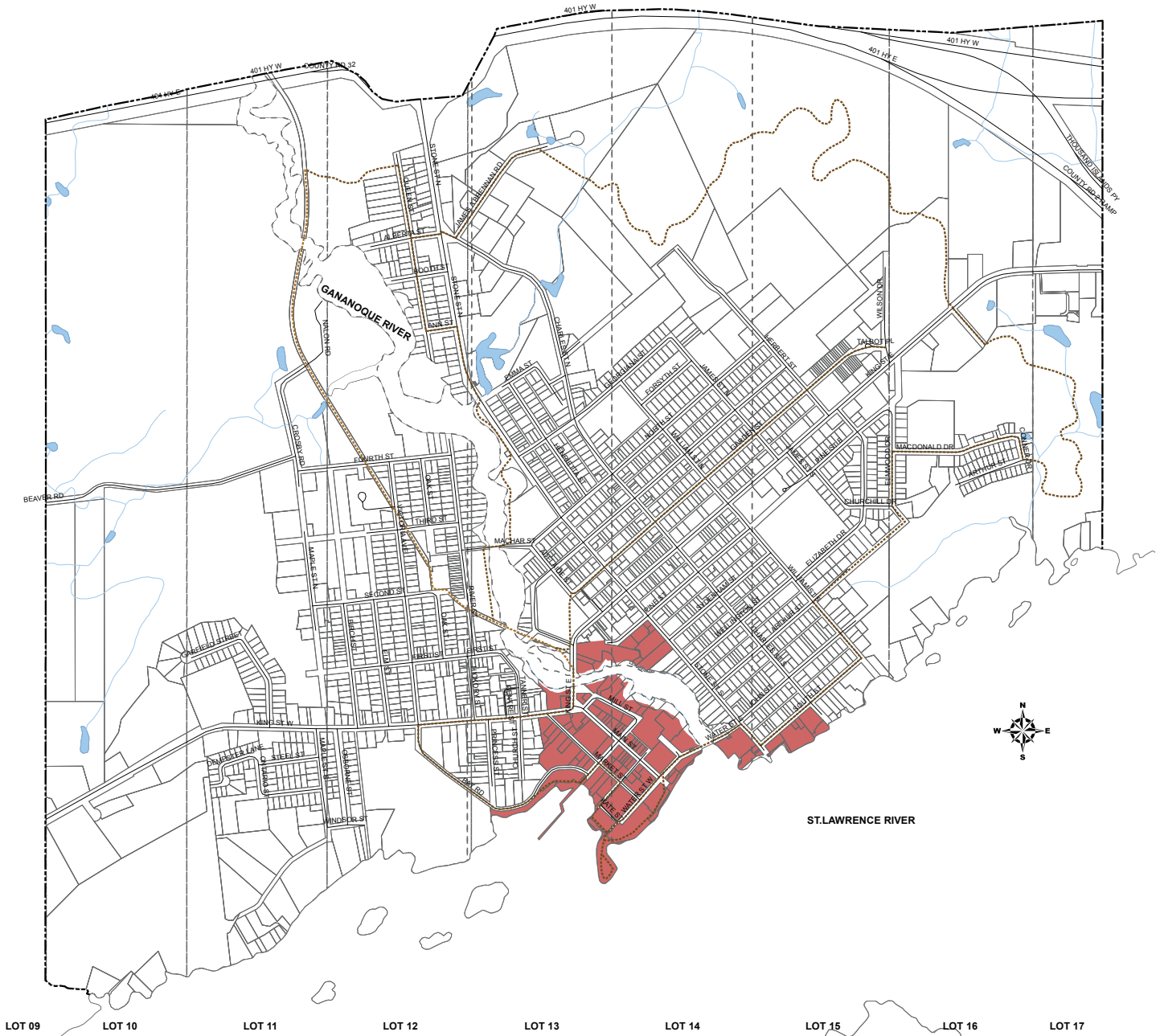


LOWERTOWN MIXED-USE



Legend

 Lowertown - Mixed Use	 Parcels
 Roads	 Lot Concessions
 Recreational Pathway	 Watercourse

Drawings are produced by Stantec Consulting Ltd. with base information supplied by the United Counties of Leeds & Grenville (2007). © August 2010.

