



Revised Infill Zoning

February 2014

SUMMARY

- A bit of history
- Where we are today
- The proposed new by-law:
 - *What does it say?*
 - *Why does it say this?*
 - *How does it work?*
 - *How will it affect my street?*
- **HOMEWORK!** ☺

A Bit of History



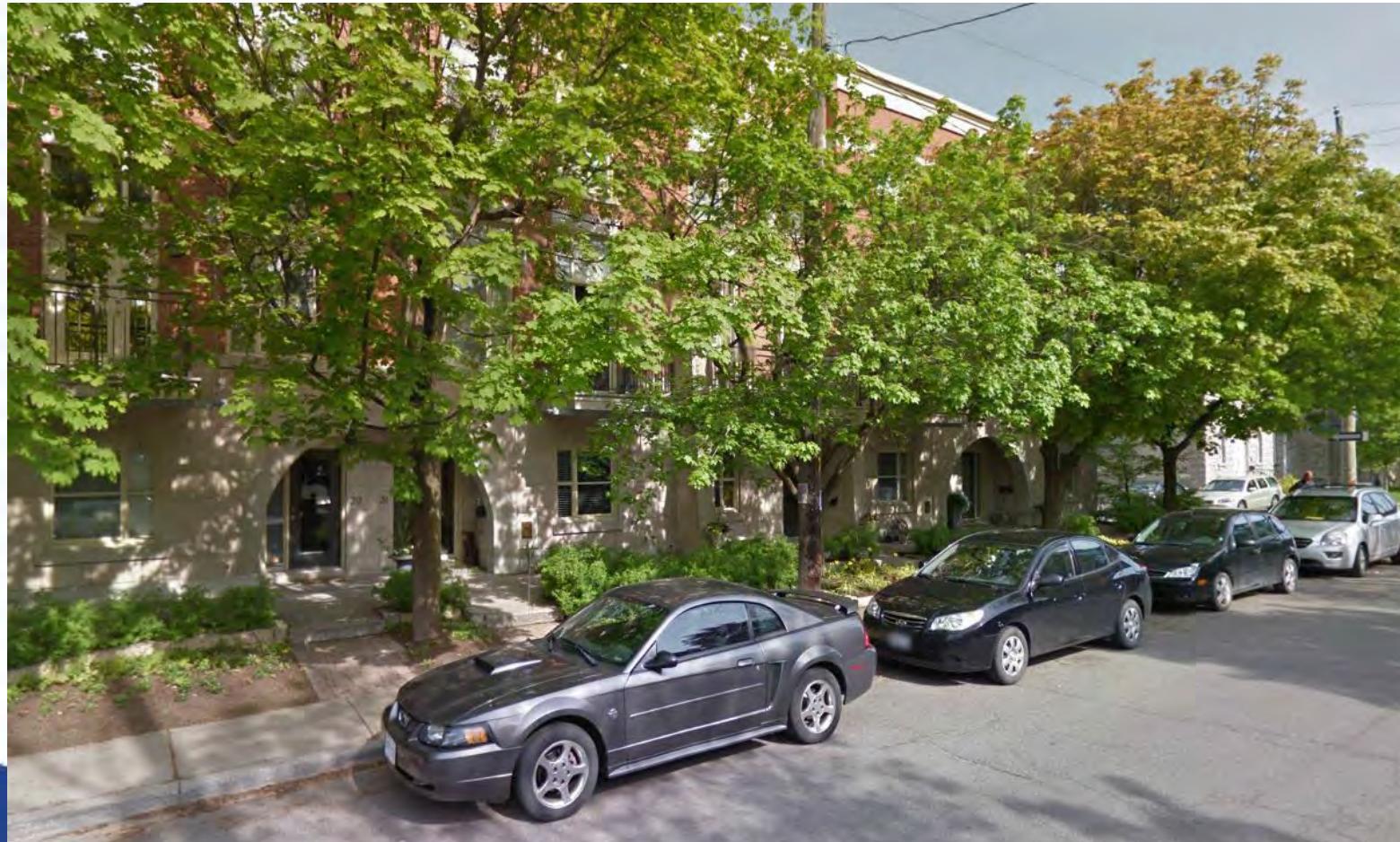
A Bit of History



A Bit of History



A Bit of History



A Bit of History



A Bit of History



A Bit of History



Lead-up to new by-law

- 71 Hopewell site plan leads to start of First Infill Study
- Two years of consultation → 2012-147
- Compromise with industry allows front yard parking on narrowest lots
- Appeal to OMB by some industry



Infill



Over 1,600 units last 5 years

On side streets

Just in the Mature Neighbourhoods
Outside Intensification Target Areas



Problems and Complaints

Complaints

- Loss of green front
- Garage-dominated facades
- No interaction at grade
- Loss of on-street parking
- Snow storage challenges
- Excessive height
- Out of character

Problems

- Zoning allows this
- Perception of market demand
- Where do you park?









28

32

OMB ruling: you can't regulate "beauty" – but you can regulate "character"

Within City zoning jurisdiction:
"Character"

Averaging formula for
setbacks

Direction and location of
parking

Balconies and projections

Treatment of architectural
elements, as long as they are
part of streetscape pattern

Driveways, walkways, hard
surfaces, landscape

How do you link ZONING to CHARACTER?

OUR ZONING STRATEGY

1. Identify the key **attributes** that constitute "character"
2. Require **documentation of character** for all development
3. Dominant attributes, and those consistent, will be **what zoning** permits
4. **Parking not required;** permitted if it maintains or reinforces character

Purpose of By-law revision: LINK ZONING TO CHARACTER

Infill I:

- Grade
- Parking
- Relationship of buildings to streets
- Front yard hard/soft landscape

*Streetscape
character*

*Built form and
block character*

Infill II:

- Height, massing
- Setbacks from side and rear yards

Zoning strategy: Infill I

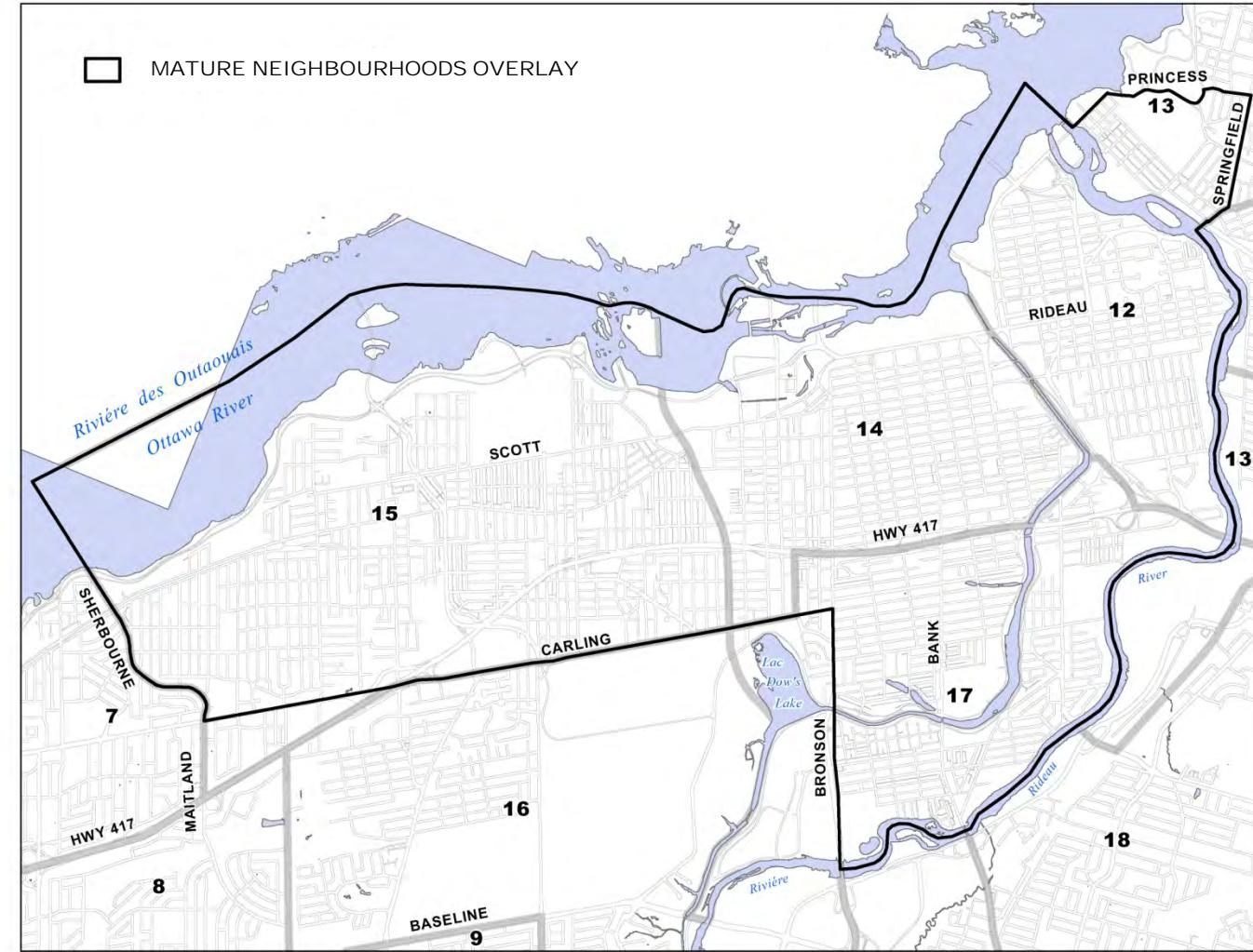
1. Identify **key attributes and patterns** that constitute “character” along a street
2. Require **documentation** of character for new development and additions
3. Dominant attributes, and those consistent with, will be what zoning permits
4. **Parking** not required; *permitted, if* it maintains/reinforces parking pattern along the street (otherwise, prohibited)

Draft of Proposed Infill Zoning By-law

Mature Neighbourhoods Overlay

- Purpose is to **maintain** and **reinforce** established character
- Overlay chosen over schedule so that it is readily visible by all when consulting Zoning By-law

Mature Neighbourhoods Overlay



Zoning Strategy

For any lot in the overlay area on which infill, redevelopment or addition to existing dwelling is proposed:

- Applicant required to document dominant patterns on 21 lots surrounding their (i.e. 5+5+1+5+5)
- The dominant patterns, and those consistent with them, will be what is permitted.
- “Dominant” is “the most frequently occurring”

Draft of Proposed Infill Zoning By-law

Regs for principal dwelling

- Front yard setback: average of two abutting lots, need not exceed 6 m
- Front yard projections: old permissions return – but **definition of projection**



ZONING STRATEGY

Documenting dominant patterns:



ZONING STRATEGY







+

-



ZONING STRATEGY

Documenting dominant patterns:



ZONING STRATEGY

Documenting dominant patterns:



