



Residential Intensification & Infill Housing

2006 Official Plan Review



Introduction

- Highlight the direction we're heading with our review of Residential Intensification and Infill Housing.
- In 2006 a report was circulated to Working Groups that included, in chart form, a summary of some of recommendations and initiatives that we were intending to include in our OP updates relating to Residential Intensification.
- Revisit some of those items today in this presentation
- Report to Planning Committee on May 7th seeking direction to Circulate a background report and draft policy to the Working Groups, relevant advisory committees and the general public for input.
- After receiving input and feedback, a follow-up report with recommended policy modifications will be presented to a future public participation meeting of Planning Committee



Clarify polices to provide additional guidance in evaluating Residential Intensification proposals

The current policies have presented some challenges in terms of their implementation and application:

- No clear definition intensification, infill housing, underutilized sites, or conversion.
- Clarification needed in establishing appropriate density and form criteria.
- Currently infill housing may be developed in Low Density Residential (LDR) areas, up to a maximum density permitted the Multi-Family, Medium Density Residential (MDR) designation (75 units per hectare); since development is already permitted at a density of up to 30 units per hectare under the LDR designation, current policy only applies to housing which is proposed at a range between 31 and 75 units per hectare.
- Infill development proposed below the 30 unit per hectare density range is not subject to the criteria envisioned in the plan respecting sensitivity to the scale and form of surrounding neighbourhoods.



Clarify policies to provide additional guidance in evaluating Residential Intensification proposals

- Intensification proposals are often controversial; many of the issues relating to proposed intensification projects relate primarily to **design**. The current policies need to be more strongly linked to design that is sensitive to;
 - the established streetscape
 - neighbourhood character of surrounding properties.
- Current policy lacks direction and criteria for considering proposed development relating to new lot creation within existing neighbourhoods.
- Public Site Plan Review is not currently required for Intensification projects.
- The proposed intensification policy places a greater emphasis on compatibility within existing neighbourhoods. Intensification proposals would be permitted where it can be demonstrated that the proposed project is sensitive to, and a good fit within, existing neighbourhoods, based on a clear set of criteria



Residential Intensification

The 2005 PPS refers to Residential Intensification as the intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- redevelopment, including the redevelopment of brownfield sites;
- the development of vacant and/or underutilized lots within previously developed areas;
- infill development ;
- the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and,
- the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.



Criteria for assessing **Compatibility and Character**

What makes a development “sensitive to, and a good fit within” the existing neighbourhoods

Neighbourhood Character

- designed to be compatible with the character of the existing neighbourhood
- Sensitive to the scale and massing of adjacent development.

Neighbourhood Character Statement

- summary of the characteristics and qualities of a neighbourhood, in both physical and social terms.
- physical components of a neighbourhood, consisting of its lots fabric, buildings and streetscape
- an inventory of the design characteristics of houses within a neighbourhood.
- understanding of a neighbourhood’s character that would establish criteria for assessing the appropriateness of a proposed change.



Neighbourhood Character Statement

Design elements that may be inventoried in the Neighbourhood Character Statement include:

- Orientation of Building;
- Location and orientation of main entrance & relationship with adjacent development;
- Relationship of main entrances both existing and proposed;
- Number of stories
- Number of occupied floors above grade;
- Roof style/pitch
- Cladding material
- Parking – location, access, driveway width
- Distance of main front wall from front property line
- Dimensions of side yards
- Location of structures on their lot



Compatibility of proposed residential intensification project

A proposal should not cause unacceptable adverse impacts on existing development.

- its design and siting must minimize potential physical and visual impacts.

In design terms, physical impact has three basic aspects; light and shade, privacy and acoustic impacts.

- Design and location of new development should mitigate the physical impacts; this will be required to be demonstrated in the Site Plan

The proponent of a proposed residential intensification project shall be required to demonstrate how their proposed development is both in keeping with the neighbourhood character, as outlined in the previous section, and is sensitive to, compatible with and a good fit within, the surrounding neighbourhood.



Compatibility

The applicant would be required to demonstrate compatibility through the consideration of elements such as:

- building height,
- building scale and massing,
- set-backs,
- architectural design,
- integration with existing streetscape (building continuity, orientation, and street to building relationships), and
- traffic impacts.



