

THE APPROVED UPDATED HIERARCHY OF SETTLEMENTS RELATING TO BUILDING HEIGHTS AND OTHER DEVELOPMENT STANDARDS

This updated Hierarchy helps to ensure that site development standards are applied to development proposals uniformly, consistently and based on a community's ranking in the settlement hierarchy. It supports the creation of sustainable human settlements and provides a useful framework for continued updating of land use policies, with relevant site development standards, for Trinidad and Tobago.

1. Key Considerations

- (i) Adopted and adapted Smart Growth Principles
- (ii) Application of site development standards to maximise sustainable use of land
- (iii) Facilitate safe development with adequate planned infrastructural, social and community services and facilities
- (iv) Promote environmental sustainability, the preservation of amenities and open space, and provision of adequate light, ventilation, and privacy for citizens
- (v) Promote safety of buildings at increased heights, and designs that offer protection from risks such as earthquakes, floods and fire
- (vi) The national development policy context
- (vii) The national spatial planning context
- (viii) Responsiveness to socioeconomic needs and demands
- (ix) With reference to Port of Spain, the Hierarchy was updated by, *inter alia*:
 - Reviewing TCPD database of planning applications for POS
 - Rationalizing the existing standards as well as residential and commercial categories, contained in the Port of Spain Land Use Plan of 1987
 - Rationalizing the standards in the existing 2014 Hierarchy and Port of Spain Land Use Plan, to improve on existing standards

2. Core Elements

The core elements of the Hierarchy which were updated were:

- (i) **Residential Development** - residential categories were aligned with community or neighbourhood types in the updated Hierarchy, and the achievement of variety in housing options is greatly facilitated through the provision of bedroom densities;
- (ii) **Commercial Development** - the updated Hierarchy identified residential categories with the corresponding level of commercial activities applicable to each community;
- (iii) **Lot sizes** – a reduction in minimum lot sizes was proposed for residential development in major urban centres, and for commercial development in urban and rural villages and in urban towns, hence maximizing the use of valuable land in those areas;
- (iv) **Heights of Residential and Commercial Buildings** - the updated site development standards allow for greater increases in building heights and the number floors in the nation's capital City of Port of Spain;

- (v) **Building Coverage for Residential Development** - the updated Hierarchy increases maximum building coverage for the high density residential areas in Boroughs and the cities of Port of Spain and San Fernando;
- (vi) **Floor Area Ratio** – was increased for the three (3) highest residential categories (R6 – R8) in the updated Hierarchy;
- (vii) **Site Coverage** – was now included in the proposed updated Hierarchy.

3. Glossary of Relevant Site Development Standards

Building Coverage

The Building Coverage standard determines the maximum portion of the site which may be covered by the building. It is the building footprint and is expressed as a percentage of the total site area. It helps ensure availability of adequate natural lighting and air to a site and buildings.

Building Height

The Building Height standard provides the maximum elevation to which buildings will be permitted. It is expressed either in storeys or as a linear measure.

Floor Area Ratio

The Floor Area Ratio (FAR) standard is a measure of development intensity which is expressed as a ratio of the total land area of the development site, to the total usable floor area of a building. FAR helps to limit the intensity of development to the level which can be adequately accommodated by existing or planned infrastructural facilities.

Site Coverage

This standard determines the maximum area of a site which may be covered by the building together with all other paved surfaces. It is expressed as a percentage of the total site area and helps ensure adequate available space on site, to facilitate natural drainage and proper landscaping.

4. Residential Development

The residential categories have been rationalized to ensure consistency throughout Trinidad and Tobago. Residential Categories are defined by the permitted level or density of residential development and the types of housing that may be provided in a neighborhood or community. Residential options include single family residential lots or houses, studio apartments, duplexes, townhouses, and low to high-apartment buildings. This categorization is retained in the updated Hierarchy and is defined in the **Table I**.

Table I: Residential Categories

Residential Category	Definition
R1	This code refers to very low residential density , applicable to areas characterized by hillsides, comprising medium or large plots in suburban areas, or located in rural areas lacking in infrastructural services. Permitted residential options include single family and multifamily residential housing.
R2	This code refers to low residential density , applicable to outer village areas in urban and suburban locations, typically with medium sized plots. Permitted residential options include single family and small multifamily residential development.
R3	This code refers to low-medium residential density , applicable to village cores, suburban locations and comprehensive residential layouts, typically with regular sized plots. Permitted residential options include single family and multifamily residential development, including low-rise apartment buildings.
R4	This code refers to medium residential density , applicable to Urban Towns and contains mainly multifamily residential development, including low to medium-rise apartment buildings.
R5	This code refers to upper medium residential density , applicable to Municipal Cores or Borough Suburbs and contains mainly multifamily residential development, including medium-rise apartment buildings.
R6	This code refers to high residential density , applicable to Borough Cores or Central Business Districts (CBD) and contains typically, medium and high-rise apartment buildings in urban locations.
R7	This code refers to high residential density , applicable to City Suburbs and contains mainly medium and high-rise apartment buildings in urban locations.
R8	This code refers to very high residential density , applicable to City Cores and contains mainly medium and high-rise apartment buildings with the highest densities in urban locations.

The updated Hierarchy makes provision for multifamily residential development within **all** residential categories, including **sloping lands and hillsides**. This includes low density hillside townhouses - subject to the Hillside Policy, building codes and engineering or other requirements.

The updated Hierarchy provides for bedroom densities per hectare, for use in conjunction with dwelling unit densities. Together with the mix of lower and higher densities in neighborhoods and communities, bedroom densities facilitate a mix of housing options and housing forms, and a greater number of units in a development. The Hierarchy identifies the housing forms relevant to the residential category and include, single family dwellings, studio units, granny flats, duplexes, townhouses and apartments. By facilitating this variety in all communities citizens should have more opportunities to access desired and adequate housing.