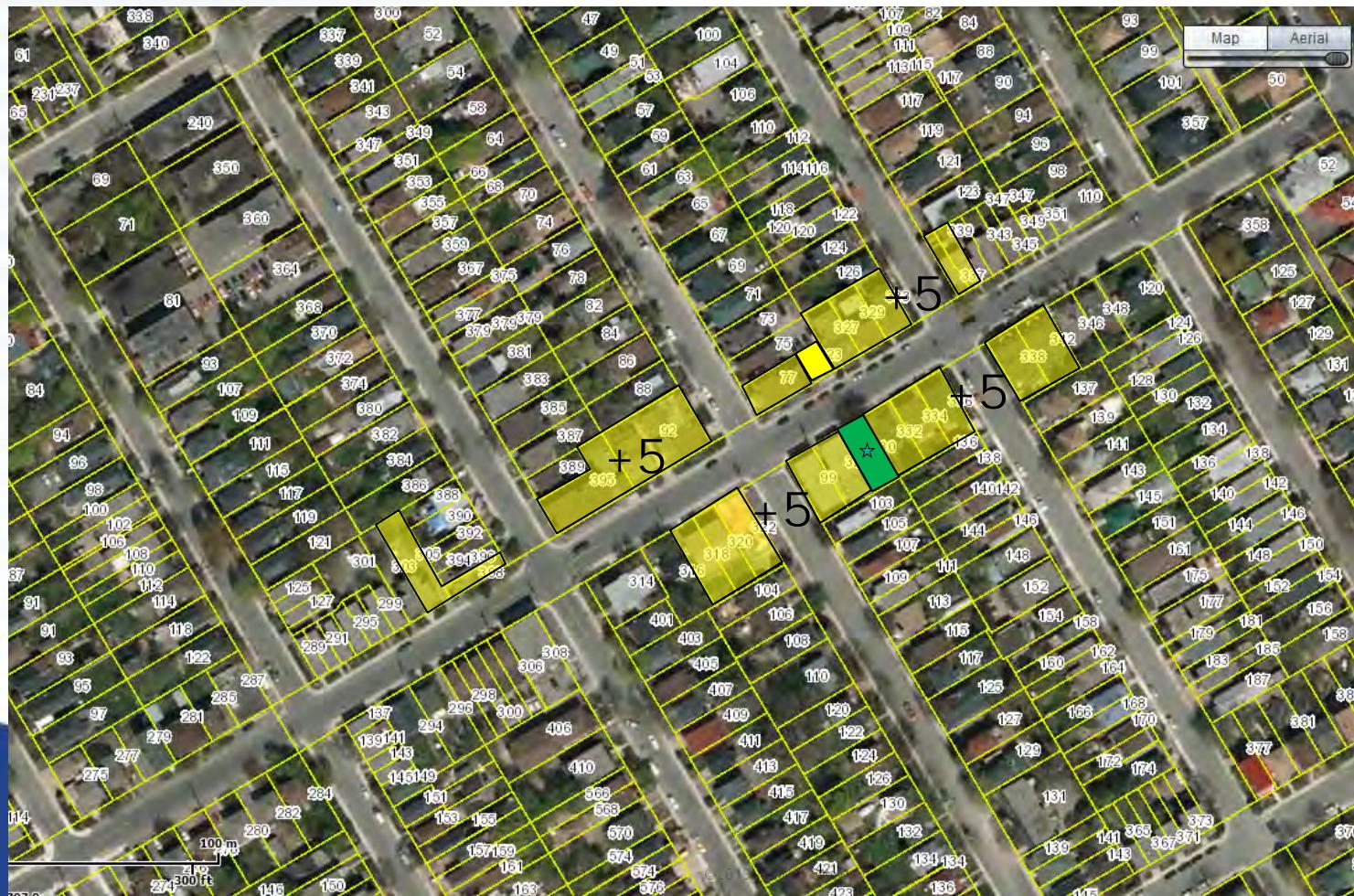
ZONING STRATEGY

Documenting dominant patterns:



ZONING STRATEGY

Documenting dominant patterns:



How it works

- For each **ATTRIBUTE**, document **PATTERNS**
- You have 3 attributes to document:
 - Use of land in the **front yard**
 - Location and type of **parking**
 - Location of main **entranceway**
- Patterns belong to **Consistency Groups**

Front yard

- **Applicant is REQUIRED to provide a front yard consistent with dominant consistency group**
 - A: Fully landscaped front yard
 - B: Landscaped f.y. in front of house
 - C: Landscaped f.y. in front of part of house
 - D: Small or no f.y.

Parking

- **Applicant MAY provide parking, consistent with dominant parking consistency group, once front yard requirement has been fulfilled.**
 - A: No streetscape impact
 - B: Low streetscape impact ($\frac{1}{3}$ or less)
 - C: Medium streetscape impact ($\frac{1}{3}$ - $\frac{1}{2}$)
 - D: High streetscape impact ($\frac{1}{2}+$)

Other parking regulations

LANES

- If lot abuts travelled lane, parking must be off lane
- If untravelled lane, dominant pattern system applied (or applicant may apply to reopen lane)

Other parking regulations

GARAGES

- New garages or carports closer to street than front wall of houses won't be allowed
- If single-wide garage/carport is dominant pattern, then max. single-wide garage or carport allowed
- If double-wide is pattern, double-wide allowed

Other parking regulations

DRIVEWAYS

- If single-wide is dominant, max. 2.6m wide allowed
- If double-wide is dominant, max. 5.2m wide allowed
- Max. width 3.6m when >20 spaces
- New steep driveways only allowed if it is the dominant pattern, unless leading to shared parking garage

Other parking regulations

FRONT YARD PARKING

- Only where **legally-established** front yard parking is the dominant pattern will new front yard parking spaces be permitted.
- Legal status of existing front-yard parking spaces only needs to be documented if a new front yard parking space is being requested

Other parking regulations

- **If parking cannot be provided in accordance with these regulations, it will not be permitted.**

ENTRANCEWAYS

- **Applicant is REQUIRED to provide principal entranceway in relation to street, consistent with dominant consistency group.**
 - A: Facing front (incl. on the side of a permitted projection that faces front)
 - B: Not facing front

Other entranceway regulations

- Dominant pattern requirement only applies to principal entrance of each dwelling
- For linked, semi- and townhouses, this applies to each individual dwelling
- Additional entranceways not subject to dominant pattern requirement

OTHER PROPOSED CHANGES

Private Approach By-law

- One curb cut per new lot no longer guaranteed as-of-right

On-street parking permit system

- Easier to expand or create new zones
- Better time management of curbside parking supply