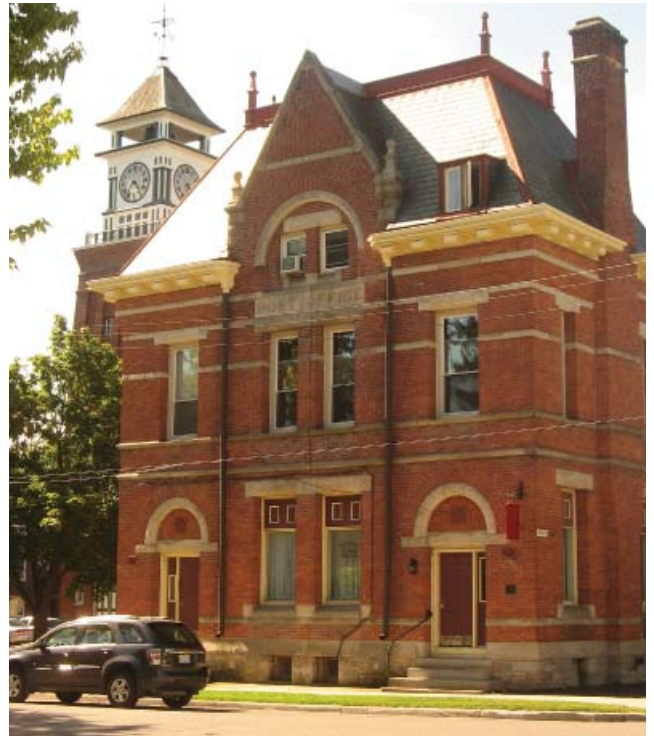
0 100 200 400
Meters

It is the intent of the Lowertown Mixed Use designation to allow for commercial, residential and institutional uses that will result in a mixed use, vibrant, active, livable community. The Lowertown area enjoys a rich cultural heritage and it is the intention of this by-law to provide for an increased level of exterior design and to enhance both private and public realms within the Lowertown designation.

4.1 USES

PERMITTED NON-RESIDENTIAL USES	
Animal Care / Clinic	Museum
Art Gallery	Office
Artisan’s Studio	Parking Lot
Assembly Hall	Parking Lot
Bake shop	Personal Service Establishment
Bank	Pet Shop
Butcher Shop	Pharmacy
Catering Establishment	Place of Assembly
Cinema / Theatre	Place of Entertainment
Club Commercial or Private	Place of Recreation
Commercial Sports and Recreation Centre	Place of Worship
Concert Hall	Playground
Convenience Store	Public Art
Custom Workshop	Public Market
Drug Store	Public / Private Park
Department Store	Public Use
Dry Cleaning Establishment	Recreational Commercial Establishment
Health Retreat	Restaurant
Heritage Tourist Inn	Restaurant, Take-out
Home for the Aged	Retail Store
Hotel	School, Private
Laundromat	Second Hand Shop
Library	Service or Repair Establishment
Marina	Small Batch Brewery
Marine Commercial Facility	Studio
Marine Facility	Vehicle Agency
Motel	Video Rental Outlet

LOWERTOWN MIXED-USE



PERMITTED RESIDENTIAL USE	DISCRETIONARY USES
Single Family Dwelling	Auditorium
Semi-Detached Dwelling	Bed and Breakfast Establishment
Duplex	Boat or Recreational Vehicle Establishment
Triplex	Day Nursery
Townhome Dwelling	Outdoor Patio
Apartment	Place of Assembly
Home Based Business subject to Section 3.23	Drive-through Facilities