5. Commercial Development

The commercial categories are defined and described in **Table II**.

Table II: Commercial Categories

Commercial Category	Definition
C1	This refers to low intensity neighborhood commercial . This includes convenience stores such as small shops and groceries; home-based activities; single professional office; and mixed use buildings.
C2	This refers to medium intensity neighborhood commercial . This includes C1 plus hardware stores, convenience shops, low intensity banking services, doctors' offices, and restaurants and bars on main arterials.
C3	This refers to medium-high intensity neighborhood commercial . This includes C1-C2 plus stores, professional offices, local sub-government offices, markets, banks and entertainment facilities.
C4	This refers to mainly high intensity Central Business District (CBD) level commercial . This includes C1–C3 plus department stores and other major facilities such as full financial and banking services, retail establishments and restaurants.
C5	This refers high intensity, CBD level commercial . This includes C1-C4 plus mix of uses at a concentrated scale for new comprehensive developments.
C6	This refers to high intensity level commercial . This includes C1-C5 activities plus services to support the national centre.
C7	This refers to the highest intensity level of commercial activities . This includes C1 - C6 plus head offices of banks, insurance companies, government offices, entertainment centres, multi-storey parking structures and shopping centres

6. Residential Development and Associated Commercial Development Category

The updated Hierarchy clearly aligns residential categories with identifiable community or neighborhood types, as shown in **Table III**. Communities can now be identified with specificity, hence reducing ambiguity and providing greater clarity for the TCPD, prospective Developers and other applicants.

The updated Hierarchy identifies residential categories and the corresponding level of commercial activities applicable to each community as shown in **Table III**.

Table III: Updated Residential Development Categories and Associated Commercial Uses

Residential Development Categories		Community or Neighbourhood Types /Areas	Commercial Development Categories	
Code	Density		Code	Intensity
R1	Very Low	Special Areas	C1	Low intensity neighbourhood commercial - Convenience stores (i.e. shops, grocery, parlour); home-based activities; single professional office; mixed use buildings
R2	Low	Outer Village	C1 – C2	Low to medium intensity neighbourhood commercial (C1 plus hardware stores, convenience shops, low intensity banking services, doctors’ offices, restaurants and bars on main arterials)
R3	Low Medium	Village Core and Suburban Areas Established villages, comprehensive residential layouts	C1 – C3	Low to medium-high intensity neighbourhood commercial (C1-C2 plus stores, professional offices, local sub-government offices, markets, banks, entertainment)
R4	Medium	Urban Town	C1 – C3	Low to medium-high intensity neighbourhood commercial (C1-C2 plus stores, professional offices, local sub-government offices, markets, banks, entertainment)
R5	Upper Medium	Municipal Core or Borough Suburb	C1 – C4	Mainly high intensity Central Business District (CBD) level commercial. (C1–C3 plus department stores and other major facilities i.e. full financial and banking services, retail, restaurants, etc.)
R6	High Density - A	Borough Core or CBD	C1 – C5	High intensity, CBD level commercial (C1-C4 plus mix of uses at a concentrated scale for new comprehensive developments)
R7	High Density- B	City Suburb	C1 – C6	High intensity level commercial (C1-C5 activities plus services to support the national centre).
R8	Very High Density	City Core	C1-C7	Highest intensity level of commercial activities. (C1 - C6 plus head offices of banks, insurance companies, government offices, entertainment, multi-storey parking and shopping centers.)

7. Lot Sizes

The updated Hierarchy reduces the required minimum lot sizes for residential development in major urban centres namely, urban towns, municipal and borough cores, and city suburbs and core (i.e. R4 – R8). This maximizes the use of high-value, scarce, available land for built development. The updated Hierarchy also reduces the minimum lot sizes for commercial development in urban and rural villages and in urban towns.

8. Heights for Residential and Commercial Buildings

The existing Hierarchy limits maximum height for residential and commercial development to 16 and 26 floors, respectively, in the city core. In the updated standards those heights are increased to 20 and 30 floors, respectively. This would help to revitalize the nation’s capital City of Port of Spain, by encouraging renewed residential and commercial activities. Also, on-site vehicle parking is now expressly encouraged within the additional floors in the various communities. These floors must be attractively screened for improved visual impact.

9. Building Coverage for Residential Development

The updated Hierarchy increases maximum building coverage to between 45 percent and 50 percent, for the city suburb and the city core of Port of Spain.

10. Floor Area Ratio

The updated Hierarchy has increased the low FARs for the three (3) highest residential categories (R6 – R8), especially for R8, from a ratio of 1:3.2 to a ratio of 1:10. These revised standards, used in conjunction with updated building coverage, height and setback standards, help to control the form and massing of buildings, where applied.

11. Site Coverage

The updated Hierarchy addresses this important issue, and provides relevant site coverage standards. This standard is critical for facilitating natural drainage, controlling surface water runoff and the consequent control of flooding within communities.

12. Residential Density

The updated Hierarchy makes provisions for a bedroom density (per hectare) to be used in combination with dwelling unit density. This facilitates a variety of housing forms and a higher number of units, once all relevant site development standards are satisfied. A standard dwelling unit is assumed to comprise three (3) bedrooms. Approximate smaller sizes of the housing types are Studios: 45m²; One-bedroom: 50m²; Two-bedroom: 70m²; Three-bedroom 150m². As density and the number of units increase, there is greater need for accompanying on-site recreation and service facilities.

