

# 3030 St. Joseph Boulevard

Zoning Amendment D02-02-17-0093

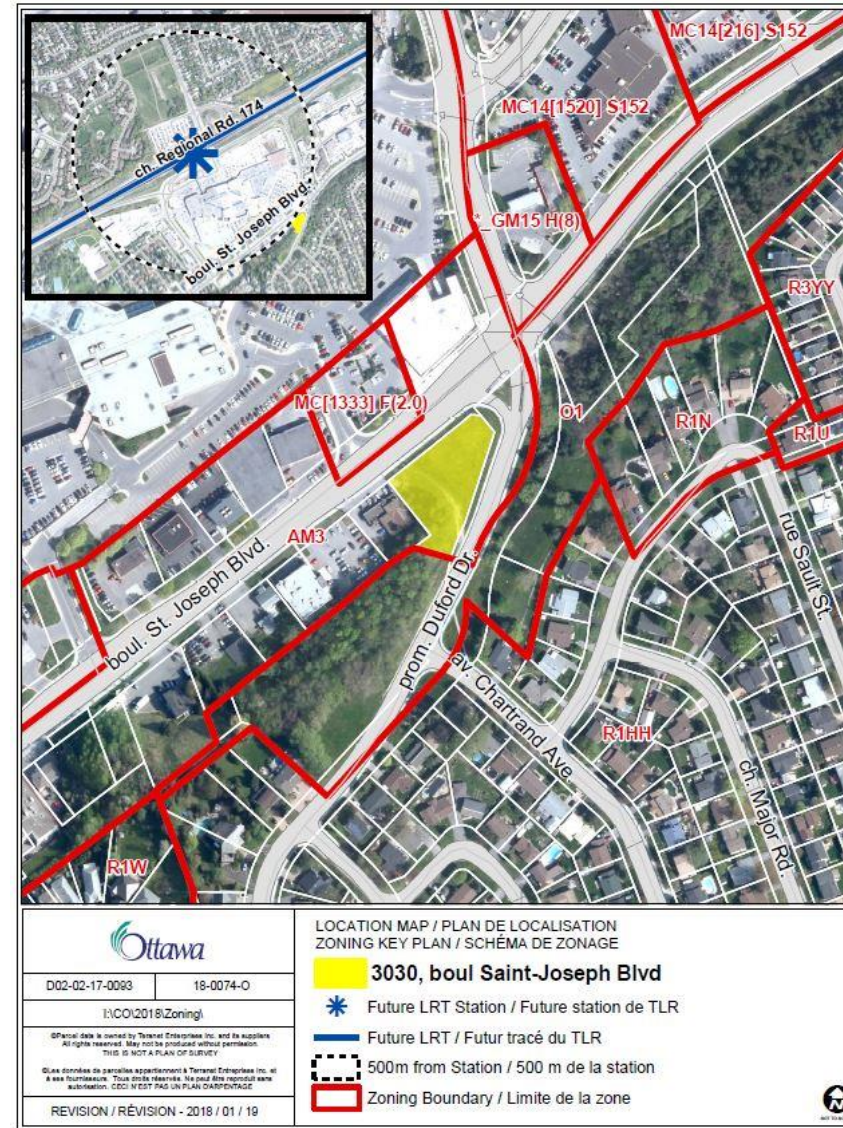
# Location - Zoning

3030 St. Joseph is located in the southwest corner of the St. Joseph and Duford Drive intersection.

The property is Zoned Arterial Mainstreet Subzone 3 (AM3)

The purpose of the AM – Arterial Mainstreet Zone is to:

- (1) accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated **Arterial Mainstreet** in the Official Plan; and
- (2) impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.



