

**1.** One commercial unit entrance every 15 metres. Unique individual frontage treatment and door to the street must align with existing lot layout.

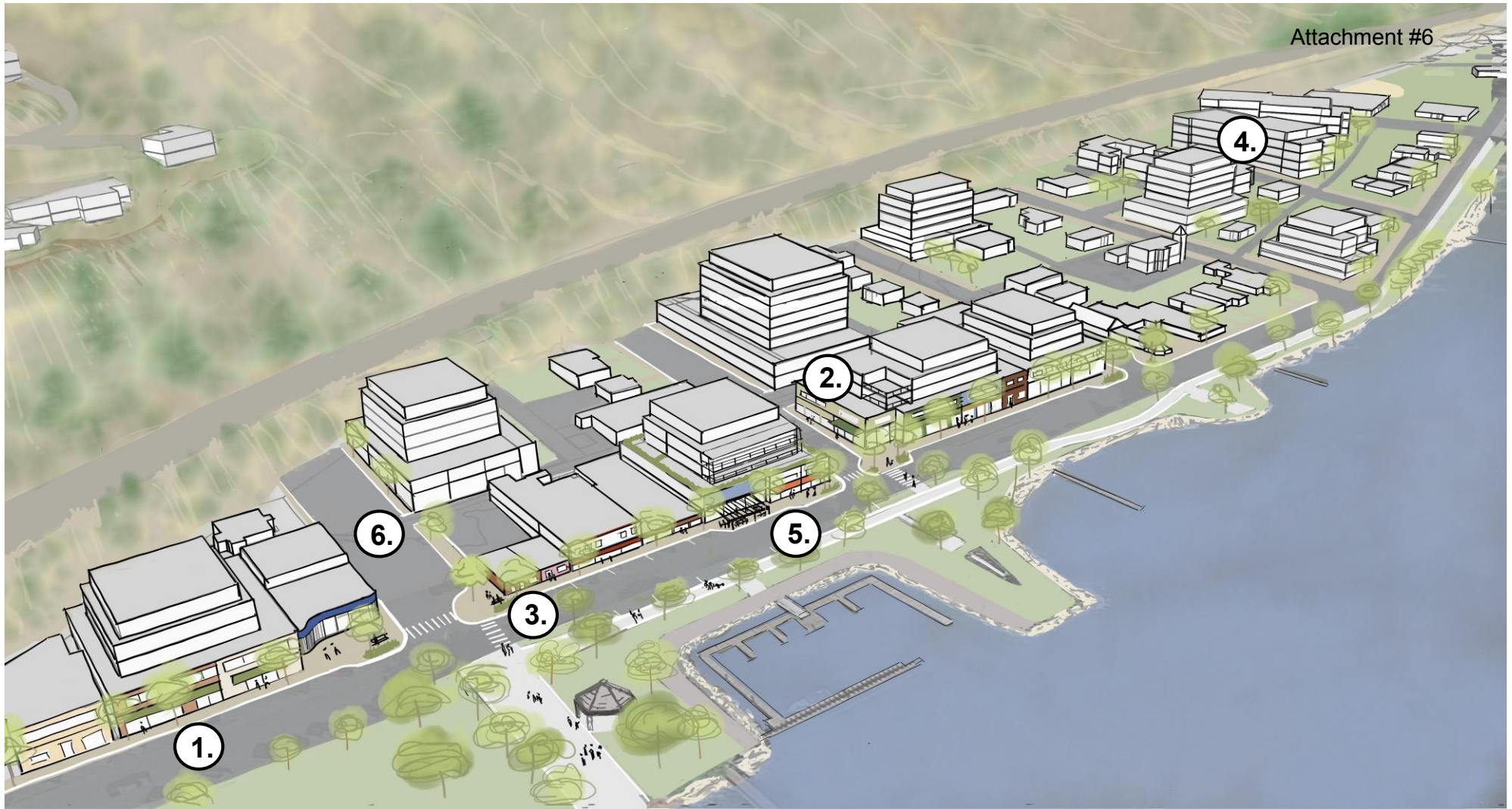
**2.** Mandatory 3.0 'step back' above 3rd storey

**3.** Maximum 5 storey height

**4.** Mandatory commercial on ground level. Residential on floors 2 – 5

**5.** Reconfigured parallel parking and expanded sidewalk/patio area

**6.** Maximum 7 storeys with mandatory stepbacks above 2nd storey with opportunity for businesses or Townhouses at street level



1. Allow for lot consolidation and larger development but require 15-metre-wide individualized storefronts
2. Mandatory setbacks above 2nd storey. Through design guidelines, encourage terracing and design that does not attract attention away from street level Beach Avenue
3. Building siting should help define streetscapes so that they front and frame public streets with wide sidewalks and street furniture to support a culture of walking
4. Buildings should provide an appropriate transition between differing scales and heights of neighbouring buildings using massing and articulation (stepped ends, colour, materials, varied roofs).
5. Gathering spaces should be incorporated into site and public space design (patios and seating areas, courtyards, site furnishings, public art) that integrate with and positively contribute to the safety and vibrancy of the street.
6. The incremental delivery of mid-block connections to Beach Avenue (with appropriate air and light penetration) through development/redevelopment contributions are encouraged.