

THE DRAFT NODAL REVIEW - SUMMARY

From a local perspective Parkview now falls largely into the proposed “Suburban Zone”, and the permitted densities for residential development are indicated as 50%-60% of the generally applicable residential density of 20 dwelling units per hectare (as set out in the Spatial Development Framework (2016)). Currently the residential density is 10 dwelling units per hectare (i.e. 1 dwelling unit per 1000 sq m). The Parkview neighbourhood node (currently in Tyrone Avenue between Roscommon and Ennis Roads) is now proposed to be “General Urban Zone” and this “must have defined boundaries” (although none are proposed in the review.) See [Development Zone Map – Parkview](#) and [Residential Density Map – Parkview](#).

The Development Guidelines in Table 1 of the latest nodal review document describe the Suburban Zone as medium to low density residential, with a mixing of land uses to accommodate small home-based shops, etc., a 3 storey height limit, etc. The General Urban Zone is described as an urban zone with up to 5 storey residential or mixed use buildings, etc. It is understood that the generic development guidelines will be augmented by “built-form” codes (i.e. detailed requirements for the design of buildings and the built environment) as proposed in the SDF.

The new policy does not override heritage requirements and environmental laws and depends in large part on the availability of engineering services for its implementation.

The impact of the policy on established neighbourhoods is not clear, but the clear planning intention is to transform the urban area into a much more intensively developed urban form. The likely consequence over a 20 to 100 year time span is the gradual densification of the area and a transformation into a suburban landscape more similar to the mixed commercial and residential areas close to the business and commercial centers of large European, Asian and American cities.

The challenge facing the City and its citizens is to work towards an approach which promotes this change in as orderly a way as possible.

THE DRAFT INCLUSIONARY HOUSING POLICY – SUMMARY

This policy provides draft guidelines for the development of inclusionary housing already mooted in the SDF and mentioned in the Municipal Planning Bylaw, 2016.

It is intended to promote the inclusion of low cost rental accommodation in all parts of the city and improve integration of different socio-economic groups and their access to amenities and employment.

The guidelines include: The provision of 20% low cost residential rental accommodation in developments with 10 dwelling units or more, the minimum of size for these is 15m² (including a private bathroom including a shower, basin and toilet), they are to have the same appearance as the other units on the site, they must share and have access to all the amenities on the site, they are rental accommodation only at a maximum of R2100-00 per month including levies but excluding utilities (2018 rates), and are to be either privately managed or by a social housing company.

Their provision is encouraged by the allocation of certain development bonuses, and failing such provision, additional development contributions may be levied.

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