

CHAPTER 3 – RESIDENTIAL

108. Amend subsection 3.2.1. by deleting “Infill housing and conversions” and replacing it with “Residential Intensification” in the sixth line; and by deleting “,3.2.4., and 3.2.5” in the seventh line.
109. Amend paragraph 3.2.1. iv) by deleting “and 3.2.4.,” in the first line; and by replacing it with “Residential Intensification, which includes”.
110. Amend subsection 3.2.1. by adding the following clause at the end:

“Live/Work Opportunities” (in the side bar)

“viii) Purpose designed Live/Work residential units may be provided where locations for these types of residential units have been identified as part of an overall area plan, subject to site specific zoning. Live/Work units should be located along collector road systems and have sufficient lot area to accommodate any required additional parking.

Within any Live/Work development, the primary use of the building shall be residential use.”

111. Amend by deleting subsections 3.2.3. Infill Housing, 3.2.4. Conversions Non-Residential Buildings and 3.2.5. Dwelling Conversions” in their entirety and by replacing them with the following:

“3.2.3 Residential Intensification” (in the sidebar)

“Residential Intensification is a means of providing opportunities for the efficient use of land and encouraging compact urban form.

Residential Intensification may be permitted in the Low Density Residential designation through an amendment to the Zoning By-law, subject to the following policies and the Planning Impact Analysis policies under Section 3.7. Where the subject lands are within a specific residential area identified under policy 3.5, the application of the following residential intensification policies will supplement those specific policies, but will not supercede them.

Residential Intensification projects shall use innovative and creative urban design techniques to ensure that character and compatibility with the surrounding neighbourhood are maintained as outlined in policy 3.2.3.3. and 3.2.3.4.”

“3.2.3.1. Definition” (in the sidebar)

“Residential Intensification refers to the development of a property, site or area at a higher density than currently exists on the site through:

- i) redevelopment, including the redevelopment of brownfield sites;
- ii) the development of vacant and/or underutilized lots within previously developed areas;
- iii) infill development, including lot creation;
- iv) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and,
- v) the conversion or expansion of existing residential buildings to create new residential units or accommodation.

For the purposes of this Plan, development is only considered infill when it occurs on vacant or underutilized sites within an established residential neighbourhood. It is not intended that infill housing will occur on undeveloped blocks of land in recently planned or newly developed registered plans of subdivision.

Underutilized sites are defined as those sites that can reasonably accommodate more residential development than what currently exists on the site within the context of the surrounding established residential neighbourhood.”

“3.2.3.2 Density & Form” (in the sidebar)

“Within the Low Density Residential designation, Residential Intensification, with the exception of dwelling conversions, will be considered in a range up to 75 units per hectare. Infill housing may be in the form of single detached dwellings, semi-detached dwellings, attached dwellings, cluster housing and low rise apartments. Zoning By-law provisions will ensure that infill housing projects recognize the scale of adjacent land uses and reflect the character of the area.

Areas within the Low Density Residential designation may be zoned to permit the conversion of single detached dwellings to add one or more dwelling units. Site specific amendments to the Zoning By-law to allow dwelling conversions within primarily single detached residential neighbourhoods shall be discouraged. Accessory dwelling units may be permitted in accordance with Section 3.2.3.8. of this Plan.”

“3.2.3.3 Neighbourhood Character Statement” (in the sidebar)

An inventory of the urban design characteristics of the structures and the natural environment within a neighbourhood shall be undertaken by the applicant, as outlined in section 3.7.2.1. of the plan. The physical environment of the neighbourhood, composed of its lots, buildings, streetscapes, topography, street patterns and natural environment are some of the elements that collectively determine much of the character of a neighbourhood and its streetscape. A well organized and documented understanding of a neighbourhood’s character is an effective tool in assessing the appropriateness of a proposed change and the implications the change may have on the character of a neighbourhood. “

“3.2.3.4 Compatibility of Proposed Residential Intensification Development” (in the sidebar)

“As part of an application for residential intensification, the applicant shall be required to provide an adequately detailed statement of the compatibility, where it is clearly demonstrated that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, massing and architectural treatments as outlined in section 3.7.2.1. of the plan.”