# Gateways

Table 186A – AM3 Subzone Provisions

(iii) Maximum Floor Space Index

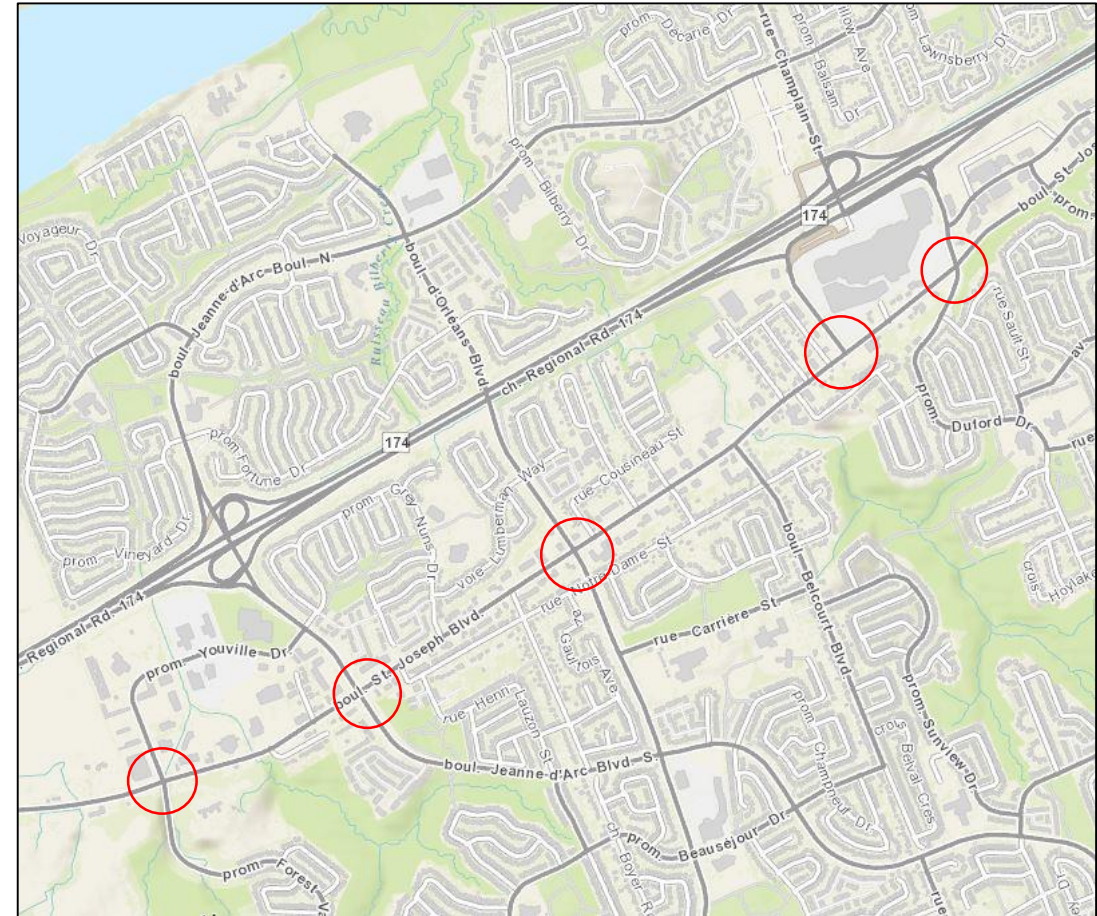
- 2. for lots having a lot depth greater than 40 metres 3
- 3. for gateway sites with an average lot depth greater than 60 metres 3.5

(v) Maximum Building Height

- 2. for lots having a lot depth greater than 40 metres and beyond 20 metres from a residential zone 19 m
- 3. for gateway sites with an average lot depth greater than 60 metres and beyond 30 metres of a lot line abutting residential Zone 25 m

(c) For the purpose of this section, a gateway site is any corner lot or any development that incorporates one or more lots and includes a corner lot and is developed under one Site Plan, located abutting the following street intersections:

- St. Joseph Boulevard and Youville Drive
- St. Joseph Boulevard and Jeanne d’Arc Boulevard
- St. Joseph Boulevard and Orelans Boulevard
- St. Joseph Boulevard and Place d’Orleans Drive



# Building Height

**Building height** means the vertical distance between the average **grade** at the base of a main wall of the **building** and

- a) the highest point of the roof surface, if a flat roof,
- b) the deck line, if a mansard roof,
- c) the mid point between the ridge if a hip, gable, shed, or gambrel roof, and the eaves of the building, excluding the eaves of any projections, or (By-law 2013-224)
- d) the highest point of the **building** or **structure** in all other cases,
- e) and **height** has a corresponding meaning unless otherwise defined elsewhere in this By-law.



# Comments

67 Individual and Agencies commented

Most had concerns or were opposed to the Proposal

- Themes
  - Slope stability
  - Traffic/Parking
  - Size and Scale of the proposal
  - Design and appearance of the building
  - Loss of greenspace/privacy/views