

# Article A – FMUOD Zoning Change (Islington)

Zoning Proposal: Eliminates the **Multi-Family Dwelling** use from the list of permitted uses in the FMUOD 6 (Washington Street Business District and FMUOD 7 (High Street Business District) Section 9.5 of Zoning Bylaw

- Multi-Family Dwelling – Building designed for and occupied by 3 + families
- Housing Limited to 50% of total gross floor area of any project within FMUOD 6 & 7
- Eliminates opportunity for any housing in FMUOD 6

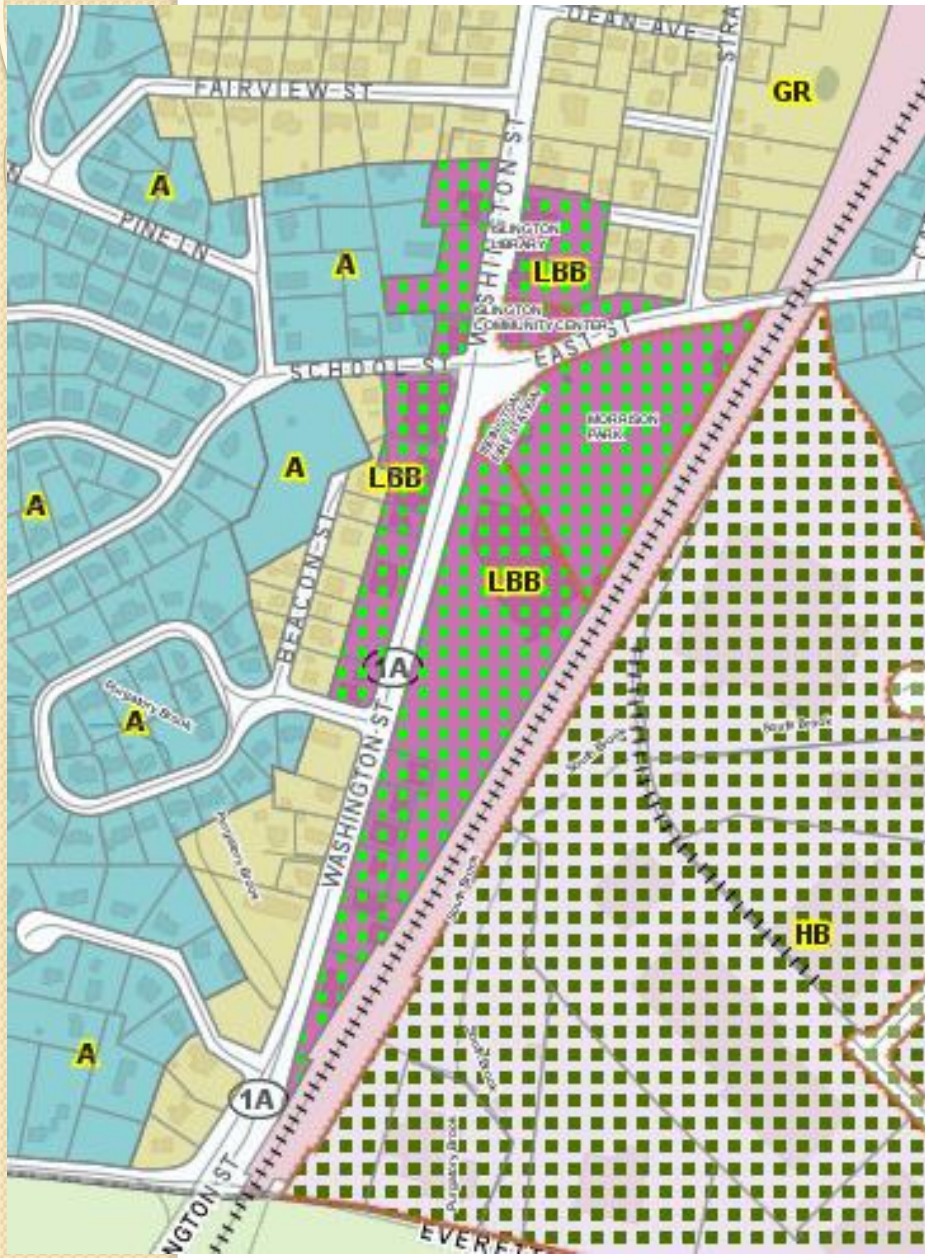
# Article B – FMUOD Zoning Change (Islington)

Zoning Proposal: Removes footnote marker I from “Minimum Project Area” in the Alternative Dimensions Table in FMUOD Section 9.5.9.1 from FMUOD 6 & 7 (Washington & High Streets) only. Still applies to 5 other FMUOD

- “Minimum project area shall include contiguous parcels and parcels separated by a roadway or railroad right-of-way that are effectively contiguous.”



# FMUOD 6 – Green Squares





































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- FMUOD special permit zoning was adopted in 2011 to encourage commercial property improvement
  - FMUOD 6 & 7 districts were added in 2014 to incentivize redevelopment of aging village centers
  - FMUOD 6 & 7 bylaw was amended in 2015 to permit a limited amount of multi-family dwellings to sustain desirable businesses
  - FMUOD special permit was issued in April 2016 for 301-323 Washington St following extensive review, revision and receipt of positive reports



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- ICTF has been meeting since November 2015 (13<sup>th</sup> meeting tonight) to allow for extensive public discussion of all matters affecting Islington Center
  - RFP was issued in May 2016 to investigate public-private partnership for well-planned, coordinated, beneficial redevelopment and revitalization
  - Petruzziello Proposal was received in June 2016 and multiple concept plans were developed and thoroughly considered (7<sup>th</sup> meeting tonight)
  - Washington St and High St Revitalization is needed to stabilize Westwood's commercial tax base and keep residential property taxes from rising disproportionately