

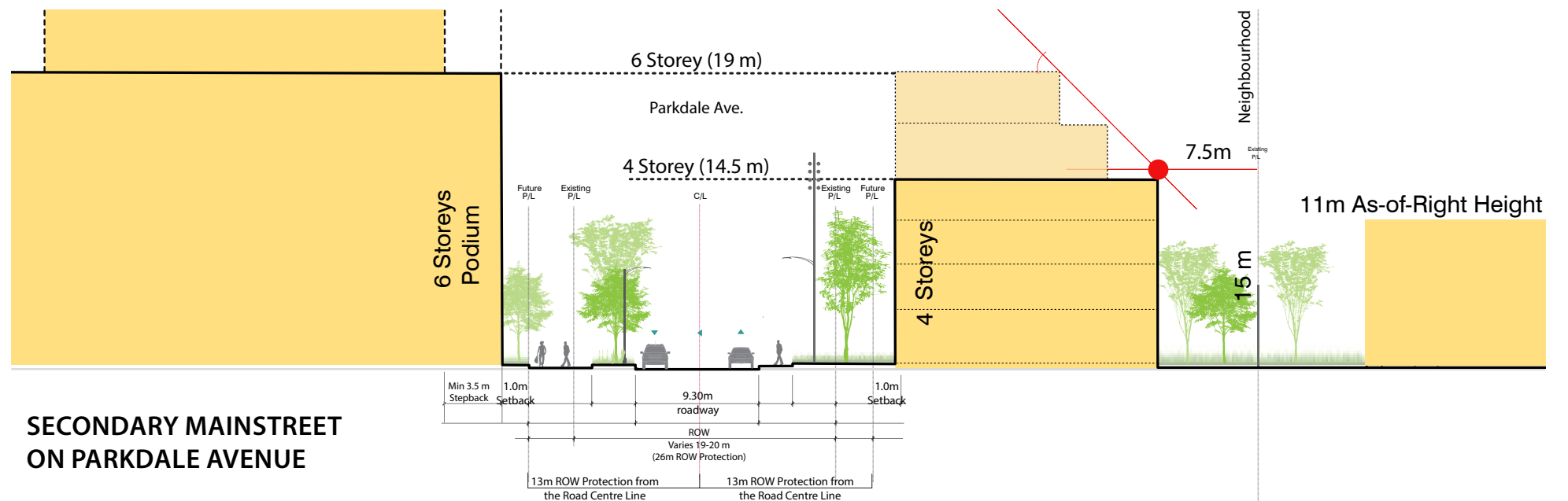
## Secondary Mainstreet Areas (cont.)

### Uses and Height Strategy

- Properties on the west side of Holland Avenue, the east side of Parkdale Avenue south of Scott Street and Scott Street east of Parkdale Avenue are designated Secondary Mainstreet to permit and encourage a mix of uses at a scale in keeping with the adjacent established neighbourhoods. Mixed-use buildings with commercial uses on the ground floor and dwellings or offices in the remainder of the building should be permitted. Single-use apartment buildings, stacked dwellings, townhouses and other housing types permitted in the adjacent neighbourhoods should also be permitted.
- Non-residential uses including the following should be permitted: convenience store, professional or medical office, personal service business, restaurant, food store, retail store, service and repair shop. Individual commercial units should not exceed 300 square metres.