4.2 PROVISIONS – PERMITTED NON-RESIDENTIAL USES

Site Provisions	Requirements
1. Lot Area (minimum)	232 square metre (2497 square feet)
2. Lot Coverage (maximum)	75%
3. Lot Frontage (minimum)	7.5 metres (24.6 feet)
4. Front Yard Setback (minimum)	0 metres
5. Exterior Side Yard Setback (minimum)	0 metres
6. Interior Side Yard (minimum)	0 metres
7. Rear Yard Depth (minimum)	4.5 metres (14.8 feet)
8. Building Height (maximum)	12.0 metres (39.4 feet)

4.3 PROVISIONS – RESIDENTIAL USES

Single Detached Dwelling

Site Provisions	Requirements
1. Lot Area (minimum)	464 square metre (4995 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	15 metres (49 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum)	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)

Provisions, Semi-Detached

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	334 square metre (3595 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	9.0 metres (29.5 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)

Provisions, Duplex Dwelling

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	557 square metre (5996 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	18.0 metres (59.0 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)

Provisions Triplex

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	668 square metre (7191 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	20 metres (65.6 feet)
4. Front Yard Setback (minimum)	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback (minimum)	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum)	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	9.0 metres (29.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)
9. Dwelling Units Per Lot	3

Provisions Townhome Dwellings

Site Provisions (Per Dwelling Unit)	Requirements
1. Lot Area (minimum)	220 square metre (2368 square feet)
2. Lot Coverage (maximum)	40%
3. Lot Frontage (minimum)	6.0 metres (19.6 feet)
4. Front Yard	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback Build Within Area	4.5 metres (14.7 feet), minimum
6. Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	9.0 metres (29.5 feet)
8. Building Height (maximum)	11.0 metres (36 feet)

Location of Parking Spaces

Where parking spaces are provided for the exclusive use of a triplex, duplex, single detached or semi-detached dwelling, the driveway and parking spaces shall not cover more than 50% of the front yard or exterior side yard area.

Provisions – Apartment

Site Provisions	Requirements
1. Lot Area (minimum)	930 square metre (10,011 square feet)
2. Lot Coverage (maximum)	35%
3. Lot Frontage (minimum)	24 metres (78.7 feet)
4. Front Yard	6.0 metres (19.6 feet), minimum
5. Exterior Side Yard Setback	15 metres (49.7 feet), minimum
6. Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
7. Rear Yard Depth (minimum)	6.5 metres (21.3 feet)
8. Building Height (maximum)	20.0 metres (65.5 feet)

4.4 ADDITIONAL PROVISIONS

4.4.1 Condominium provisions:

Interior roads shall be so designed as to minimize hazards to pedestrians and to vehicles on roads within the development and on roads in adjacent areas

Off street parking areas shall not open directly on to a public street, but shall be provided with access drives or other controlled access. Access drives shall not serve as part of a specified parking area and shall be kept clear of parked vehicles.

Pedestrian walks shall be not less than 1.2 metres (4 feet) in width and shall be provided wherever normal pedestrian traffic will occur.

Garbage and refuse pickup and other multi- family utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least 1.5 metres (5 feet) in height around the perimeter.

All service utilities shall be underground in all multi-family developments.

All developments shall be provided with a liberal and functional landscaping scheme. Interior roads, parking areas and pedestrian walks shall be provided with shade trees which are an appropriate size and character. Open space adjacent to buildings and malls between buildings that are to be utilized by residents and border strips along the sides of pedestrian walks shall be graded and seeded.

Approaches to multi-family dwelling structures and entrance areas shall be provided with trees and attractively shrubbed. Areas not used for buildings, drives and parking space shall be seeded or landscaped and shall be kept in an attractive condition.

Interior development roads, parking areas, dwelling entranceways and pedestrian walks shall be provided with sufficient illumination to minimize hazards to pedestrians and vehicles utilizing the same and shall, where necessary, be shielded to avoid distributing glares to occupants of buildings. Lighting shall be so arranged as to reflect away from adjoining properties.