EXAMPLE: 37 Ladouceur



STREETSCAPE CHARACTER ANALYSIS

1. FRONT YARD PATTERNS

	21	19	17	15	37	35	33	31	29	27	25
	B1	B1	B1	B1	★	D10	B1	B1	B1	B1	D10

B1 - 11
D10 - 8

L'ADOUCEUR

	D10	D10	D10	B1	B1	B1	B1	D10	D10	D10
	20	18	44	42	38	34	32	30	26	24

2. PARKING PATTERNS

	21	19	17	15	37	35	33	31	29	27	25
	B5	B5	B5	B4	★	B8	B8	B8	B4	B5	B5

B4: 2
B5: 14
B8: 3

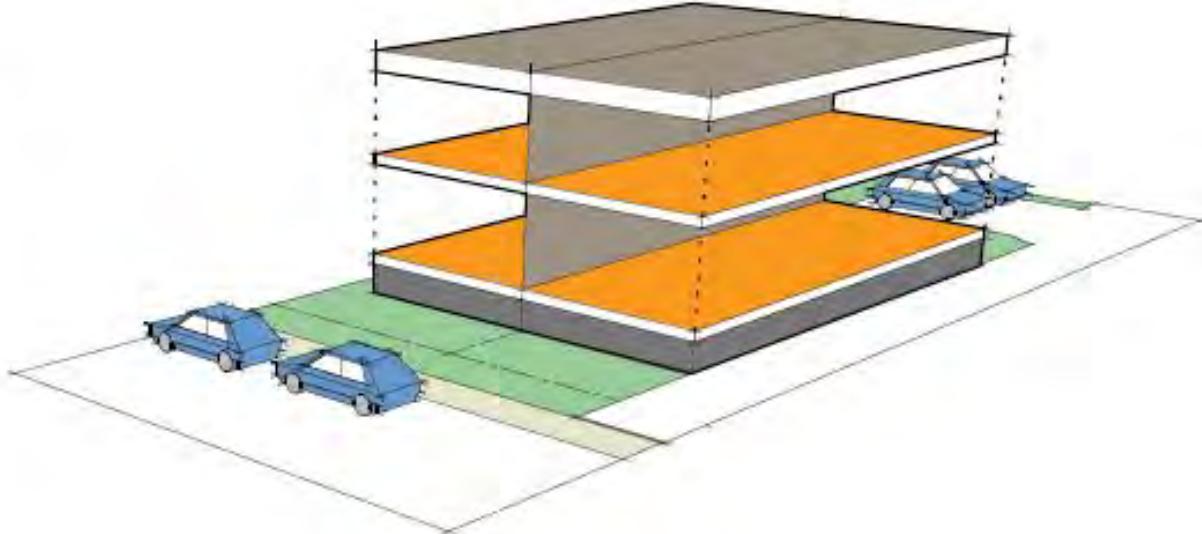
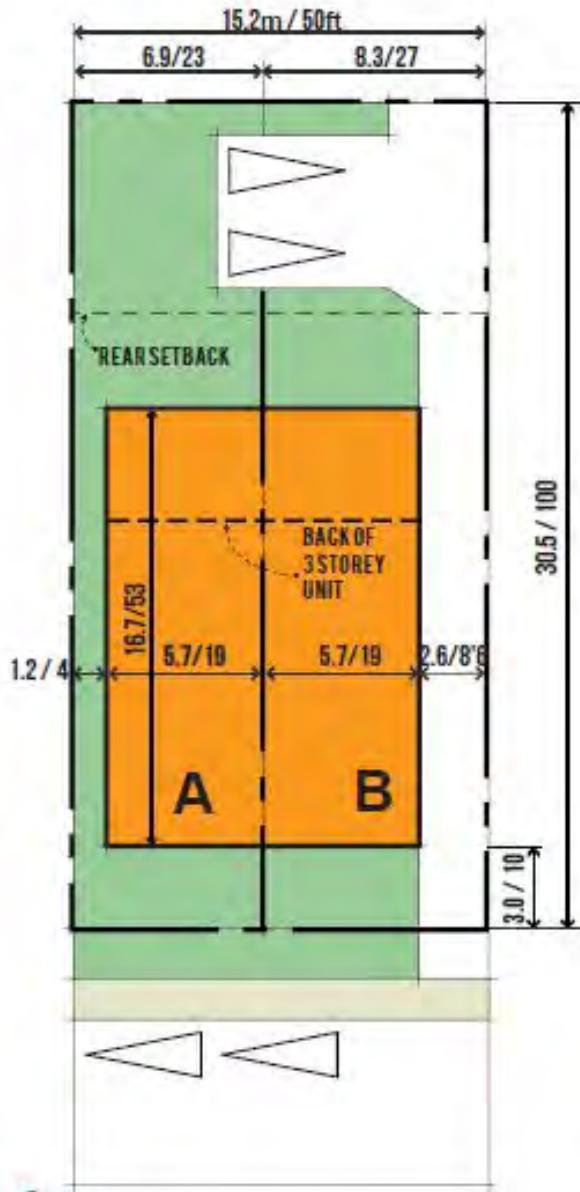
	B5									
	20	18	44	42	38	34	32	30	26	24

3. ENTRANCEWAY PATTERNS

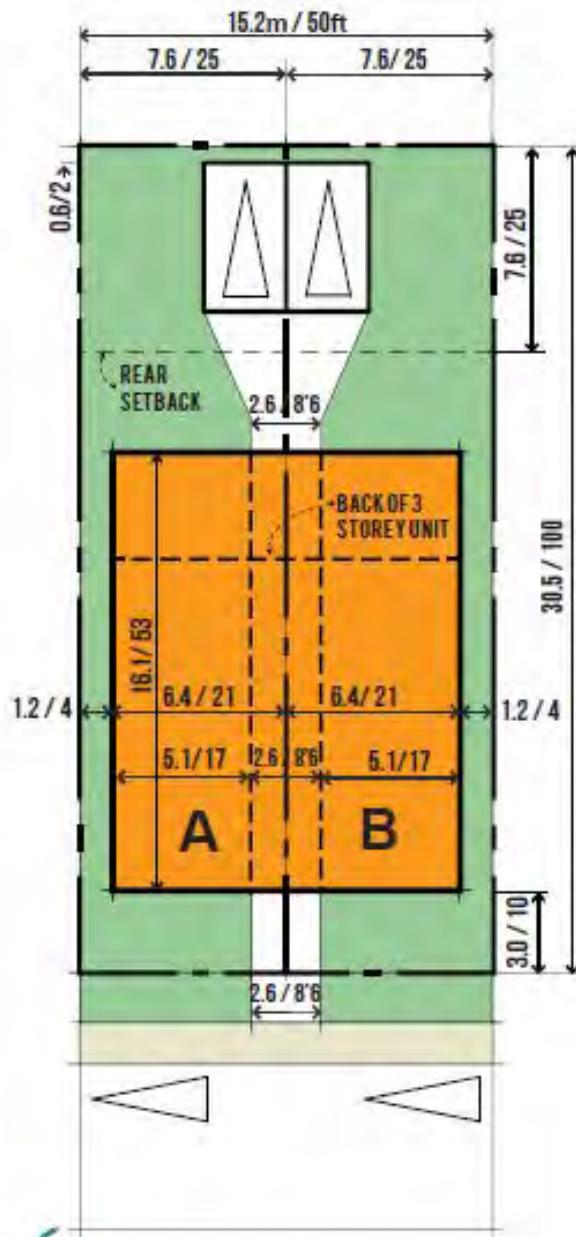
	21	19	17	15	37	35	33	31	29	27	25
	E1	E1	E1	E1	★	E1	E1	E1	E1	E1	E1