SECONDARY MAINSTREET AREA

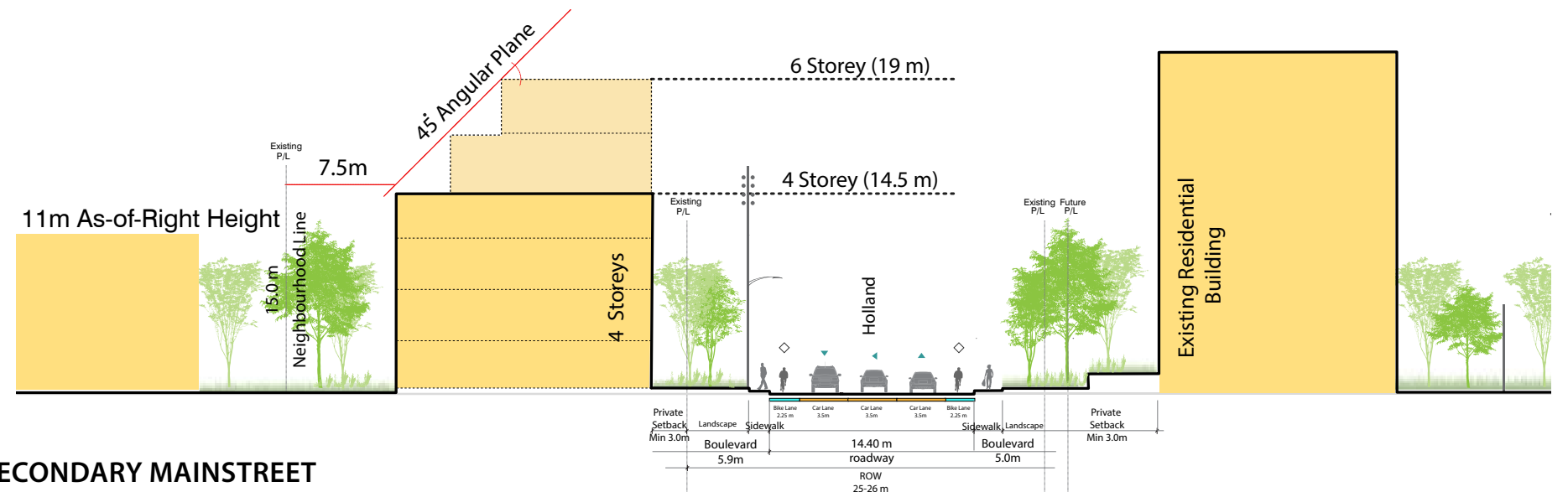


SECONDARY MAINSTREET ON PARKDALE AVENUE

- c. The maximum height of buildings in Secondary Mainstreet areas along Parkdale and Holland Avenues generally should be 14.5 metres or four storeys, to reflect the scale of the adjacent neighbourhood. Exceptions may be permitted in these areas to allow a maximum of six storeys, provided the additional storeys do not penetrate a 45-degree angular plane extending from the “neighbourhood line”, thereby ensuring an appropriate transition. The neighbourhood line is a fixed line delineating the boundary between the Secondary Mainstreet area and the adjacent Low-Rise Residential neighbourhood. In the event properties within the Secondary Mainstreet area and the adjacent neighbourhood are consolidated under single ownership, the neighbourhood line should not be re-aligned with the new rear property line.