13. Updated Residential Categories and Site Development Standards

Table IV: Residential Categories and Site Development Standards

Residential Category	Min. Plot Size (m ²)	Max. Building Height ¹		Density (du/ha) ²	Max. Floor Area Ratio	Max. Building Coverage	Max. Site Coverage	Setback [m]		
		Floors	Meters (m)					Front	Side	Rear
R1	750 (New & established plots < 750)	2	8.5	15	1:0.65	33%	55%	4.5	2.5 - 3.5	4.5
R2	600 (New & established plots < 600)	2	8.5	40	1:0.80	40%	55%	4.5	2.5	3.5
R3	465 (New & established plots < 465)	3	12.0	60	1:1.2	40%	65%	4.5	3.5	3.5
R4	600	4	16.0	80	1:1.6	40%	65%	4.5	4.0	4.0
R5	1000	6	24.0	100	1:2.4	40%	65%	6.0	5.0	5.0
R6	1200	9	36.0	120	1:4.0	50%	90%	3.5 from curb	6.0	6.0
R7	1500	12	48.0	150	1:5.0	45%	70%	7.5	7.5	7.5
R8	2000	20	80.0	200	1:10.0	50%	90%	3.0 from curb	7.5	7.5

¹ On-site vehicular parking may be provided on floors within the building

² For R4-R8, unit density per hectare may be used in combination with bedroom density per hectare. This facilitates a variety of housing forms and a higher number of units, once all relevant site development standards are satisfied. A standard dwelling unit is assumed to comprise three (3) bedrooms. As a guide only, approximate smaller sizes for the housing types are Studios: 45m²; One-bedroom: 50m²; Two-bedroom: 70m²; Three-bedroom 150m².

14. Updated Commercial Categories and Site Development Standards

Table V: Commercial Categories and Site Development Standards

Commercial Category	Min Plot Size(m ²)	Max Building Height		Max. Floor Area Ratio	Max. Building Coverage	Max. Site Coverage	Setback [m]		
		Floors ³	Meters (m)				Front	Side	Rear
C1	465 (New and established plots < 465)	2	8.5	1:0.5	40%	70%	4.5	2.5	3.5
C2	465 (New and established plots < 465)	2	8.5	1:0.8	40%	85%	4.5	2.5	3.5
C3	465 (New and established plots < 465)	4	15.0	1:2.4	60%	90%	4.5 – 7.5	2.25; 1.25 clear or party walls, where permitted	2.5
C4	750 (New & established plots < 750)	6	23.0	1:4.0	65%	90%	7.5 (main road) 3.5 from curb	1.25 clear or party wall	1.25 clear or party wall
C5	1000	9	34.0	1:7.0	80%	90%	3.5 from curb	1.25 clear or party wall	1.25 clear or party wall
C6	>1000 - 2000 >2000 – 4000 >4000	14 17 20	53.0 64.0 76.0	1:12.0 1:15.0 1:18.0	90%	100% (to include 10% landscaping using e.g. grass pavers)	3.0 from curb	1.25 clear or party wall	1.25 clear or party wall
C7	<1000 >1000 - 4000 >4000	10 20 30	<38.0 76.0 114.0	1:9.0 1:18.0 1:27.0	90%	100% (to include 10% landscaping i.e. using grass pavers)	3.0 from curb	1.25 clear or party wall	1.25 clear or party wall

³ Includes provisions for on-site vehicular parking on floors within the building

THE UPDATED HIERARCHY OF SETTLEMENTS RELATING TO BUILDING HEIGHTS AND OTHER DEVELOPMENT STANDARDS APPLIED TO THE CITY OF PORT OF SPAIN

1. The Town and Country Planning Division (TCPD), Ministry of Planning and Development proposes to apply the updated Hierarchy to various spatial areas within Trinidad and Tobago, by systematically applying the updated standards to existing land use plans and policies that govern the various areas. The new standards will be applied initially to the Port of Spain Land Use Plan of 1987, in keeping with the Government’s plans to revitalise the City of Port of Spain.
2. The TCPD proposes to apply the Hierarchy to other cities, boroughs and communities in Trinidad and Tobago, which would be facilitated by additional research and consultation with stakeholders. As such, the findings of these would provide the basis for applying the updated Hierarchy throughout the country, the proposals in respect of which would form the subject of subsequent Notes for the consideration of Cabinet.
3. The TCPD proposes at this time, to apply the updated Hierarchy to the City of Port of Spain in the major sub-areas or communities identified in **Figure 1**. For the purpose of this update Port of Spain, referred to as the study area, includes the official limits of the City of Port of Spain; but excludes the communities of Belmont and East Port of Spain.⁴