“3.2.3.5 Public Site Plan Review and Urban Design” (in the sidebar)

“Residential intensification proposals, with the exception of permitted single detached dwelling conversions to add one additional residential unit only, will be subject to a concurrent public site plan process. In addition to all other site planning issues, residential intensification site plan proposals will be evaluated to ensure:

- i) Sensitivity to existing private amenity spaces as they relate to the location of proposed building entrances, garbage receptacles, parking areas and other features that may impact the use and privacy of such spaces;
- ii) The use of fencing, landscaping and planting buffers to mitigate impacts of the proposed development on existing properties; and,
- iii) Consideration of the following Urban Design Principles:
 - (a) Residential Intensification projects shall use innovative and creative standards of design for buildings to be constructed or redeveloped;
 - (b) The form and design of residential intensification projects should complement and/or enhance any

significant natural features that forms part of the site or are located adjacent to the site;

- (c) New development should provide for a diversity of styles, continuity and harmony in architectural style with adjacent uses;
 - (d) New development should include active frontages to the street that provide for the enhancement of the pedestrian environment;
 - (e) The design and positioning of new buildings should have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets;
 - (f) Buildings should be positioned to define usable and secure open space areas on the site and to afford a reasonable measure of privacy to individual dwelling units;
 - (g) Parking and driveways should be located and designed to facilitate manoeuvrability on site and between adjacent sites, and to reduce traffic flow disruption to and from the property; and,
 - (h) Projects should have regard for the neighbourhood organizing structure. Building and site designs should facilitate easy connections to and around the site to public transit.
- iv) For Residential Intensification projects proposed on lands designated Low Density Residential, or projects requiring an Official Plan amendment to a more intensive residential land use designation, or projects requesting bonus zoning pursuant to policy 19.4.4. shall apply policy 3.2.3.3. neighbourhood character statement, 3.2.3.4. statement of compatibility and policy 3.7.2.1. respectively.”

“3.2.3.6 Integration With Heritage Buildings” (in the sidebar)

“Residential Intensification projects will be encouraged to preserve and upgrade buildings considered by Council to be of architectural and/or historical significance. Where these buildings are designated and incorporated into a project, the density of the residential intensification development may be increased through bonusing provisions contained in policy 19.4.4. of the Plan. Such projects will be required to meet all criteria listed in policy 3.2.3 and 3.7.2.1 of the Plan.”

“3.2.3.7 Supporting Infrastructure” (in the sidebar)

“Residential Intensification will only be permitted where adequate infrastructure exists to support the proposed development, including:

- i) Off-street parking supply and buffering;
- ii) Community facilities, with an emphasis on outdoor recreational space;
- iii) Traffic impacts and Transportation infrastructure, including transit service;
- iv) Municipal services.”

“3.2.3.8. Zoning By-law” (in the sidebar)

“The Zoning By-law may limit the number of units that may be contained in a converted dwelling and specify minimum requirements for lot area, frontage, and gross floor area for the dwelling to be converted, and minimum gross floor area for the units to be created. To maintain the external character of the dwelling,

the Zoning By-law may also limit the extent of structural additions or changes that would be permitted for a converted dwelling/building.

While residential intensification located within the Low Density Residential designation may be allowed up to a maximum scale permitted under the Multi-Family, Medium Density Residential Designation, Zoning By-law provisions will ensure that new development recognize the scale of adjacent land uses and are compatible with the character of the area.

It is intended that an intensification project should meet all Zoning By-law regulations; however, there may be instances when a minor variance is warranted based on the configuration of the site or development constraints associated with it. Any required variance should be evaluated as part of the development proposal review undertaken in conjunction with the zoning amendment application.

Conditional Zoning may be considered to ensure that development proceeds in a manner consistent with the surrounding and adjacent properties. Conditional Zoning would include conditions and/or requirements to be fulfilled in order to permit the development.

Accessory Dwelling units may be permitted, subject a Zoning By-law amendment, in single detached and semi-detached dwellings subject to the following criteria:

- i) maximum of two (2) units per residential dwelling;
- ii) the gross floor area of the accessory dwelling unit is equal to or less than the floor area of the principle dwelling unit;
- iii) the principle dwelling unit shall be owner occupied;
- iv) the accessory dwelling unit cannot be located in an accessory building or attached garage;
- v) a minimum of one (1) additional on-site parking space must be provided;
- vi) all regulations associated with the zone must be complied with;
- vii) no more than five (5) bedrooms total for both the principle and accessory dwelling units;
- viii) accessory dwelling units may be required to be licensed; and,
- ix) accessory dwelling units shall be subject to the policies of section 3.2.3. – Residential Intensification of this plan.”

