

4.2.3 Apartment Neighbourhoods

The Apartment Neighbourhood designation applies to the edges of Mechanicsville where mostly mid-rise and tall apartment buildings exist and have been approved. While there are redevelopment opportunities in these areas, there are no apparent sites where additional tall buildings greater than twelve storeys (37 metres) can be accommodated. The general as-of-right height limit on most properties, could be accommodated without significant impacts on the neighbourhood. Where redevelopment is proposed in the future, active ground floor uses are encouraged, particularly on Parkdale and Burnside Avenues.

- a. Apartment Neighbourhoods are intended to remain primarily residential with small-scale commercial uses encouraged on the ground floors of apartment buildings to help meet the daily needs of local residents for goods and services. Besides apartment dwellings, townhouses and stacked dwellings are permitted.
- b. The following commercial uses are permitted in Apartment Neighbourhoods, provided they are located on the ground floor of a mixed-use building and oriented to the street: convenience store, personal service business, restaurant, food store, retail store, and service and repair shop. Individual commercial units should not exceed 300 square metres, and the total floor area for all non-residential uses on a lot should not exceed 0.5 times the area of the lot (0.5 FSI).



APARTMENT NEIGHBOURHOOD AREA

Apartment Neighbourhoods (cont.)

Built Form – General Guidelines

- a. New buildings should be built close to adjacent right-of-ways and address the street, to contribute to a comfortable and lively public realm.
- b. Where ground floors contain commercial uses, entrances should be located at the grade of the adjacent sidewalk.
- c. Where ground floors contain residential uses, entrances to individual units should be encouraged. In such cases, the ground floor should be elevated from the sidewalk, typically 0.9-1.2 metres, and a minimum building setback of three metres is an appropriate buffer between the public and private realms.
- d. Maximum building heights should be governed by the Height Plan. Generally, no new building should be lower than three storeys.
- e. Where ground floors contain commercial or other active uses a minimum storey height of 4.5 metres is appropriate.
- f. Where the ground floor of a podium contains commercial uses, entrances should be located at the grade of the adjacent sidewalk.
- g. Balconies on the façade of a building should be encouraged to be inset.

Mid-rise and Tall Buildings

- a. Mid-rise buildings up to six storeys are permitted on the south side of Burnside Avenue.
- b. Where mid-rise buildings from seven to nine storeys are already permitted their perceived mass can be reduced by stepping back floors above the sixth storey a minimum of 1.5 metres from the façade. Alternatively, stepbacks can occur anywhere between the third and sixth floor.
- c. Balconies on the façade of a mid-rise building generally should be inset behind the streetwall. Projected balconies may be permitted where upper floors are set back from the streetwall. Where a mid-rise building fronts onto two streets, the corner should be given special architectural treatment, e.g., additional articulation, to give the corner prominence.
- d. Mid-rise buildings generally should have a minimum setback at the rear of 7.5 metres to allow for privacy, amenity space, landscaping and an appropriate transition to neighbouring properties. Where a building wraps around a corner, a reduced rear setback may be permitted for the return portion of the building.
- e. Residential buildings of ten to 12 storeys, where already permitted, should have a maximum floorplate above the ninth storey of 1,000 square metres to mitigate adverse impacts on adjacent properties and the public realm.

Parking, Loading and Servicing

- a. Parking should be located underground. Limited visitor parking may be permitted at the rear of buildings. No parking should be permitted at the front of a building.
- b. Loading, service and garbage areas should be located internally and, if not possible, at the rear of buildings screened from public view.



MID-RISE APARTMENT HOUSING

4.2.4 Local Commercial Areas

The Local Commercial designation recognizes that the existing commercial establishments at the intersection of Hinchey and Lyndale Avenues, in the centre of Mechanicsville, are appropriate uses and would be complemented by a third neighbourhood establishment at the northeast corner (the northwest corner is occupied by a place of worship). To avoid attracting traffic from outside the neighbourhood, commercial uses on these sites should be of a limited type and size. Dwellings above a business are also encouraged.

- The following non-residential uses should be permitted in Local Commercial areas: convenience store, personal service business, restaurant, food store, retail store, service and repair shop, and artist studio.
- To help ensure businesses are small-scale and oriented to the neighbourhood, the maximum floor area for non-residential uses should be 200 square metres.
- In addition, low-rise apartment dwellings should be permitted in Local Commercial areas.
- Buildings should be a minimum of two storeys and a maximum of four storeys.
- Buildings should have minimum front and corner side yard setbacks of two metres, a minimum interior side yard setback of 1.5 metres, and a minimum rear yard setback of 7.5 metres.

