

Policy directions in this section apply to the area outlined in the map above.

15.5.2 SPRING STREET PROMENADE

Spring Street is a unique roadway in Moody Centre with a distinct character that changes as you move from west to east. The Spring Street Promenade identified here extends from Douglas Street to Electronic Avenue. The goal of the Spring Street Promenade sub-area is to acknowledge its character while maintaining the functionality of Spring Street. Elements that distinguish Spring Street from main roads are encouraged such as incorporating narrowed street entrances, varied paving materials, landscaping, lighting, street furniture, off-setting on-street parking and other features that contribute to making this an attractive and inviting pedestrian realm.

Active uses are encouraged to be oriented to Spring Street with design elements such as entrances and doors, windows and building forms compatible with the scale of the street. Opportunities for spilling out of uses into the pedestrian realm e.g. cafes, patio seating are encouraged.

Given the narrow nature of Spring Street, upper storeys (above 2 storeys) should be stepped back from Spring Street. The objective is that together the orientation of buildings at the street, lighting, materials, sidewalk width, landscaping, and other urban design features will work together to create a local neighbourhood identity.

Spring Street can be divided into 3 distinct sections:

1. Historic area between Douglas and Queens Streets

- includes predominantly residential forms with commercial mixed use potential near Kyle Street



- may involve sidewalk on one side only
- buildings can be situated against the property line — laneway housing for residential areas, commercial frontage in mixed use areas
- gates for residential sections could open directly onto Spring Street
- commercial entrances and driveways could face Spring Street
- edge of sidewalk could be soft — roll over; distinguished more by material than by height
- building forms are generally limited to 3 storeys with the potential for up to 4 storeys where the project features exemplary urban design, includes the preservation of a heritage building and/or achieves other sustainability objectives.

2. Commercial Mixed Use Area between Queens and Moody Streets

- Incorporate plantings, varied paving materials, meandering street pattern to slow traffic
- Assess the number of driveways accessed off Spring Street with the objective of providing a more continuous pedestrian environment
- buildings will activate and enhance Spring Street by providing active uses fronting Spring Street
- create active edges on Spring St that accommodate servicing needs and add to the character of the lane such as carrying through the ground floor activity to Spring St.
- consider public open space improvements that create unique areas along Spring Street e.g. pocket parks, enhanced seating areas, public art
- this portion of Spring Street is restricted to local vehicle traffic only
- within this portion of Spring Street, new parkade access is discouraged.

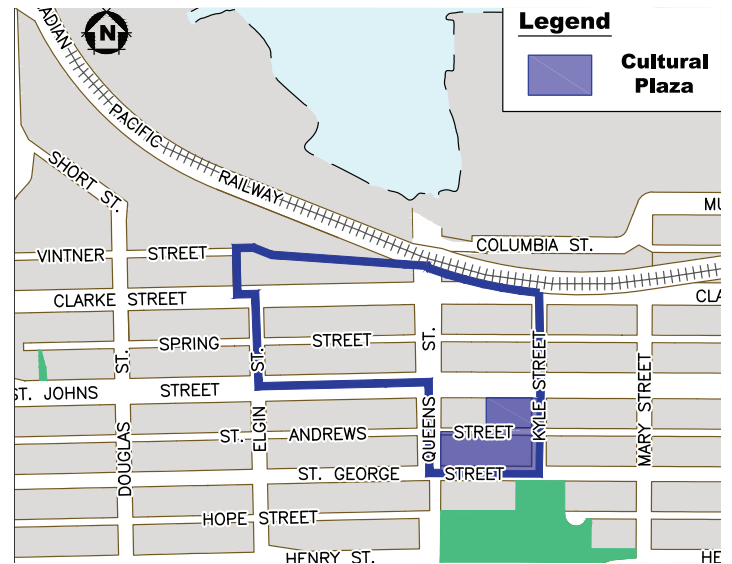
3. Moody Centre Station Area between Moody Street and Electronic Avenue

- This portion of Spring Street is designated for pedestrian and/or bicycle use.
- Encourage opportunities for integrating Spring Street as part of larger redevelopment projects to create public gathering places and additional linkages between St. Johns Street and the Moody Centre Station provided that public east-west cycling and pedestrian connections are maintained
- Consider linkages between this section of Spring Street with public open spaces, plazas and other connections such as pedestrian/cycling overpasses.

15.5.3 HERITAGE COMMERCIAL DISTRICT

The Heritage Commercial District is envisioned to be an attractive and eclectic mix of boutique style retailers and an economically vibrant heritage themed tourist destination. The Heritage Commercial District encompasses the heritage register buildings in the Moody Centre Heritage Conservation Area along Clarke Street and a portion of St. Johns Street. The objective of this area is to preserve existing heritage buildings and ensure their sensitive integration within new development. Queens Street Plaza is the heart of this heritage district providing opportunities for community events, seasonal markets and daily enjoyment. The area is not envisioned as exclusively commercial. A residential component is considered vital to creating activity all day and supporting local businesses.

New development within the Heritage Commercial District should be architecturally consistent with and complementary to existing heritage structures and comply with the Moody Centre Heritage Conservation Area guidelines where applicable. Buildings should enhance the pedestrian experience through the creation of patio spaces, display areas and other opportunities for interaction along or adjacent to the sidewalk. The existing tree lined streetscape is an important feature of this area and should be enhanced where possible. Consideration should be given to including a planted median to slow traffic and to distinguish this area from the rest of Clarke Street.



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In this area:

1. Mixed Use – Moody Centre designated areas within the Heritage Commercial District are intended to be compatible in scale and character with other parts of the Moody Centre Heritage Conservation Area. For the vacant lots on the eastern portion of the 2400 block of Clarke Street, building heights up to 6 storeys will be considered. In other areas within the Heritage Commercial District, building heights up to a maximum of 3 storeys will be considered. In cases where redevelopment includes the conservation or integration of heritage buildings, a fourth storey may be considered.
2. The adaptive re-use of existing heritage buildings is encouraged to support the commercial function of the area.

