
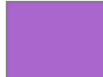



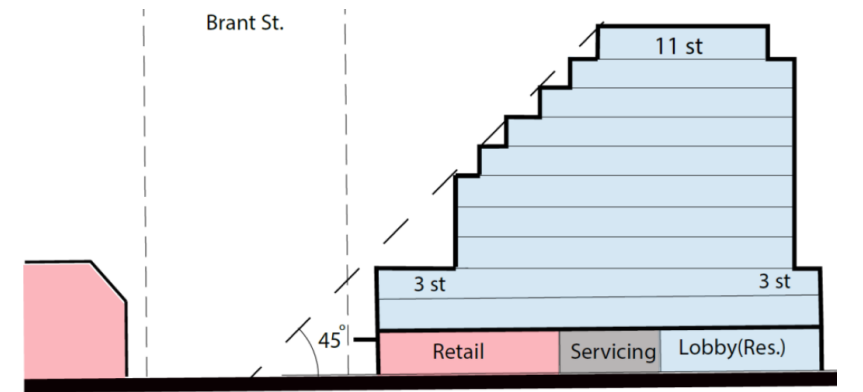


Proposed New Downtown Precinct Plan [February 2018]







Precinct	Maximum Building Height Permission (storeys)	Highlights
 Downtown Parks and Promenades	No Maximum	<ul style="list-style-type: none"> Identifies current and future parks, promenades and green spaces, including key linkages between parks as well as new or expanded opportunities for public access to the waterfront Provides recreational opportunities and encourages the creation of new public parks and promenades Provides linkages with the surrounding neighbourhoods to promote efficient pedestrian and/or cycling connections
 Public Service	No Maximum	<ul style="list-style-type: none"> Accommodates current and future public service functions within the Downtown including public healthcare, education, emergency and protective services, cultural activities and civic administration, among others These lands could be developed in conjunction with private development through a public/private partnership
 St. Luke's/Emerald Neighbourhoods	2.5	<ul style="list-style-type: none"> Maintains the existing established residential and historic character of these neighbourhoods, which contain predominantly single-detached housing forms Some of the permitted uses: existing uses, single-detached and semi-detached to a maximum height of 2.5 storeys, offices in existing buildings
 Bates	3	<ul style="list-style-type: none"> Recognizes and conserves the historic character of Downtown along sections of Brant and Locust Streets, including the area's buildings, streetscapes and parcel fabric Development shall be designed in a manner that respects and maintain the predominant physical character within the precinct
 Brant Main Street	3* to 11*	<ul style="list-style-type: none"> Precinct will continue to serve as a unique retail destination within the Downtown and city-wide Maximum 3 storey height immediately adjacent to Brant Street; and 11 storeys immediately adjacent to John or Locust Streets Require a mix of uses: Development shall contain a minimum of two permitted uses



Cross section showing 45 degree angular plane from the centre of Brant Street

*Subject to provision of public amenities and/or community benefits

Note: The information in this chart is a simplified version of the proposed new Precinct Plan Official Plan policies. Please see section 8.1.1.(3) in Chapter 8 of the proposed new Official Plan [February 2018] for a complete list of policies for the proposed new Downtown Precinct Plan

Precinct	Maximum Building Height Permission (storeys)	Highlights
 Mid-Rise Residential	11*	<ul style="list-style-type: none"> • Will primarily accommodate existing residential development consisting of eleven (11) storeys or less • Future development must transition to, as well as achieve compatibility with, the St. Luke's and Emerald Neighbourhood Precinct as well as with other established residential neighbourhoods outside of the Downtown
 Tall Residential	21*	<ul style="list-style-type: none"> • Will primarily accommodate existing residential developments consisting of twelve (12) storeys or more • Future development must enhance the street-level experience for pedestrians through the incorporation of building podiums and street oriented uses
 Old Lakeshore Road	6* to 15*	<ul style="list-style-type: none"> • Provide for mixed-use mid-rise buildings consisting primarily of residential uses which are pedestrian-oriented and transit supportive while also achieving a high standard of design • Modest tall buildings which transition downward from the adjacent Downtown Core Precinct towards the waterfront may be accommodated where such development achieves strategic public and city building objectives, including the provision of public waterfront access and the creation of new uninterrupted view corridors to Lake Ontario, among others
 Downtown Core	12* to 17*	<ul style="list-style-type: none"> • Will serve as the pre-eminent destination for office and major office uses, post-secondary educational and other learning facilities and provide significant opportunities for residential uses within mixed-use developments • Retail and service commercial uses, including food stores, will be the predominant use at grade to serve the day-to-day needs of Downtown residents and employees • Developments may achieve variations of height between 12 storeys and 17 storeys, proportional to the inclusion of office space or public parking
 Cannery	22*	<ul style="list-style-type: none"> • Reflects the height of the Bridgewater Development, currently under construction
 Upper Brant	6* to 25*	<ul style="list-style-type: none"> • Accommodates developments with a variety of building heights proportional to parcel size along Brant St. between Prospect St. and Blairholm Ave. with the tallest developments located north of Ghent Ave. <ul style="list-style-type: none"> ○ Sector 1 (S1): development shall not exceed eleven (11) storeys ○ Sector 2 (S2): development shall not exceed seven (7) storeys ○ Sector 3 (S3): development shall not exceed seventeen (17) storeys • Future development in this precinct will reflect and support the area's walking distance to higher-order transit at the Burlington GO Station and contribute to the creation of a transit, pedestrian and cycling oriented area

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