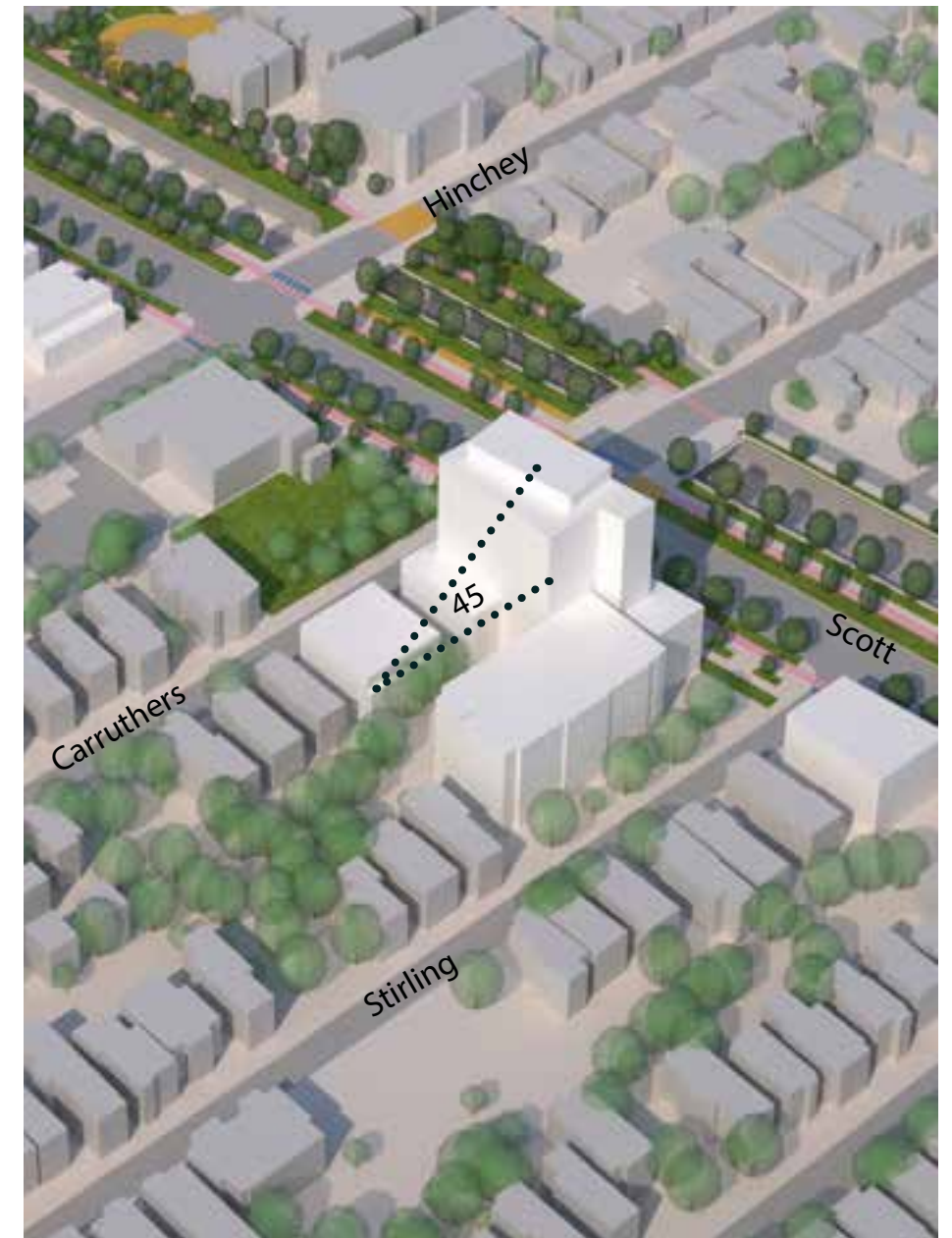
**SECONDARY MAINSTREET AREA**



**SECONDARY MAINSTREET ON HOLLAND AVENUE**

- d. Notwithstanding the above height limit, the case of the unique Odawa School site requires special consideration in light of its depth and the desire to maintain the original school building. New development on the site generally should respect the 45-degree angular plane to achieve an appropriate transition to the low-rise neighbourhood. The maximum height this will allow will depend on the precise location and mass of the tallest building. Buildings toward the rear of the site on Carruthers Street should not exceed 14.5 metres in height.
- e. No buildings in a Secondary Mainstreet area should be less than two storeys.
- f. New buildings should respect the existing pattern of front and side yard setbacks in the neighbourhood. The following front yard setbacks should apply to lots fronting onto the following streets within Secondary Mainstreet areas:
- Scott Street between Parkdale and Merton - 2.0m
  - Bayview Road - 2.0m
  - Parkdale Avenue - 1.0m
  - Holland Avenue - 3.0m
- Where the property is adjacent to an existing residential building with windows of habitable rooms on the side, the side yard setback should be a minimum of three metres; where this is not the case, the minimum side yard setback generally should be 1.5 metres.
- g. Generally, the ground floors of new buildings planned for commercial or other active uses should be level with the adjacent sidewalk and have a minimum height of 4.5 metres.

- h. Parking generally should be located at the rear or sides of the building and should not be permitted in the front yard of new buildings. Parking spaces for retail uses or restaurants should not be required.



ODAWA SITE TRANSITION GUIDELINE