Concurrent Public Site Plan Review

This policy would require that residential intensification projects, including infill proposals, be subject to a concurrent public site plan process.

This policy is also intended to include a listing of specific site planning elements and/or requirements to be given consideration in the review process

Any minor variances that may be required for intensification development should be considered simultaneously with the review of the application.

Intensification (Infill) site plan proposals shall be evaluated to ensure:

- Sensitivity to existing private amenity spaces as they relate to the location of proposed building entrances, garbages, parking areas and other features that may impact the use and privacy of such spaces.
- The use of fencing, landscaping and planting buffers to mitigate impacts of the proposed development on existing properties
- Site Plan could be required for new Single detached development on newly created lots within existing neighbourhoods



Public Site Plan Review

Some of the specific site planning elements and/or requirements to be given consideration in the review process could include the following:

- Shadow studies;
- Sight line drawings;
- Front and back relationships between existing and proposed dwellings;
- Roof profiles and pitches;
- Screening and buffering;
- Streetscape and building orientation;
- Building materials;
- Parking (location, access and treatment)



Integration with Heritage Buildings

- Residential Intensification projects will be encouraged to preserve and upgrade buildings considered by Council to be of architectural and/or historical significance.
- The use of bonusing provisions to encourage the retention of features that are of architectural and/or historical significance.



Supporting Infrastructure

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

- Off-street parking supply and buffering;
- Community facilities, including outdoor recreational space;
- Transportation infrastructure;
- Municipal services



Zoning By-law Considerations

- Residential Intensification may be permitted through an amendment to the Zoning By-law.
- 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.
- Zoning By-law provisions are intended to ensure that infill housing projects recognize the scale of adjacent land uses and enhance the character of the area.



New Lot Creation

New Lot Creation and some direction relating to rear-lot development

- Any new lots proposed through consents must be evaluated on the basis of conformity with the minimum zoning requirements, and demonstrate consistency with the established lot pattern of the surrounding area in terms of frontage, depth and overall size and configuration.
- there is no current policy in place to deal with rear-lot development or to address issues related to new development within these areas.
- consider establishing a policy that discourages the creation of development in rear-lots, however recognize that there are some existing situations where rear-lot development opportunities are present and may be appropriate provided that supportive policy and/or criteria are established to guide development proposals in the rear yards of existing low density residential neighbourhoods.
- Criteria to guide the development of infill lots that focus on design considerations, integration and “fit” shall be advanced



Conversion of Non-Residential Dwellings

- maintains similar criteria to what currently is in place in the OP (3.2.4) ; however new approach that places a greater emphasis on compatibility and enhancement of the character of the existing neighbourhood, as well as a requirement for concurrent public site plan review ensuring that potential impacts from a conversion project such as increased traffic, parking and privacy matters are addressed in a comprehensive approach.



Dwelling Conversions

- Under the provisions of current policy (3.2.5) site specific amendments to the Zoning By-law to allow new dwelling conversions are discouraged.
- the current policies of the Official Plan are intended to ensure that future development is not out of scale and character with the existing residential community based on the following criteria.
 - Compatibility,
 - parking availability,
 - infrastructure,
 - size of units,
 - number and location of units,
 - intensity of the conversion in relation to the lot,
 - exterior renovation, additions,
 - lot creation and
 - the historical context of the site



Dwelling Conversions

- maintains similar criteria to what currently exists; however introduce criteria that places a greater emphasis on compatibility and respecting the character of the existing neighbourhood, as well as a requirement for concurrent public site plan review.
- ensuring that potential impacts from a conversion project such as access, traffic, parking, dwelling/unit size and floor area ratios are addressed in a comprehensive approach.
- Areas within the LDR designation may be zoned to permit the conversion of single detached dwellings to add one or more dwelling units.
 - The Residential R2 and Residential R3 Zones permit converted dwellings,



Next Steps

- Background report, with draft policy modifications will be circulated to the Working Groups in May
- Review Draft Policy Changes and provide input
- Follow-up Report with recommended policy changes presented at Public Meeting of Planning Committee at a future date.