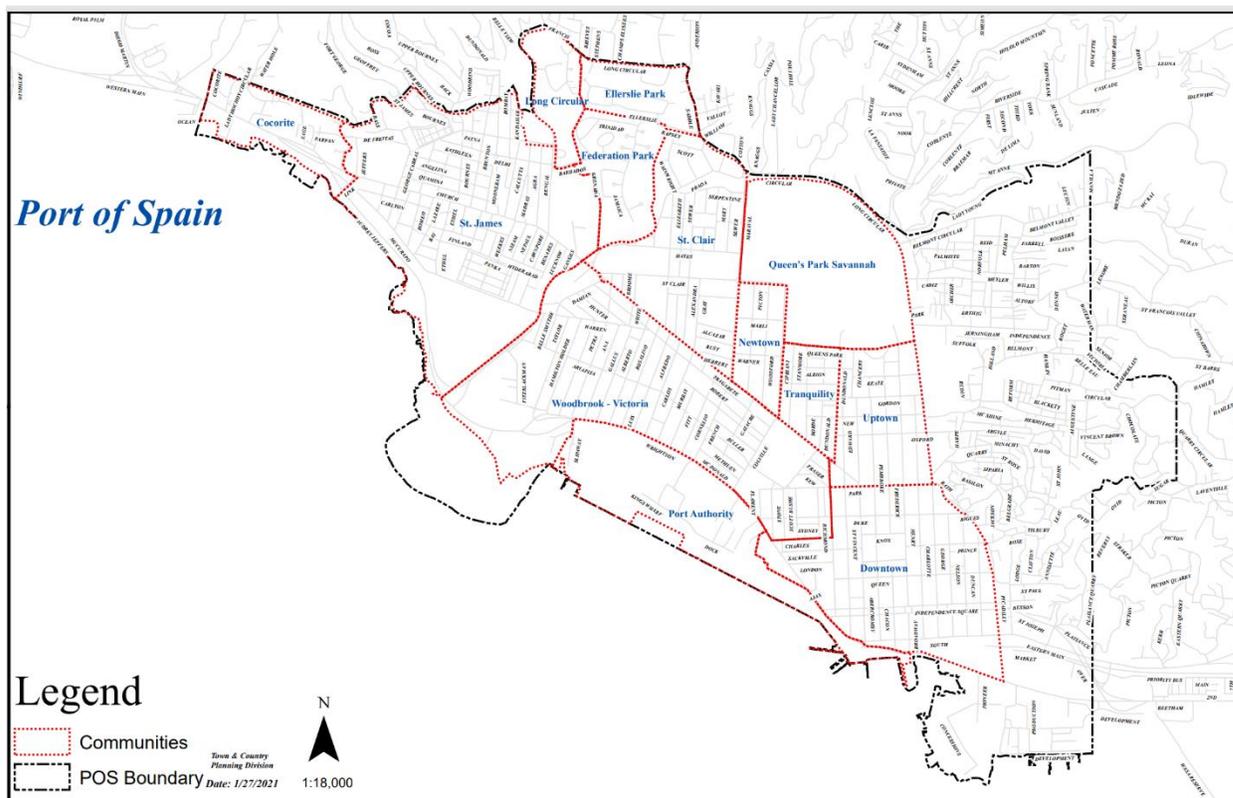


Figure 1: Study Area (Adapted from the Port of Spain Land Use Plan, 1987)

⁴ Adapted from the Port of Spain Land Use Plan (1987), Ministry of Planning and Reconstruction, TCPD

The proposed updated site development standards for the eleven (11) major sub-areas or communities within Port of Spain, are as follows:

1) COCORITE

- i. **Cocorite South West** - Bounded by Bayside Towers on the east; on the north by Western Main Road; south by the ocean; and west by the property boundary of West Shore Medical:
 - Existing use is light industrial/manufacturing; the proposed use is Residential (**R7**).
 - Proposed maximum building height is 12 storeys on a minimum plot of 1500m². Proposed building coverage is 45%.
 - Proposed residential density is 150 dwelling units per hectare which may be used in combination with a bedroom density per hectare, to permit a mix of studios, 1-bedroom, 2-bedroom and 3- bedroom units, while meeting all relevant standards.
 - Proposals for limited commercial yachting and water-based activities in this area, may be assessed and considered on their own merits
- ii. **Cocorite North** - Bounded in the north by POS City boundary; south by Western Main Road; east by Jeffers road and west by POS City boundary.
 - For residential development, building height is increased from 2 storeys to 3 storeys (R3) on lots of minimum size 450m² and from 3 storeys to 4 storeys on plots of minimum 600m² (R4) instead of the existing 1000m².
 - Residential density for established small plots under 450m² is increased from 50 dwelling units per hectare to 60. For lots of minimum size 450m² the minimum density is increased from 60 dwelling units per hectare to 80. For the lots of minimum size 600m² (**R4**) a density of 100 dwelling units per hectare is applied.
 - Medium intensity commercial (**C2**) is proposed within 2 storeys, where previously only mixed development was permitted.
 - Building coverage remains at 40% for both residential and commercial uses.

2) ST. JAMES

- i. **St. James** - Bounded on the north by Patna and George Cabral Streets; on the west by George Cabral Street and Link Road near Audrey Jeffers Highway; on the east by Long Circular Road and Maraval River; and on the south by Mucurapo Road.
 - For residential development, building height is increased from 2 to 3 storeys (**R3**) on lots of of minimum size 450m² and from 3 storeys to 4 storeys on plots of minimum 600m² (R4), instead of the existing 1000m².
 - Residential density for established small plots under 450m² is increased from 50 dwelling units per hectare to 60. For lots of minimum size 450m² the minimum density is increased from 60 dwelling units per hectare to 80. For the lots of minimum size 600m² (**R4**) a density of 100 dwelling units per hectare is applied.
 - Medium intensity full commercial (**C2**) is proposed within 2 storeys, where previously only mixed development was permitted.
 - Building coverage is maintained at 40% for both residential and commercial uses.
- ii. **Western Main Road** - From the intersection with Long Circular Road in the east to the intersection with Link Road in the west.

