

3.7 COLLEGE HILL

3.7.1 GENERAL FUTURE LAND USE

Council shall provide for the growth and development of the College Hill Planning Area in accordance with the College Hill Planning Area General Future Land Use Map, which is intended to and does hereby amend the General Future Land Use Map of the City.

3.7.2 RESIDENTIAL LAND USE

OBJECTIVES

To stabilize and enhance the residential character of the College Hill planning area.

To provide for a range of housing choices which are compatible with the residential character of the college hill neighborhood policy areas.

POLICIES

The College Hill Planning Area consists of four (4) neighborhood policy areas in accordance with Figure 3.7.1, College Hill Planning Area General Future Land Use Map. The intended function and residential character of each policy area is generally described as follows:

Policy Area A

This area consists of a relatively homogeneous concentration of large single detached dwellings, on large lots. In order to maintain neighborhood continuity, other forms of housing, including basement and accessory apartments, duplex, semi-detached and higher density housing should not be permitted in Policy Area A. The existing church and accessory use located at 860 and 870 Grandame Street shall continue to be a permitted use within Policy Area A.

Policy Area B

This area consists of a mix of development, including single detached, two unit and multiple unit dwellings, and commercial buildings. The intended function of this area should be single detached and two unit dwellings. Developments with greater than two units should not be permitted in Policy Area B. The convenience store located at 866-872 Regent Street shall remain a permitted use within Policy Area B.

Policy Area C

This area consists of a mix of single detached, two unit, and multiple unit dwellings. The intended function of this area should be single detached dwellings and single detached dwellings with one basement apartment. In order to maintain neighborhood continuity, other forms of housing, including duplex, semi-detached and higher density housing should not be permitted in Policy Area C. The high density buildings located at 498 Regent Street, 603 Beaverbrook Street, 611 Beaverbrook Street, 629 Beaverbrook Street, 602 Graham Avenue, 614 Graham Avenue, 632 Graham Avenue, 690 Graham Avenue, 672 Graham Avenue, 745

Graham Avenue, and 537 Windsor Street shall continue to be a permitted use within Policy Area C.

Policy Area D

This area consists of a mix of housing and parking areas. Additional multiple unit dwellings may be permitted in this policy area in accordance with the relevant By-Laws of the City. The Day Care centre located at 711 and 717 Windsor Street, and the buildings located at 633 Windsor Street, 647 Windsor Street and 677 Windsor Street shall continue to be a permitted use within Policy Area D.

3.7.3 SITE DEVELOPMENT GUIDELINES

OBJECTIVE

To ensure that development is compatible and will minimize impacts abutting single family properties.

POLICIES

- (1) Council shall seek to ensure that the College Hill Planning Area continues as a vibrant residential area. The further encroachment of the following uses shall not be permitted:
 - (a) Commercial uses;
 - (b) Parking lots not required for residential uses;
 - (c) Institutional or other non-residential uses unless otherwise permitted by Council.

- (2) It shall be the position of Council to encourage that residential dwellings consisting of two or more dwelling units:
 - (a) Provide and maintain on site landscaping and green space;
 - (b) Provide buffering or fencing as required to minimize impacts on adjacent properties;
 - (c) Maintain the character, massing, scale and height of adjacent buildings and streetscape;
 - (d) Provide adequate facilities for the on site storage of garbage, bicycles, and the occupants personal belongings;
 - (e) Provide for the protection and preservation of significant site aesthetic features such as mature trees and hedges, where appropriate.

- (3) Council shall establish and maintain density and site development standards for all future development within the planning area. Proposed two unit development which exceeds established frontage, setback, height or other site standards shall not be encouraged.

3.7.4 PARKING AND TRANSIT

OBJECTIVE

To provide suitable and appropriate parking and promote alternate modes of transportation.

POLICIES

- (1) Council shall seek to reduce non-residential street parking where necessary and desirable.
- (2) Council shall seek to encourage student ridership on City transit buses in order to reduce traffic and parking impacts in the College Hill Planning Area.
- (3) Council shall seek to ensure that adequate parking facilities are provided on each residential property in accordance with the requirements of the Zoning By-Law.
- (4) Council shall encourage enhanced landscaping and buffering of parking area adjacent to Windsor Street.
- (5) As a longer term objective, Council shall encourage the relocation or reduction of surface parking in the College Hill Planning Area, and the redevelopment of these areas for residential purposes.

3.7.5 HOUSING AND PROPERTY STANDARDS

OBJECTIVE

To provide for safe housing and a quality living environment.

POLICIES

- (1) Council shall seek an acceptable standard of housing and property maintenance through the enforcement, as required, of applicable City By-Laws.
- (2) Property owners are encouraged to provide a high standard of maintenance for all forms of residential structures.

3.7.6 MUNICIPAL SERVICING

OBJECTIVES

To provide for an adequate level of municipal servicing to meet the existing and future needs of the area.

To provide a well maintained system of public streets and sidewalks.

POLICIES

- (1) Council shall seek to maintain a high standard of service and water infrastructure in the College Hill Planning Area, and shall encourage the replacement of service and water infrastructure as opportunity arises.
- (2) Council shall seek to maintain a high standard of sidewalk maintenance in the College Hill Planning Area, and shall encourage the continued repair and improvement of streets and sidewalks in locations where necessary.

3.7.7 POLICING AND ENFORCEMENT

OBJECTIVE

To provide a safe and quality living environment

POLICY

- (1) Council recognizes the College Hill Planning Area is subject to unique development pressure and problems associated with such development. Given the uniqueness of this area, Council shall seek to encourage the continued policing and enforcement of City By-Laws and Regulations.