“3.2.3.9. Consents” (in the sidebar)

“Any new lots created through consents will be in keeping with the established lot pattern of the surrounding area in terms of frontage, depth and overall size and configuration

Consent for the purposes of enlarging and/or reducing the size of an existing site, where no new development is proposed and that results in a lot pattern that is not consistent with the surrounding area in terms of frontage, depth and overall size and configuration, shall be discouraged.”

“3.2.3.10. Rear-Lot Development”

“The creation of rear-lot development (flag-shaped lots) shall be discouraged in all Residential Land Use designations unless the criteria listed in policy 3.2.3 are met and the following urban design considerations are addressed:

- i) Access to the new project shall be widen enough to provide:

- separate pedestrian/vehicular access;
 - sufficient space beside the driveways for landscaping and fencing to buffer the adjacent properties;
 - adequate space at the street curb for garbage and blue box pickup; and
 - snow storage for the clearing of these driveways.
- ii) In laying out a rear-lot development project, care should be taken to avoid creating front to back relationships between existing and proposed dwelling units. To support privacy the front doors of the new units should not face onto the rear yards of existing homes. As well, depending on the scale of the development and the building types proposed internally, front doors should face front doors.
- iii) Where existing dwellings fronting onto the street are not incorporated into the infill project, adequate land should be retained in the rear yard of these dwellings to provide:
- Appropriate outdoor amenity space;
 - Adequate separation distance between the existing houses and the habitable areas of the infill project;
 - Sufficient space for landscaping in the rear yards for visual separation if required; and
 - Parking and vehicular access for the existing houses, so as not to introduce parking into the front yards of the existing house.”
112. Amend subsection 3.3.1. by adding the following paragraph at the end:
- Residential Intensification”** (in the sidebar)
- “vii) Within the Multi-Family, Medium Density Residential designation, Residential Intensification proposals, as defined in Section 3.2.3.1. shall be subject to Public Site Plan Review, in accordance with Sections 3.2.3.5. and 19.9.2. of the Plan.”
113. Amend paragraph 3.3.3. i) by adding the following sentence at the end: “In some instances, height may be permitted to exceed this limit, if determined through a compatibility report as described in Section 3.7.3. to be appropriate subject to a site specific zoning by-law amendment and/or bonus zoning provisions of Policy 19.4.4. of this Plan.”
114. Amend subsection 3.4.1. by adding the following paragraph at the end:
- “Residential Intensification”** (in the sidebar)
- “vii) Within the Multi-Family, High Density Residential designation, Residential Intensification proposals, as defined Section 3.2.3.1. shall be subject to Public Site Plan Review, in accordance with Sections 3.2.3.5. and 19.9.2. of the Plan.”
115. Amend subsection 3.4.2. by deleting “Regional or Community Shopping Areas” after “proximity to” in the fifth line and replacing it with Enclosed Regional Commercial Nodes or New Format Regional Commercial Nodes or Community Commercial Nodes”.
116. Amend paragraph 3.4.2. v) by deleting “Traffic” and replacing it with “Proximity to Transit and Service Facilities” in the sidebar.
117. Amend paragraph 3.4.3. iv) by deleting “of Multi-family, High Density Residential Development” after “density” in the second line.
118. Amend subsection 3.5. by deleting 3.5.11. North Talbot Community in its entirety.
119. Amend subsection 3.5.12 by renumbering it “3.5.11.” and by deleting ““B” Flood Plain and Environmental Features” after “Schedule” in the second line of the fifth paragraph and replacing it with ““B1” Natural Heritage Features”.