- Residential use is promoted along Western Main Road. Using residential category **(R5)**, building height is increased from 2 to 6 storeys, on plots of minimum 1000m²; and maximum residential density is increased from 80 dwelling units to 100 dwelling units per hectare. For lots that are smaller than 1000m² a density of 80 dwelling units per hectare is proposed. A bedroom density per hectare may also be applied in combination with the unit density.
 - An enhanced commercial category **(C3)** is proposed, permitting medium-high intensity neighbourhood commercial development. Maximum building height moves from 2 to 4 storeys.
 - Building coverage is maintained at 60% for commercial development and increased to 50% for residential development.
- iii. **Mucurapo Road** - From Ethel Street in the east to the intersection of the Link Road with Audrey Jeffers Highway in the West.
- Residential use is further encouraged along Mucurapo Road using category **(R5)**. Building height is increased from 3 to 6 storeys on plots of minimum 1000m².
 - Maximum residential density is increased from 100 to 150 dwelling units per hectare, on plots of minimum 1000m². A density of 100 dwelling units per hectare is proposed for lots that are smaller than 1000m². A bedroom density per hectare may also be applied in combination with the unit density.
 - Building height is increased from 3 to 4 storeys for commercial category **(C3)**. Building coverage is maintained at 40% for residential use and increased to 60% for commercial use.

3) WOODBROOK – VICTORIA

The following standards are proposed for Tragarete Road and Ariapita Avenue.

- i. **Tragarete Road** - From Richmond Street in the east to Damian Street in the west.
- ii. **Ariapita Avenue** - From Colville Street in the east to the intersection of Maraval Parkway in the West.
- Commercial activity remains the predominant use, with building height increased from 2 storeys to 6 storeys for commercial use **(C4)**, on a plot of minimum size 750m². Building coverage is increased from 50% to 65%.
 - Residential use is increased from a density of 80 dwelling units per hectare to 120 on a minimum plot size of 1000m² **(R5)**. A density of 100 dwelling units per hectare is proposed for lots smaller than 1000m². A bedroom density per hectare may also be applied in combination with the unit density.
 - Building height is increased from 2 storeys to a maximum of 6 storeys for residential use, and building coverage is a maximum of 40%.
- iii. **Woodbrook Proper** - Bounded on the north by Tragarete road; on the south by Wrightson Road; on the east by French Street; and on the west by Damain Street and Hamilton Holder Street.
- For residential development, building height is increased from 2 to 3 storeys **(R3)** on lots of of minimum size 450m² and from 3 storeys to 4 storeys on plots of minimum 600m² (R4), instead of the existing 1000m².
 - Residential density for established small plots under 450m² is increased from 50 dwelling units per hectare to 60. For lots of minimum size 450m² the minimum

- density is increased from 60 dwelling units per hectare to 80. For the lots of minimum size 600m² (**R4**) a density of 100 dwelling units per hectare is applied.
- Medium intensity commercial (**C2**) within 2 storeys are proposed, where previously only mixed development was permitted. Building coverage is maintained at 40% for both residential and commercial uses.
- iv. **Woodbrook Sub Area** - Bounded on the north by Tragarete road; on the south by Wrightson Road; on the east by Colville Street; and on the west by French Street.
- Policy continues to encourage high density residential development in this area, adjacent to the City. Building height is increased from 3 to 6 storeys for residential category (**R5**), on plots of minimum 1000m².
 - The maximum residential density is increased from 100 dwelling units to 150 dwelling units per hectare, on plots of minimum 1000m². A density of 100 dwelling units per hectare is proposed for lots smaller than 1000m². A bedroom density per hectare may also be applied.
 - Medium intensity commercial (**C2**) within 2 storeys are proposed, where previously only mixed development was permitted. Building coverage is maintained at 40% for residential use and 50% is proposed for commercial use.
- v. **French Street** - From Wrightson in the south to Tragarete Road in the north.
- Residential use is promoted at a density of 120 dwelling units per hectare (**R5**) on a minimum plot size of 1000m². On lots less than 1000m², 100 dwelling units per hectare are proposed. A bedroom density per hectare may also be applied in combination with the unit density.
 - Building height is increased from a maximum of 3 storeys to 6 for residential use. It is also increased from 2 to 6 storeys for commercial use (**C4**), on a plot of minimum size 750m².
 - Building coverage is proposed at 65% for commercial use; 40% for residential use.
- vi. **Wrightson Road** - From Charles Street in the east to Hamilton Holder Street in the west.
- High density residential use is encouraged along Wrightson Road. A density of 100 dwelling units per hectare, on a minimum plot size of 1000m² (**R5**) is proposed. A bedroom density per hectare may also be applied.
 - Building height is increased from 3 storeys to 6 storeys for residential use and building coverage is a maximum of 40%.
 - Commercial activity remains the predominant use, with building height increased from 3 storeys to 6 storeys for commercial use (**C4**), on a plot of minimum size 750m². Building coverage is increased from 50% to 65%.
- vii. **Victoria Square** - Bounded on the north and west by Park Street; on the east by Victoria Square East and Melbourne Street; and on the south by Charles Street. This area is governed by the Victoria Square Policy.
- viii. **Phillip Street, Fraser St, Kew Place and Park Street** - Bounded on the north by Fraser Street; on the south by Park Street; on the east by Richmond Street and on the west by Phillip Street.

- This area will be assigned standards that are similar to Uptown. Building height is increased from 3 storeys to a maximum of 12 storeys, on a minimum plot of 1500m², for residential category **(R7)**.
- Building height is increased from 6 storeys to 14 storeys for commercial category **(C6)** on a minimum plot size of between 1000-2000m².
- Maximum building coverage is increased from 40% to 45% for residential use and from 50% to 90% for commercial use.
- Maximum residential density is increased from 100 to 200 dwelling units per hectare on a minimum plot size of 1500m². A bedroom density per hectare may also be applied.
- Mixed commercial and residential uses may be permitted in one building. The proposed rate or percentage of commercial and residential uses must be the subject of discussions and agreement with the TCPD.

4) LONG CIRCULAR

North Long Circular - Bounded on the north, south and west by Long Circular Road; and on the east by Long Circular community boundary.