E1: 18
E3: 1

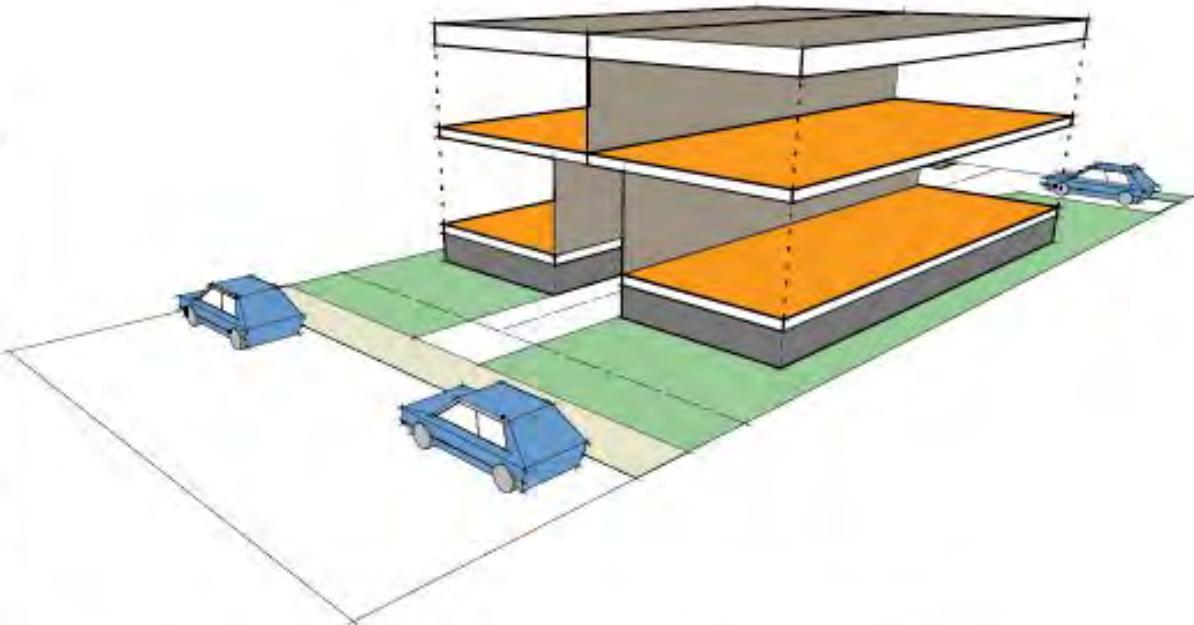
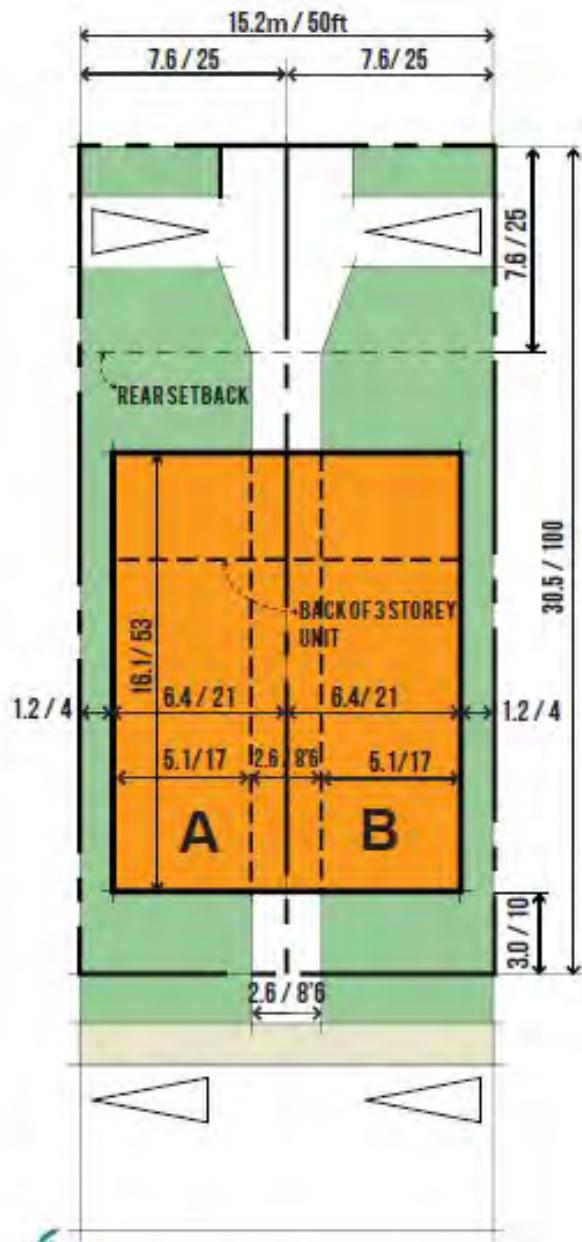
	E1	E1	E1	E1	E1	E1	E3	E1	E1	E1
	20	18	44	49	38	34	32	30	26	24



