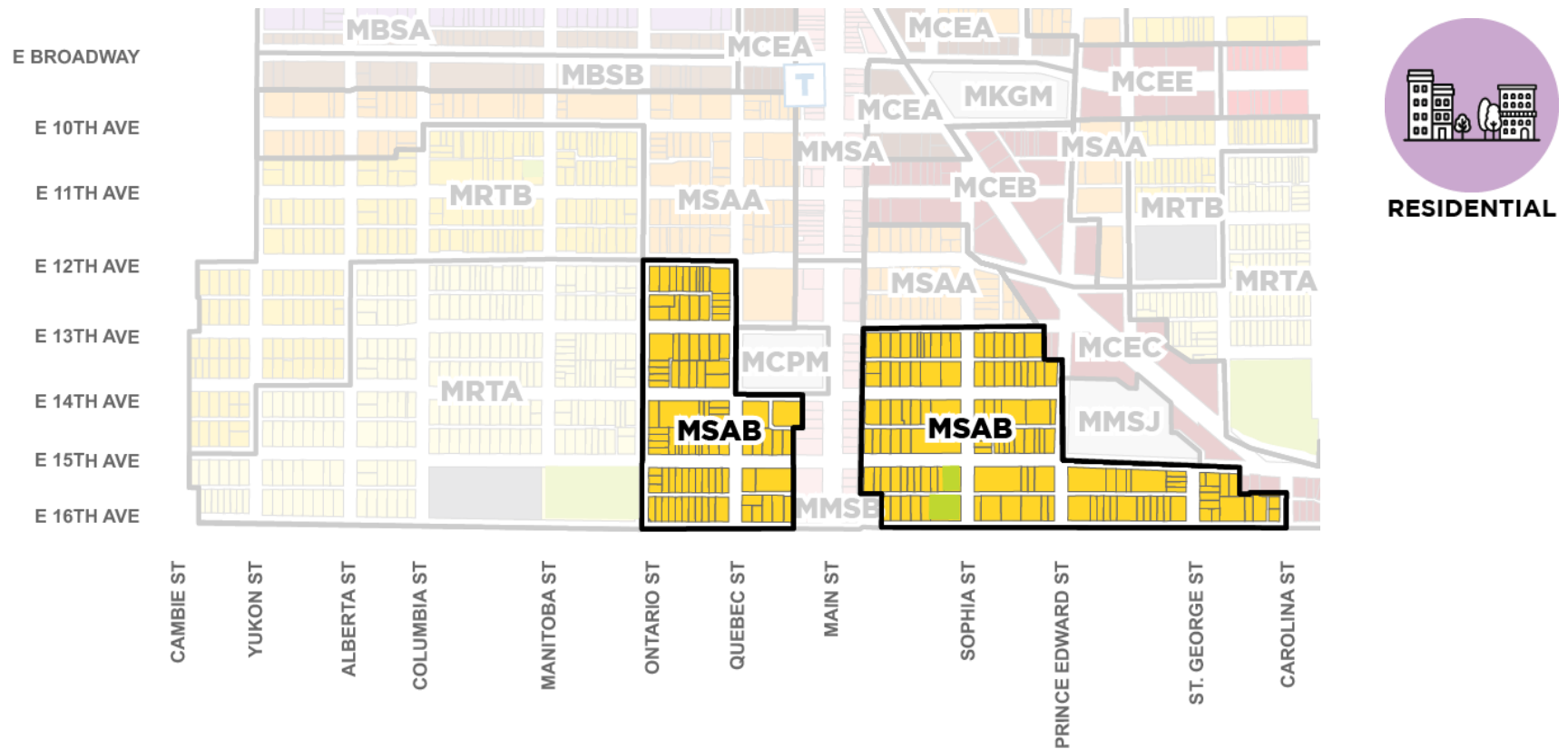


## 10.23 Mount Pleasant South Apartment Area - Area B

MSAB



### Intent

Support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.

### 10.23.1 MSAB Policy Summary Table

Policy Area	Mount Pleasant South Apartment Area - Area B				MSAB
Uses	Residential, retail/service				
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing on 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"> <li>A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).</li> <li>For existing social housing sites, 100% of the residential floor area must be social housing.</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul>	<ul style="list-style-type: none"> <li>For existing social housing sites, 100% of the residential floor area must be social housing.</li> <li>Applies where a tower cannot be achieved due to lot conditions or policy 10.23.2.</li> <li>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).</li> </ul>	<ul style="list-style-type: none"> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul>	<ul style="list-style-type: none"> <li>Applies where a tower cannot be achieved due to lot conditions or policy 10.23.2.</li> <li>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)</li> </ul>	
	<ul style="list-style-type: none"> <li>"Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.</li> </ul>				

### Additional Policies

10.23.2 For limits on the number of towers permitted on a block or block face, refer to 7.4 Tower Limit Policies.

10.23.3 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.

10.23.4 Minor increases in height and density will be considered for delivery of ground floor local-serving retail/service uses or childcare. In tower forms, additional density should be limited to approximately 0.3 FSR. The combined floor area for retail/service uses should be a minimum of 139 m<sup>2</sup> (1,500 ft.<sup>2</sup>), or for childcare a minimum of 186 m<sup>2</sup> (2,000 ft.<sup>2</sup>).

10.23.5 For sites within defined TOAs (see Chapter 7), rezoning will be considered up to 8 storeys and 3.0 FSR for secured market rental housing or 100% social housing. Minimum site frontage requirements apply. See Built Form and Site Design (Chapter 11) for details.