

10.20.1 MNAB Policy Summary Table

Policy Area	Mount Pleasant North Apartment Area - Area B		MNAB	
Uses	Residential, retail, service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). For existing social housing sites, 100% of the residential floor area must be social housing. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> For existing social housing sites, 100% of the residential floor area must be social housing. Applies where a tower cannot be achieved due to lot conditions or policy 10.20.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). 	<ul style="list-style-type: none"> See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 10.20.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).
	<ul style="list-style-type: none"> "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. 			

Additional Policies

10.20.2 There will be a maximum of two towers per block (street to street, including any laneways). However, for the southern block faces along 8th Avenue between Guelph Street and Prince Albert Street, only one tower will be allowed on the Mount Pleasant North Apartment Area B block face.

10.20.3 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare.

- 10.20.4 For 6-storey apartment buildings, minor increases in density may be considered where 100% of the residential floor area is social housing, generally following the provisions for social housing in the RR-2C district schedule and associated requirements.
- 10.20.5 Require continuous active ground floor retail/service uses for new development on East Broadway between Prince Albert Street and Clark Drive.
- 10.20.6 Encourage provision of on-site public open space (i.e. larger POPS or enhanced corner setbacks) at locations indicated on the MNAB key map (see Public Realm Framework Chapter 15 for more details).