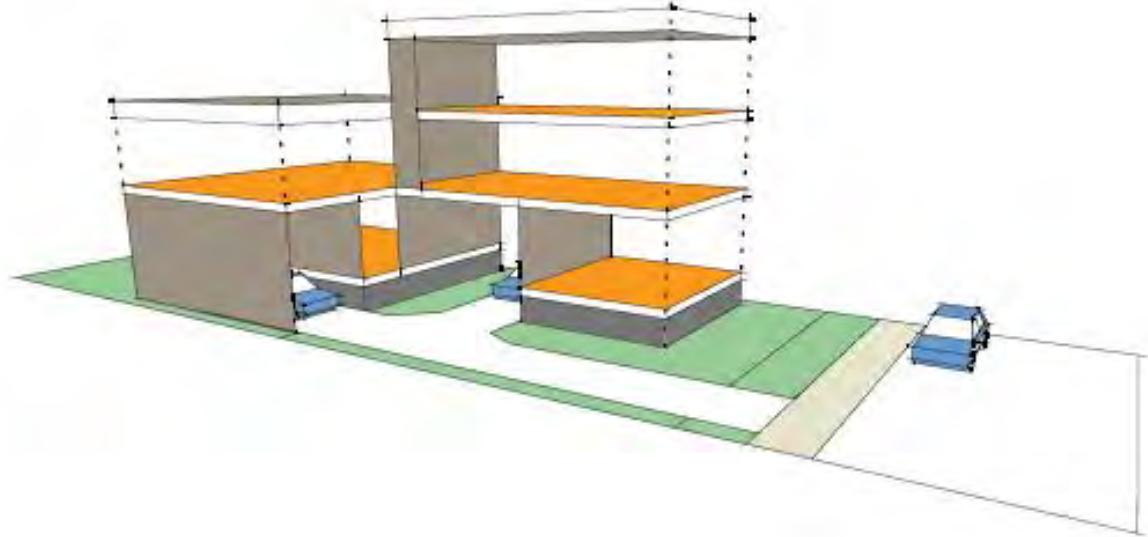
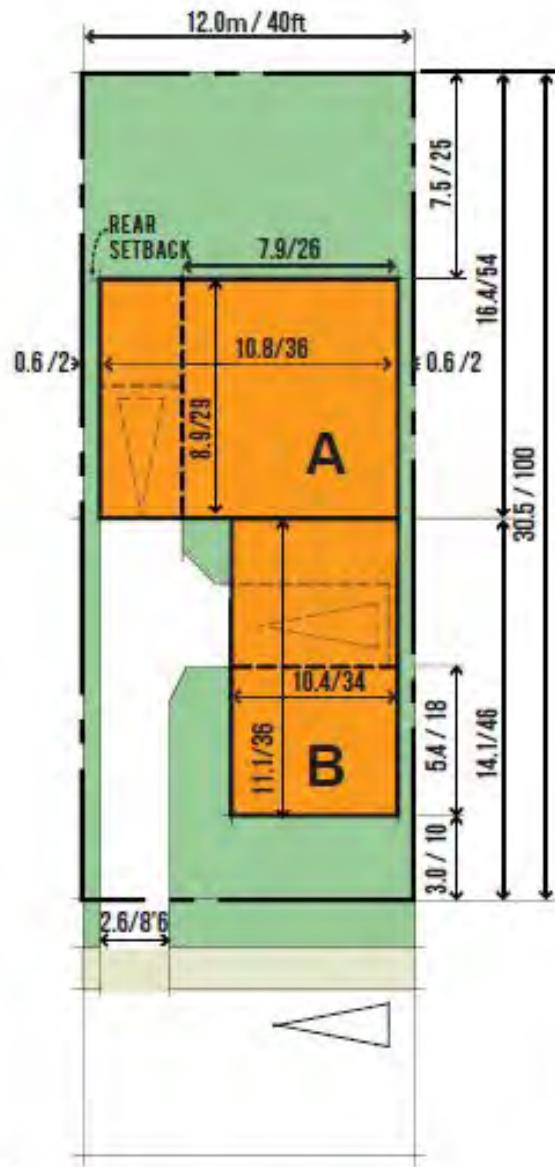
LOT	UNIT A m / ft	UNIT B m / ft	TOTAL m / ft
WIDTH	6.9 / 23	8.3 / 27	15.2 / 50
LENGTH	30.5 / 100	30.5 / 100	
PARKING			
SITE	1	1	2
STREET			2
UNIT AREA (2 STOREYS)			
1ST FLOOR	93 / 1000	93 / 1000	
2ND FLOOR	93 / 1000	93 / 1000	
TOTAL	186 / 2000	186 / 2000	372 / 4000
UNIT AREA (3 STOREYS)			
1ST FLOOR	62 / 670	62 / 670	
2ND FLOOR	62 / 670	62 / 670	
3RD FLOOR	62 / 670	62 / 670	
TOTAL	186 / 2000	186 / 2000	372 / 4000



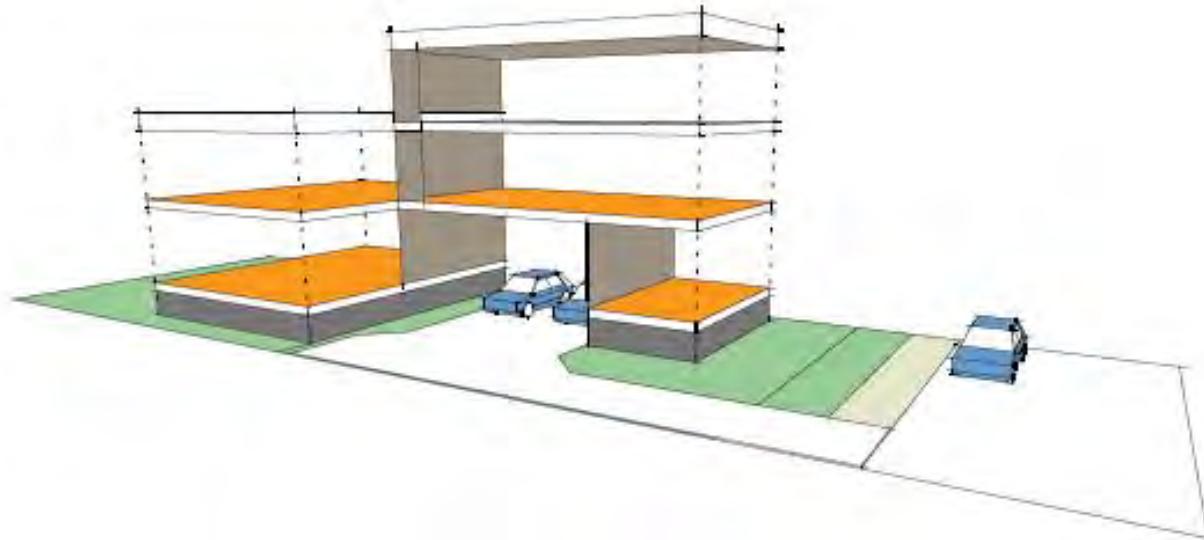
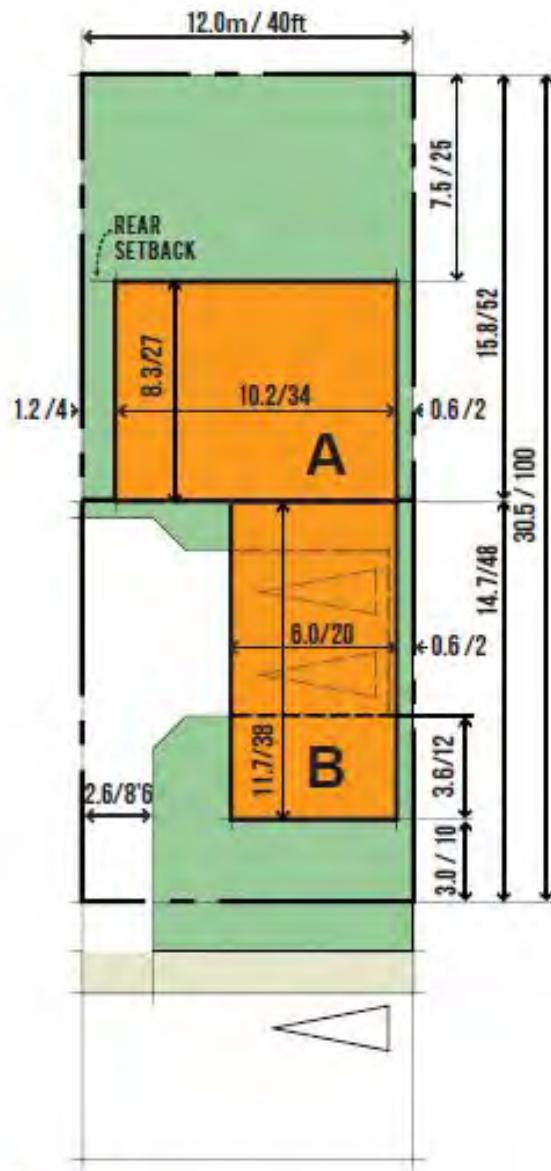
LOT	UNIT A	UNIT B	TOTAL
	m / ft	m / ft	
WIDTH	7.6 / 25	7.6 / 25	15.2 / 50
LENGTH	30.5 / 100	30.5 / 100	
PARKING			
SITE	1	1	2
STREET			2
UNIT AREA (2 STOREYS)			
1ST FLOOR	83 / 890	83 / 890	
2ND FLOOR	103 / 1110	103 / 1110	
TOTAL	186 / 2000	186 / 2000	372 / 4000
UNIT AREA (3 STOREYS)			
1ST FLOOR	54 / 578	54 / 578	
2ND FLOOR	66 / 714	66 / 714	
3RD FLOOR	66 / 714	66 / 714	
TOTAL	186 / 2000	186 / 2000	372 / 4000



