. Width of Ground Floor Façade
- Abutting Street “A”: 75%
- Abutting Street “B”: 50%
- Abutting Street “C”: 50%
- Abutting Guise Street: 75%

### Building Density
- Min Dwelling Units: 179
- Max Dwelling Units: 247
- Max Res. Floor Area: 18,000 sq. metres
- Max Comm. Floor Area: 4,800 sq. metres

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¹ except where a visibility triangle is required, a max setback of 6 metres shall apply for that portion of a building providing access driveway to a garage
² within 30 m of Guise St
³ greater than 30 m from Guise Street, may be increased to 8 storeys provided elevation incorporates a 2.0 metre setback above the 5th storey

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[Diagram: Parking Structure, Townhouses, Apartments, Commercial, Common Element: Amenity Area. Average unit sizes include a 10% circulation area that accounts for corridors, stairs and elevator areas only.]
Designation of Class 4

- NPC 300
- Existing residential unaffected
- Allows use of acoustical mitigation
- Higher threshold 60 dBA
- Warning Clauses
- Noise easement
- Holding Provision
Potential Perspective
Sample of some of the Public Comments

- Maintain Openness and Access;
- Strict adherence to height;
- Protect and enhance the family friendly character of the neighbourhood;
- Traffic and Status of the NETMP;
- Public process in the development of the park;
- Affordable and Accessible Housing;
- Limit Creativity;
- Over intensification;
- Need for complete, liveable streets;
- Parking and staging of development; and,
- Possible limitations for adjacent industrial uses;
Temporary Use By-Law

- Separate By-law attached to report.
- Carries forward previous Council decision.
Thank You