- Building height is increased from 2 to 3 storeys for residential categories **(R3)**, while building coverage is increased from 33% to 40%.
- Residential density is increased from 50 dwelling units per hectare on a minimum plot size of 1000m², to 60 on a plot of minimum 465m².

5) ST. CLAIR

- i. **St Clair North** - Bounded on the north by Rapsey Street and Saddle road; on the south by Hayes Street; on the east by the S1 Special Use District along Maraval Road; and on the west by Maraval River.
 - Existing building heights permitted are 3 storeys on plots less than 1000m², 4-6 storeys on plots between 1000m² and 2000m², and 8-10 storeys on plots between 2000m² - 4000m². The average plot size in this area is between 1000m² - 2000m². The standards have been rationalized to permit a maximum of 9 storeys **(R6)**, but on plots with a minimum size of 1000m² and 150 dwelling units per hectare. A bedroom density per hectare may also be applied.
 - Building coverage is maintained at 45%.
- ii. **St Clair South** - Bounded on the north by St. Clair Avenue; on the south by Tragarate Road; on the east by Maraval Road and on the west by Elizabeth Street.
 - Building height is increased from 2 storeys to 6 storeys for **(R5)**, and density increased from 25-50 dwelling units per hectare to 150 on a minimum plot size of 1000m², and 100 for lots less than 1000m². A bedroom density per hectare may also be applied.
 - Commercial use **(C4)** is proposed and building height increased from 3 storeys to 6 storeys. Proposed minimum plot size is 750m². The increased number of storeys facilitate on-site parking on floors within the building.
 - Building coverage is increased from 33% to 40 % for residential use and 65% is proposed for commercial development.

- iii. **Roxy Roundabout Triangle** - Bounded on the north by St. Clair Avenue; on the south by Tragarete Road; on the west by Roxy Roundabout; and on the east by Havelock Street.
- Building height is increased from 2 storeys to 6 storeys for **(R5)**, and density increased from 25-50 dwelling units per hectare to 100, on a minimum plot size of 1000m². A bedroom density per hectare may also be applied.
 - Commercial use **(C3)** is proposed with a maximum building height of 4 storeys.
 - Building coverage is increased from 33% to 40 % for residential use, and 60% is proposed for commercial use.

6) ELLERSLIE PARK - ROOKERY NOOK

- i. **Rookery Nook** - Bounded on the north by Long Circular Road and Saddle Road; on the South by Ellerslie Park boundary; on the east by Maraval River and on the west by Prospect Avenue.
- Existing Rookery Nook Policy is maintained.
- ii. **East of Rookery Nook** - Bounded on the north and east by Saddle Road; on the south by Ellerslie Plaza; on the west by Maraval River.
- Area has changed from residential to commercial use. Full commercial use **(C3)** is proposed. Maximum building height is 4 storeys and building coverage is 60%.
- iii. **Ellerslie Park** - Bounded on the north by Rookery Nook boundary; on the South by Federation Park boundary; on the west by the boundary with Long Circular and on the east by Maraval River.
- Area remains low density residential. Building height is maintained at 2 storeys for residential categories **(R2)**. Building coverage is increased from 33% to 40%.
 - Residential density is maintained at one dwelling unit per established existing plot.

7) FEDERATION PARK

- Federation Park** - Bounded on the north by Ellerslie Park and Rapsey Street; on the South by Serpentine Road; on the east by Maraval River and the west by Long Circular.
- Area remains low density residential. Building height is maintained at 2 storeys for residential categories **(R2)**. Building coverage is increased from 33% to 40%.
 - Residential density is maintained at one dwelling unit per established existing plot.

8) NEWTOWN

- Newtown** - Bounded on the north by Queens Park West; on the south by Tragarete Road; on the east by Queen's Park West and Cipriani Boulevard; and on the west by Maraval Road.
- Building height is increased from a maximum of 4 storeys to 6 storeys for residential category **(R5)**. Residential density is maintained at the existing 150 dwelling units per hectare on a minimum plot of 1000m². However, a bedroom density per hectare may also be applied.
 - Commercial use **(C4)** is proposed and building height increased from 3 to 6 storeys. Minimum plot size for commercial use is 700m². Proposals for commercial use on established plots that are less than 700m² may be favourably considered, but require prior discussions and agreement with the TCPD. The increased number of storeys facilitate on-site parking on floors within the building.

- Building coverage is maintained at 40% for residential use and increased from 50% to 65% for commercial use.
- Mixed commercial and residential uses may be proposed in one building, with commercial use permitted to a maximum of 50%. Where mixed use is proposed, the minimum plot size applied would be that of the major use in the proposal submitted (e.g. if residential use is the major component, then the recommended plot size is 1000m²; if commercial, then the recommended plot is 700m²).
- Residential category **(R6)** is proposed for the existing designated “Special Use District– S1” along Queens Park West. A maximum of 9 floors may be permitted on a minimum plot size of 1200m². A residential density of 200 dwelling units per hectare is permitted. Corporate office use will be permitted within mixed use buildings. Commercial standards in this area is also category **(C4)**.

9) TRANQUILITY

Tranquility - Bounded on the north by Queen’s Park West; on the south by Tragarete Road; on the east by Dundonald Street; and on the west by Cipriani Boulevard.

- Building height is increased from a maximum of 7 storeys on a minimum plot of 2000m² to a maximum of 12 storeys, on a minimum plot of 1500m² for residential category **(R7)**. Maximum residential density is streamlined at 200 dwelling units per hectare. A bedroom density per hectare may also be applied.
- Commercial use is permitted at category **(C5)**. Maximum building height is increased from 4 storeys on a minimum plot of 2000m² to 9 storeys on a minimum plot size of 1000m².
- Building coverage is increased from 40% to 45% for residential use and from a maximum of 60%, to 80% for commercial use.
- Mixed commercial and residential uses may be permitted in one building. Where mixed use is proposed, the rate or percentage of commercial and residential uses must be the subject of discussions and agreement with the TCPD. The minimum plot size applied would be that of the major use in the proposal submitted (e.g. if residential use is the major component, then the recommended plot size is 1500m²; if commercial, then the recommended plot is 1000m²).
- These standards may also be applied to the existing designated “Special Use District– S1” along Queens Park West.