LOT	UNIT A m / ft	UNIT B m / ft	TOTAL m / ft
WIDTH	7.6 / 25	7.6 / 25	15.2 / 50
LENGTH	30.5 / 100	30.5 / 100	
PARKING			
SITE	1	1	2
STREET			2
UNIT AREA (2 STOREYS)			
1ST FLOOR	83 / 890	83 / 890	
2ND FLOOR	103 / 1110	103 / 1110	
TOTAL	186 / 2000	186 / 2000	372 / 4000
UNIT AREA (3 STOREYS)			
1ST FLOOR	54 / 578	54 / 578	
2ND FLOOR	66 / 714	66 / 714	
3RD FLOOR	66 / 714	66 / 714	
TOTAL	186 / 2000	186 / 2000	372 / 4000



LOT	UNIT A m / ft	UNIT B m / ft	TOTAL m / ft
WIDTH	12 / 40	12 / 40	
LENGTH	16.4 / 54	14.1 / 46	30.5 / 100
PARKING			
SITE	1	1	2
STREET			1
UNIT AREA	m² / sf	m² / sf	m² / sf
1ST FLOOR	70.3 / 900	33.6 / 360	
2ND FLOOR	96.9 / 900	66.8 / 720	
3RD FLOOR	-	66.8 / 720	
TOTAL	167.2 / 1800	167.2 / 1800	334.5 / 3600

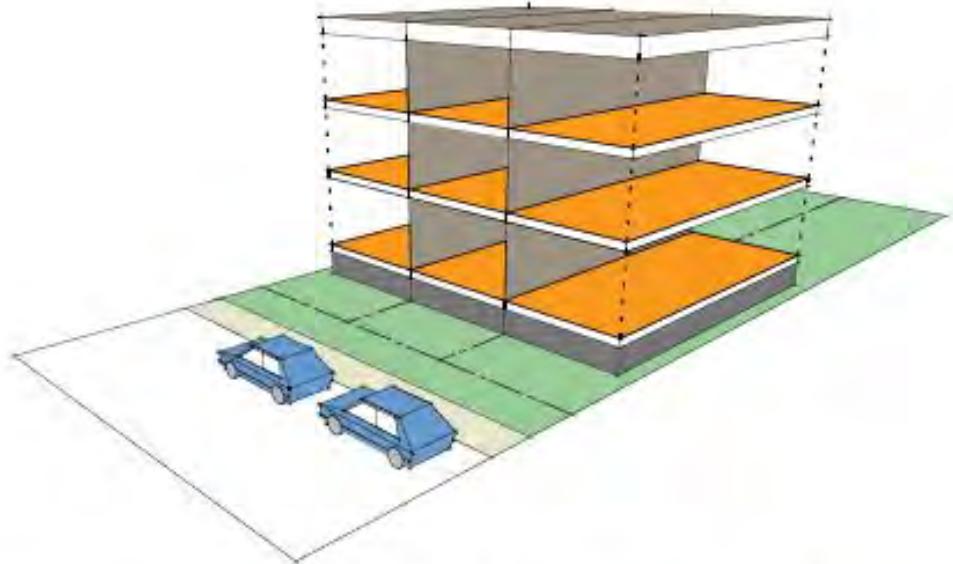
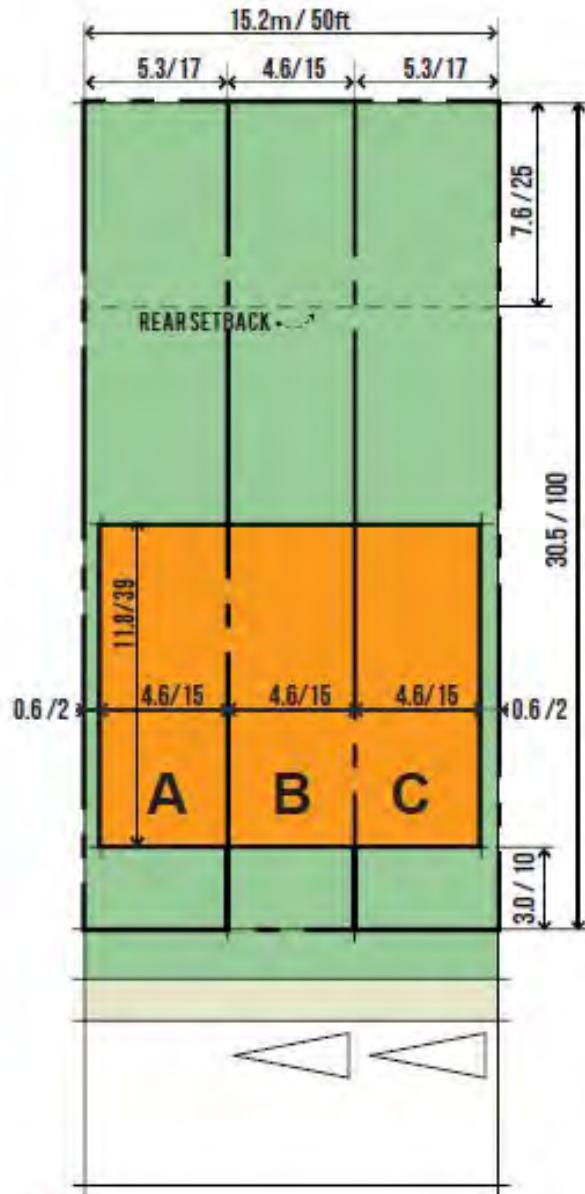


