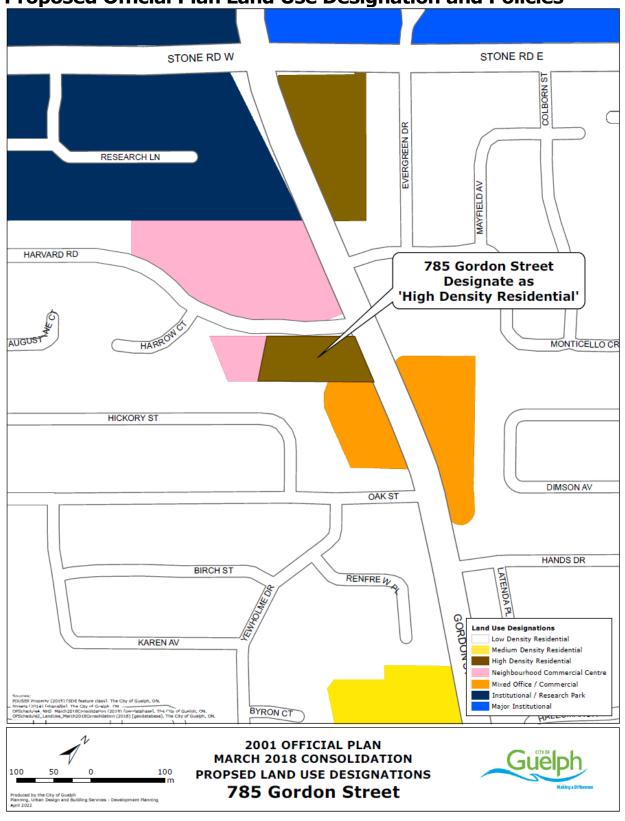
Attachment-4
Proposed Official Plan Land Use Designation and Policies



Attachment-4 continued: Proposed Official Plan Land Use Designation and Policies

9.3.5 High Density Residential

The predominant use of land within the High Density Residential Designation shall be high density multiple unit residential building forms.

Permitted Uses

- 1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) multiple unit residential buildings generally in the form of apartments.

Height and Density

- 2. The minimum height is three (3) storeys and the maximum height is ten (10) storeys.
- 3. The maximum *net density* is 150 units per hectare and not less than a minimum *net density* of 100 units per hectare.
- 4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

Proposed Site Specific Official Plan Policies for 785 Gordon Street

Notwithstanding the High Density Residential policies in Section 9.3.5 and the Non-Residential Uses in Residential Designation policies in Section 9.3.1.2 the maximum net density shall be 615 bedrooms per hectare and the maximum gross floor area of convenience commercial uses shall be 600 m2 on the first storey.