10) UPTOWN

Uptown - Bounded on the north by Queen’s Park West; on the south by Park Street; on the east by Charlotte Street; and west by Dundonald Street.

- Building height is increased from a maximum of 7 storeys on a minimum plot of 2000m², to a maximum of 12 storeys on a minimum plot of 1500m², for residential category **(R7)**. Maximum residential density is streamlined at 200 dwelling units per hectare. A bedroom density per hectare may also be applied.
- Building height is increased from 6 storeys to 14 storeys for commercial category **(C6)**, on a minimum plot size of between 1000-2000m².
- Maximum building coverage was increased to 45% for residential use, but was maintained at 90% for commercial use.
- Mixed commercial and residential uses may be permitted in one building. Where mixed use is proposed, the rate or percentage of commercial and residential uses must be the subject of discussions and agreement with the TCPD. The minimum

plot size applied would be that of the major use in the proposal submitted (e.g. if residential use is the major component, then the recommended plot size is 1500m²; if commercial, the recommended plot is 1000-2000m²).

11) DOWNTOWN

Downtown - Bounded on the north by Park Street; on the south by Wrightson Road and South Quay; on the east by Picadilly Street / St. Ann's River; and on the west by Richmond and Charles Street).

- Building height is increased from a maximum of 10 storeys to 30 storeys for proposed commercial category **(C7)**. A minimum plot of between 1000– 4000m² is required for heights a maximum of 20 storeys, and over 4000m² for heights to a maximum of 30 storeys.
- Building coverage of 90% is maintained for **(C7)**. For commercial proposals of less than 10 storeys, a minimum plot size is **not required** in Downtown POS. However, all other relevant site developments standards must be met. Such proposals must be the subject of discussions with the TCPD, prior to the submission of an application for planning approval.
- Residential use is promoted on a minimum parcel size of 2000m² at a maximum residential density of 200 dwelling units per hectare. A bedroom density per hectare may also be applied. Building height is a maximum of 20 storeys **(R8)** and building coverage is proposed at 50%.

Details of the proposed Site Development Standards for the City of Port of Spain are also presented in tabular and map formats at **Appendix I and II**.

Proposed Updated Key Site Development Standards in Selected Areas in Port of Spain

Proposed Community	Residential/ Commercial Categories	Height (Storeys) - Residential		Height (Storeys) - Commercial		Building Coverage - Residential		Building Coverage - Commercial		Res. Density (Dwelling Units per Hectare)	
		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
COCORITE											
Cocorite South West: Bounded by Bayside Towers on the east; on the north by Western Main Road; south by the ocean; and west by the property boundary of West Shore Medical	R7	-	12	Light industrial /manufac turing	-	-	45%	-	-	-	150*⁵
Cocorite North: Bounded in the north by POS City boundary; south by Western Main Road; east by Jeffers road and west by POS City boundary.	R3/R4/C2	2-3	3-4	2 (mixed use building)	2	40%	40%	40%	40%	50-80	60-100

⁵ * For R4-R8, unit density per hectare may be used in combination with bedroom density per hectare. This facilitates a variety of housing forms and a higher number of units, once all relevant site development standards are satisfied. A standard dwelling unit is assumed to comprise three (3) bedrooms. As a guide only, approximate smaller sizes for the housing types are Studios: 45m²; One-bedroom: 50m²; Two-bedroom: 70m²; Three-bedroom 150m².

Proposed Community	Residential/ Commercial Categories	Height (Storeys) - Residential		Height (Storeys) - Commercial		Building Coverage - Residential		Building Coverage - Commercial		Res. Density (Dwelling Units per Hectare)	
		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
ST. JAMES											
St. James: Bounded on the north by Patna and George Cabral Streets; on the west by George Cabral Street and Link Road near Audrey Jeffers Highway; on the east by Long Circular Road and Maraval River; and on the south by Mucurapo Road.	R3/R4/C2	2-3	3-4	2 (mixed use building)	2	40%	40%	40%	40%	50-80	60-100
Western Main Road: From the intersection with Long Circular Road in the east to the intersection with Link Road in the west.	R5 / C3	2	6	2	4	40%	50%	60%	60%	80	80-100*
Mucurapo Road: From Ethel Street in the east to the intersection of the Link Road with Audrey Jeffers Highway in the West.	R5/C3	3	6	3	4	40%	40%	50%	60%	60-100	100 – 150*

Proposed Community	Residential/ Commercial Categories	Height (Storeys) - Residential		Height (Storeys) - Commercial		Building Coverage - Residential		Building Coverage - Commercial		Res. Density (Dwelling Units per Hectare)	
		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
WOODBROOK-VICTORIA											
Tragarete Road - From Richmond Street in the east to Damian Street in the west. Ariapita Avenue - From Colville Street in the east to the intersection of Maraval Parkway in the West.	R5 / C4	2	6	2	6	40%	40%	50%	65%	80	100-120*
Woodbrook Proper - Bounded on the north by Tragarete road; on the south by Wrightson Road; on the east by French Street; and on the west by Damain Street and Hamilton Holder Street.	R3/R4/C2	2	3-4	2 (mixed use building)	2	40%	40%	40%	40%	50-80	60-100*
Woodbrook Sub Area - Bounded on the north by Tragarete road; on the south by Wrightson Road; on the east by Colville Street; and on the west by French Street).	R5 / C2	3	3-6	2 (mixed use building)	2	40%	40%	40%	50%	60-100	100-150*
French Street - From Wrightson in the south to Tragarete Road in the north.	R5/C4	3	6	2	6	40%-50%	40%	50%	65%	50-80	100-120*