4.4.2 Multi-Unit Dwellings (Triplex, Townhomes and Apartment Dwellings)

All multi-unit residential dwellings shall be required to obtain a Class II Development Permit.

No parking shall be allowed in the area which is required as part of the front or exterior side yard setback.

A maximum of 40% of the lot area may be used for at grade parking.

20 square metres of amenity space shall be provided per dwelling unit. The provision of an equipped children's play area may be required as a condition of any Development Permit.

Pedestrian walks shall be not less than 1.2 metres (4 feet) in width and shall be provided wherever normal pedestrian traffic will occur.

Garbage and refuse pickup and other multi-family utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least 1.5 metres (5 feet) in height around the perimeter.

Approaches to multi-family dwelling structures and entrance areas shall be provided with trees and attractively shrubbed. Areas not used for buildings, drives and parking space shall be seeded or landscaped.

4.4.3 Discretionary Uses

All discretionary uses shall be subject to the Class III Development Permit approval stream.

All discretionary use permit applications shall be supported by a report and related architectural elevation drawings, prepared by qualified professionals, which demonstrate that the cultural and architectural heritage integrity of the Lowertown designation have been respected and enhanced by the proposed development. The Class III permit shall also require demonstration that the proposed discretionary use can be appropriately developed on the basis of the land uses functional requirements such as street frontage, access, yard setbacks, vehicular movements and parking requirements, safety etc.

4.5 DESIGN CRITERIA – LOWERTOWN MIXED USE DESIGNATION

The objective within the Lowertown Mixed Use designation is to recognize the historical, architectural character and unique streetscape and waterfront advantages this distinctive area of Town enjoys. Accordingly the following design criteria have been developed to provide for the re-development of existing built form and development of vacant spaces. The elements and direction of Lowertown Master Study shall be considered.

GENERAL DESIGN CRITERIA

Priority will be given to creative adaptive re-use of existing built forms that acknowledges the past through eclectic design. Architectural interest through the use of exterior cladding materials that compliment the cultural heritage of the area is encouraged.

Buildings should be orientated towards the street.

All building service areas shall be located away from public view.

Lighting and street furniture shall be to the municipal standard.

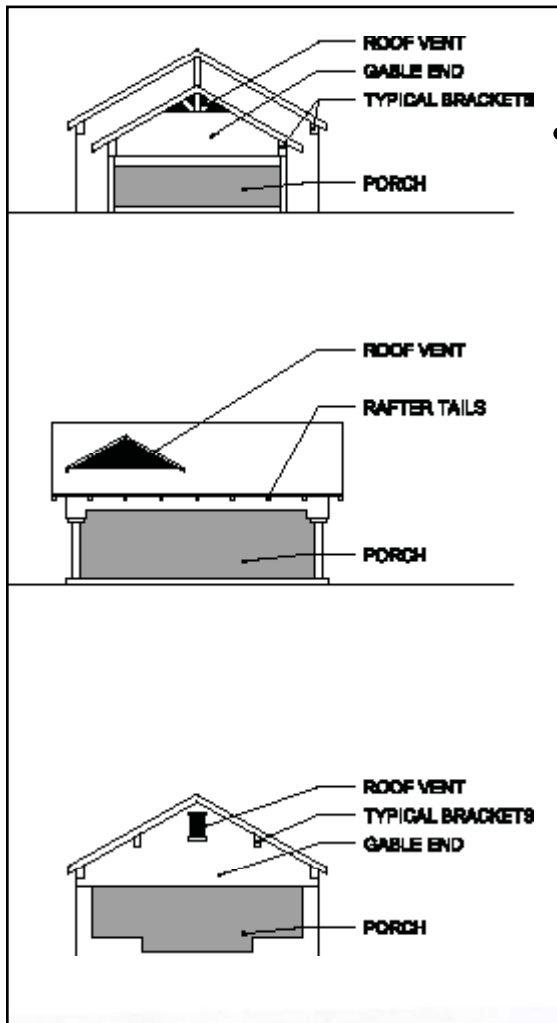


Buildings should be integrated with the existing grade and provide at grade entrances or alternatively accessible modifications should be provided.