4.2.5 Low-rise Residential Areas

Most of the core of Mechanicsville and most of North Hintonburg and Wellington Village are designated Low-rise Residential to recognize their stable form. A variety of housing types and architectural styles are encouraged to continue in these areas.

Other than some minor changes in Mechanicsville this CDP proposes no changes to the use or built form provisions of the underlying zoning that applies in each neighbourhood. Site-specific minor variances to the zoning may continue to be considered, subject to the four tests under the Planning Act. In addition to existing zoning, new development within Low-rise Residential areas should be consistent with the City's Urban Design Guidelines for Low-rise Infill Housing.



EXISTING LOCAL COMMERCIAL

- In the portion of the block bounded by Burnside, Lyndale, Carruthers and Hinchey Avenues, zoned R5L, buildings up to six storeys can continue to be permitted. However, in the Low-rise Residential portion of the block, the portion of future buildings above the fourth floor should be set back a minimum of 1.5 metres from the front wall and side lot lines and 9.0 metres from the rear lot line, to ensure compatibility with the existing homes in the area.
- The property at 106 Bayview Road, just south of Scott Street, is close to the Bayview Transit Station and the Tom Brown Arena. This site abuts residential uses along Hilda Street but is separated from the other residential uses on Bayview Road by the Bayview Friendship Park. The site also abuts a City-owned parcel of land at the southwest corner of Scott Street and Bayview Road. Given its location, the site is appropriate for buildings up to four storeys or 14.5 metres and possibly up to six storeys, if the additional storeys are stepped back to provide an appropriate transition to the properties on Hilda Street and to the park. The heights of the fifth and sixth storeys should not penetrate a 45-degree angular plane extending from a point 7.5 metres from the rear property line at a height of 14.5 metres (approximately four storeys). On the south side, the angular plane should extend from a point at the same height but 4.5 metres from the side lot line abutting the park, which should be the minimum side yard setback.. A minimum 50% of the facades facing the streets and the park should be comprised of windows and doors. Direct access from ground floor units should be provided to

Bayview Road. In addition, neither a driveway nor surface parking should be permitted between the building and the park and any surface parking at the rear of the site should be located at least 4.5 metres from the park and screened.

Laneways in Mechanicsville

Right-of-ways exist for rear laneways in most of Mechanicsville, and it is the City's laneway policy to protect them. On some blocks, laneways are only partially built and many are not well maintained. As infill and redevelopment continues to occur in the neighbourhood, laneways will play an important role in allowing parking at the rear of properties and ensuring excessive front yard parking does not spoil the character of the neighbourhood. New development should continue to adhere to the requirements of the Zoning By Law and the City's laneway policy. The City should work with landowners to extend incomplete laneways, where practical, to serve existing and future development.



HIGHLIGHTED LOW-RISE RESIDENTIAL AREAS

4.2.6 Public/Institutional Areas, Utility Areas and Open Space

The Public/Institutional designation applies to existing places of worship in the CDP area. The Utility designation applies to the existing hydro substation on Scott Street. No changes are proposed to the zoning that applies to these sites.

The Open Space designation applies to existing and planned parks and other public open spaces, including federal lands controlled by the NCC north of Burnside Avenue. A range of recreational and cultural uses should be permitted in designated Open Spaces, including parks, trails, and outdoor and indoor recreational facilities. Small-scale commercial amenities that complement other uses in an open space, such as refreshment stands, cafes and equipment rental kiosks, may also be permitted. The uses permitted on the NCC lands are subject to the NCC's Capital Urban Lands Master Plan.

The number and scale of facilities and programs in public open spaces should respond to the character and needs of the surrounding community. The role and design guidelines for key open spaces are described in Section 4.4.

The form of development north of Burnside Avenue should complement Mechanicsville. Buildings should be set well back from Burnside in a landscaped setting. Surface parking areas should be minimized and screened from public view. High walls should be avoided, and fencing should be made of decorative metal.

Places of worship within or adjacent to Low-rise Residential areas should complement the character of the neighbourhood and reinforce the pattern of buildings and open space. Places of worship should be oriented to the street, and front yards should be landscaped. Generally, parking should be located at the rear of the building; side yard parking should be minimized; and front yard parking should not be permitted. Parking lots should be well landscaped and screened from public view where possible.



EXAMPLE OF AN INFILL APARTMENT HOUSING



EXAMPLE OF INFILL HOUSING