Proposed Community	Residential/ Commercial Categories	Height (Storeys) - Residential		Height (Storeys) - Commercial		Building Coverage - Residential		Building Coverage - Commercial		Res. Density (Dwelling Units per Hectare)	
		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Wrightson Road - From Charles Street in the east to Hamilton Holder Street in the west.	R5/C4	3	6	3	6	40%	40%	50%	65%	-	100*
Victoria Square - Bounded on the north and west by Park Street; on the east by Victoria Square East and Melbourne Street; and on the south by Charles Street.	This area is governed by the Victoria Square Policy. The policy aims at the preservation and protection of the existing structures, buildings and sites that are categorized as having historical and architectural significance by virtue of age, design or other attributes. The restoration and continued utilization of these structures and buildings, including through change of use, are promoted. Through collaboration with agencies such as the National Trust of Trinidad and Tobago, special consideration will be given to proposals that maintain and maximize the use of these sites, while preserving their historical significance.										
Phillip Street, Fraser St, Kew Place and Park Street - Bounded on the north by Fraser Street; on the south by Park Street; on the east by Richmond Street; and on the west by Phillip Street.	R7/C6	3	12	6	14	40%	45%	50%	90%	100	200*
LONG CIRCULAR											
North Long Circular - Bounded on the north, south and west by Long Circular Road; and on the east by Long Circular community boundary.	R3	2	3	-	-	33%	40%	-	-	50	60

Proposed Community	Residential/ Commercial Categories	Height (Storeys) - Residential		Height (Storeys) - Commercial		Building Coverage - Residential		Building Coverage - Commercial		Res. Density (Dwelling Units per Hectare)	
		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
ST. CLAIR											
St Clair North - Bounded on the north by Rapsey Street and Saddle road; the south by Hayes Street; the east by the S1 Special Use District along Maraval Road; and on the west by Maraval River.	R6	3-10 (based on plot size)	9	-	-	45%	45%	-	-	100	150*
St Clair South - Bounded on the north by St. Clair Avenue; the south by Tragarate Road; the east by Maraval Road and on the west by Elizabeth Street.	R5/C4	2	6	3	6	33%	40%	50%	65%	25-50	100-150*
Roxy Roundabout Triangle - Bounded on the north by St. Clair Avenue; on the south by Tragarate Road; on the west by Roxy Roundabout; and on the east by Havelock Street.	R5 / C3	2	6	-	4	33%	40%	-	60%	25 – 50	100*
ELLERSLIE PARK – ROOKERY NOOK											
Rookery Nook - Bounded on the north by Long Circular Road and Saddle	Area governed by the Rookery Nook Policy										

Proposed Community	Residential/ Commercial Categories	Height (Storeys) - Residential		Height (Storeys) - Commercial		Building Coverage - Residential		Building Coverage - Commercial		Res. Density (Dwelling Units per Hectare)	
		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Road; on the South by Ellerslie Park boundary; on the east by Maraval River and on the west by Prospect Avenue.											
East of Rookery Nook - Bounded on the north and east by Saddle Road; on the south by Ellerslie Plaza; on the west by Maraval River.	C3	2	-	2	4	33%	-		60	-	-
Ellerslie Park - Bounded on the north by Rookery Nook; on the South by Federation Park; on the west by the boundary with Long Circular; and on the east by Maraval River.	R2	2	2	-	-	33%	40%	-	-	One unit per existing plot	One unit per existing plot
FEDERATION PARK											
Bounded on the north by Ellerslie Park and Rapsey Street; on the South by Serpentine Road; on the east by Maraval River and the west by Long Circular	R2	2	2	-	-	33%	40%	-	-	One unit per existing plot	One unit per existing plot

Proposed Community	Residential/ Commercial Categories	Height (Storeys) - Residential		Height (Storeys) - Commercial		Building Coverage - Residential		Building Coverage - Commercial		Res. Density (Dwelling Units per Hectare)	
		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
NEWTOWN											
Newtown - Bounded on the north by Queens Park West; on the south by Tragarete Road; on the east by Queen's Park West and Cipriani Boulevard; and on the west by Maraval Road.	R5/R6/ C4	4	6-9	3	6	40%	40%	50%	65%	60-120	150-200*
TRANQUILITY											
Tranquillity - Bounded on the north by Queen's Park West; on the south by Tragarete Road; on the east by Dundonald Street; and on the west by Cipriani Boulevard.	R7 / C5	7	12	4	9	40%	45%	60%	80%	60 - 200	200*
UPTOWN											
Uptown - Bounded on the north by Queen's Park West; on the south by Park Street; on the east by Charlotte Street; and west by Dundonald Street).	R7/C6	7	12	6	14	40%	45%	90%	90%	60-200	200*

Proposed Community	Residential/ Commercial/ Categories	Height (Storeys) - Residential		Height (Storeys) - Commercial		Building Coverage - Residential		Building Coverage - Commercial		Res. Density (Dwelling Units per Hectare)	
		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
DOWNTOWN											
Downtown - Bounded on the north by Park Street; on the south by Wrightson Road and South Quay; on the east by Picadilly Street / St. Ann's River; and on the west by Richmond and Charles Street).	R8 / C7	7	20	10	30	40%	50%	90%	90%	60-200	200*