120. Amend subsection 3.5.13. by renumbering it “3.5.12.”.
121. Amend subsection 3.5.14. by renumbering it “3.5.13.”.
122. Amend subsection 3.5.15. by renumbering it “3.5.14.”; by adding “by” after “(bounded” in the first line of the first paragraph; and in the second paragraph by deleting “B” after “Schedule” in the second line and replacing it with “B1”.
123. Amend subsection 3.5.16. by renumbering it “3.5.15.”.
124. Amend subsection 3.5.17. by renumbering it “3.5.16.”,
125. Amend subsection 3.5.18. by renumbering it “3.5.17.”.
126. Amend subsection 3.5.19. by renumbering it 3.5.18.”.
127. Amend subsection 3.7. by adding “Planning Impact Analysis is intended to document the criteria reviewed by municipal staff through the application review process to assess an application for change. Depending upon the situation, other criteria may also be considered.” at the end of the first paragraph.
128. Amend subsection 3.7.2. making the following changes:
- by inserting the following sentence at the end of the second paragraph:
“Other criteria may be considered through the Planning Impact Analysis to assist in the evaluation of the propose change.”
 - by deleting “General Proposals” from the side bar;
 - by deleting the letter “i)” and the text “for a general change in land use and does not relate to a specific development proposal, or where site specific information on the future development of the site is not required, all or some of” after “application” in the second line of the third paragraph and by replacing it with “being considered.”;
 - by deleting “Site Specific Proposals” from the sidebar; and by deleting the letter “ii)” and the text “Where an Official Plan amendment and/or zone change is for a specific development proposal, or where more site specific and detailed information on the type and nature of future development is required, all or some of the following criteria may be considered.”;
 - by deleting “(a) all of the criteria listed in policy 3.7.2. i);” and
 - deleting the letters “(b)” “(c)” “(d)” “(e)” “(f)” “(g)” “(h)” and “(i)” and by replacing them with “(f)” “(g)” “(h)” “(i)” “(j)” “(k)” “(l)” and “(m)” respectively in paragraph 3.7.2. ii).
 - by adding the following new clause after “(m)” at the end:
“(n) impacts of the proposed change on the transportation system, including transit.”
129. Amend subsection 3.7.3. by adding the following new subsection:
“3.7.3.1. Residential Intensification” (in the sidebar)
- “An applicant proposing a residential intensification development, as defined in section 3.2.3.1. of the Plan, within the Low Density residential designation, or requesting an Official Plan Amendment to a more intensive residential land use designation or requesting Bonus Zoning pursuant to policy 19.4.4. shall be required to submit the following detailed reports:
- (a) Neighbourhood Character Statement.** A detailed statement of the character of the existing neighbourhood that demonstrates how the proposed development respects the character of the existing

neighbourhood shall be submitted by the applicant. This inventory of urban design characteristics shall include a review of structures and the natural environment within the surrounding neighbourhood. Although the extent of the area to be reviewed will be established at the pre-consultation stage, it shall include an area consisting of 120 metres radius from the subject site. The conceptual design of the project needs to be based on specific built form principles which guide what it is that the project wants to achieve. The Neighbourhood Character Statement shall incorporate the following items:

Character & Image

- i) description of the existing street character;
- ii) description of the project in the context of the neighbourhood;
- iii) visual components; and
- iv) retention and role of natural environment.

Site Design

- i) the location of buildings, as well as their orientation to the street edge and sidewalks;
- ii) the location of building entrances;
- iii) how the design relates to its site and greater surrounding area;
- iv) views in to and out of the site – how does the building function as a view terminus – provide pedestrian perspectives (at-grade views) and important views; and
- v) vehicular and pedestrian circulation

Servicing

- i) accessibility and connectivity of the site to the adjacent neighbourhood, community facilities and destinations, including consideration of the circulation for automobile, pedestrians, cyclists and persons with disabilities;
- ii) access to transit; and
- iii) shared service locations, parking, ramps, drop-offs, service areas for garbage, loading, utilities, etc.

(b) Compatibility Report. As part of an application for residential intensification, the applicant shall be required to provide a detailed statement of the compatibility of the project, to demonstrate that the proposed project is sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood. The conceptual design of the project shall incorporate the following items:

Built Form Elements:

- i) how the building(s) addresses the street;
- ii) street wall and treatment of grade level;
- iii) roof top and cornice lines;
- iv) location of entrances and other openings;
- v) relationship of the building(s) to the street at intersections; and,
- vi) design for comfort and safety (i.e. privacy, lighting, sun and wind protection, etc.)

Massing and Articulation:

- i) the rhythm of at-grade openings;
- ii) setbacks;
- iii) transition to adjacent uses/buildings, and among buildings within the site;
- iv) transition of scale;
- v) street proportion / street sections (building to street ratio); and
- vi) shadowing caused by mid-rise and tall buildings should be minimized and impacts on adjacent private amenity areas (natural light and privacy for example) should be minimized.

Architectural Treatment:

- i) style;
- ii) details;
- iii) materials; and
- iv) colours.