Entrances to parking areas should be well defined by signage and curbing.

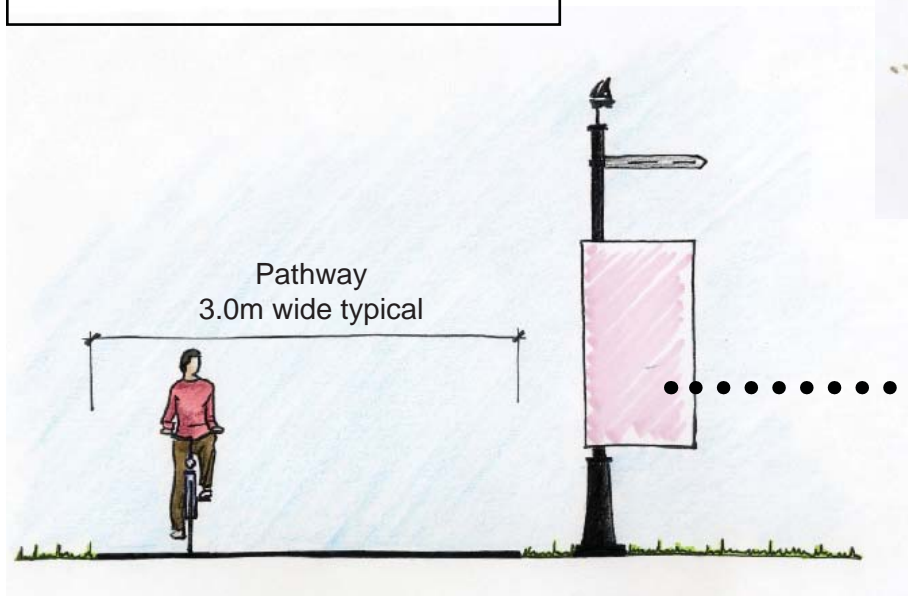
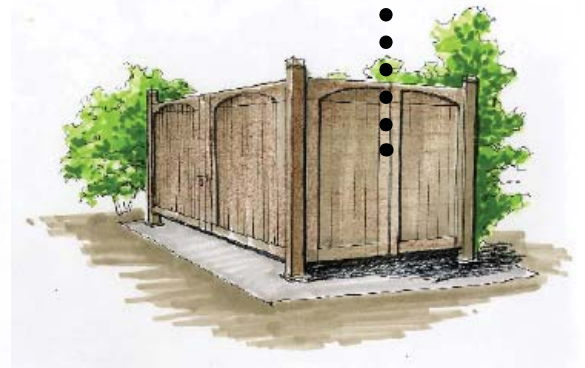
LOWERTOWN MIXED-USE DESIGN CRITERIA



Attention to façade details that provide for varied materials and details that add to the pedestrian and public experience. Where a building elevation is adjacent to a roadway, elevations will be required to have an appropriate number of projections and recessed areas and a variety of cladding types in order to ensure that a monotonous building facade is not created.

Buildings located at intersections should provide exterior details on both street fronts.

Garbage enclosures are to be fenced and screened with soft landscape elements. Garbage receptacles require screening (wood or metal). Recommended locations include inside parking courts or at the end of parking bays. Locations should be conveniently accessible for trash collection and maintenance and should not block access drives during loading operations.



Add character and interest to public spaces by the integration of public art, wayfinding and signage that considers the history and tradition of the area.

Soft landscape materials including shrubs and planting at foundation base, container planting consisting of urns, planters, window boxes or suspended baskets shall be provided along the street.



Provision for pedestrians and cyclists throughout the designation that considers access to open spaces, the waterfront and recreational spaces is required.

Pedestrian crosswalks and pathways will be defined with the addition of unit pavers or feature pavers.

4.6 SPECIAL EXCEPTIONS