LOT	UNIT A m / ft	UNIT B m / ft	TOTAL m / ft
WIDTH	12 / 40	12 / 40	
LENGTH	15.8 / 52	14.7 / 48	30.5 / 100
PARKING			
SITE	1	1	2
STREET			2
UNIT AREA	m² / sf	m² / sf	m² / sf
1ST FLOOR	83.6 / 900	24.2 / 260	
2ND FLOOR	83.6 / 900	71.5 / 770	
3RD FLOOR		71.5 / 770	
TOTAL	167.2 / 1800	167.2 / 1800	334.5 / 3600

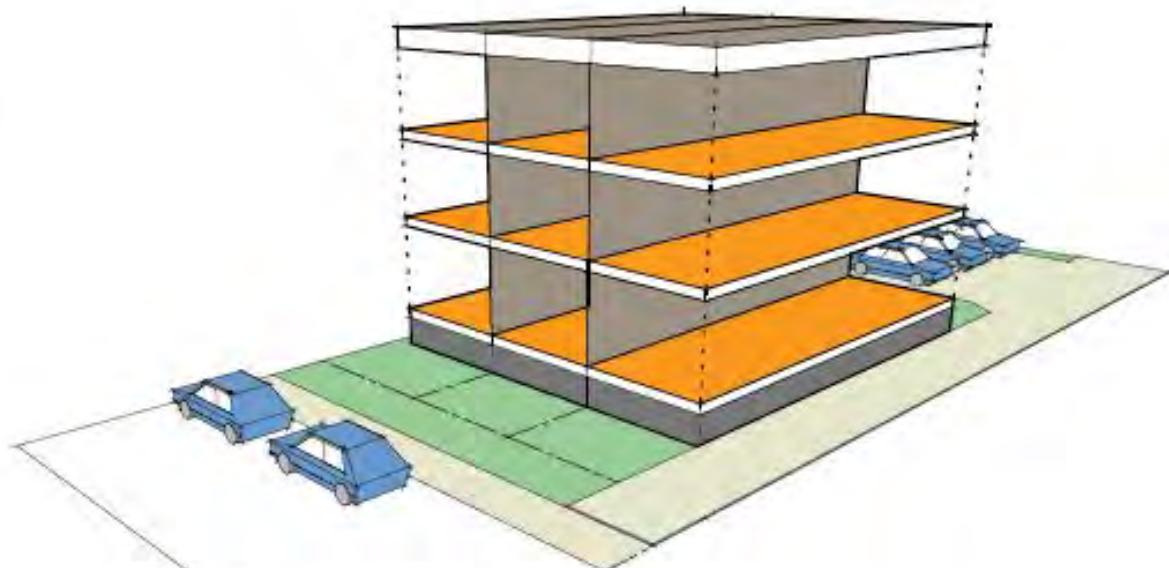
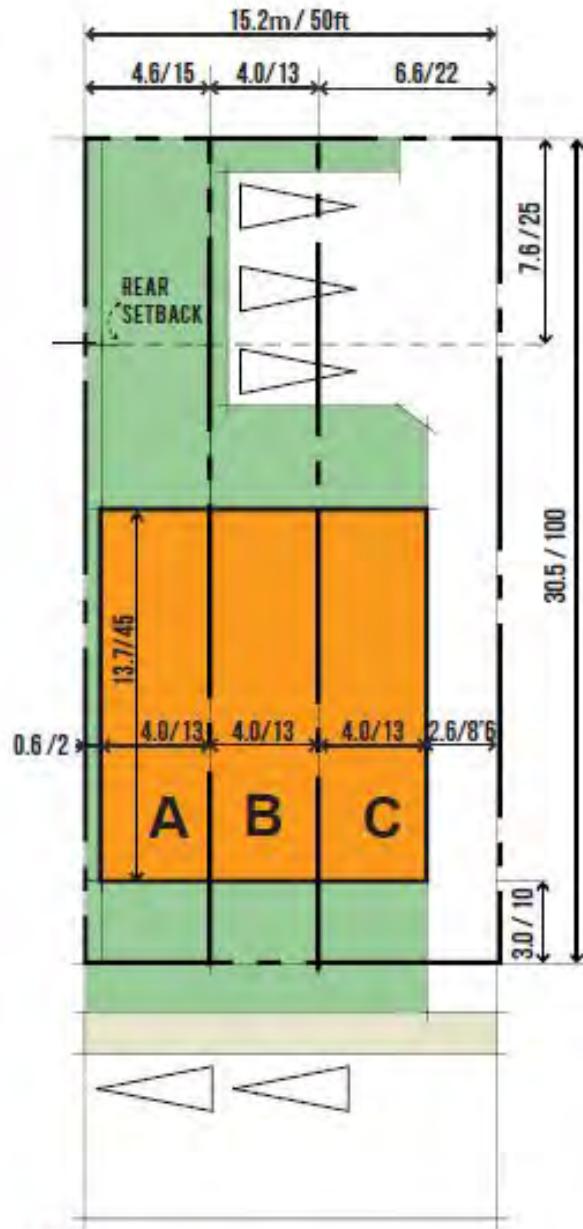


560

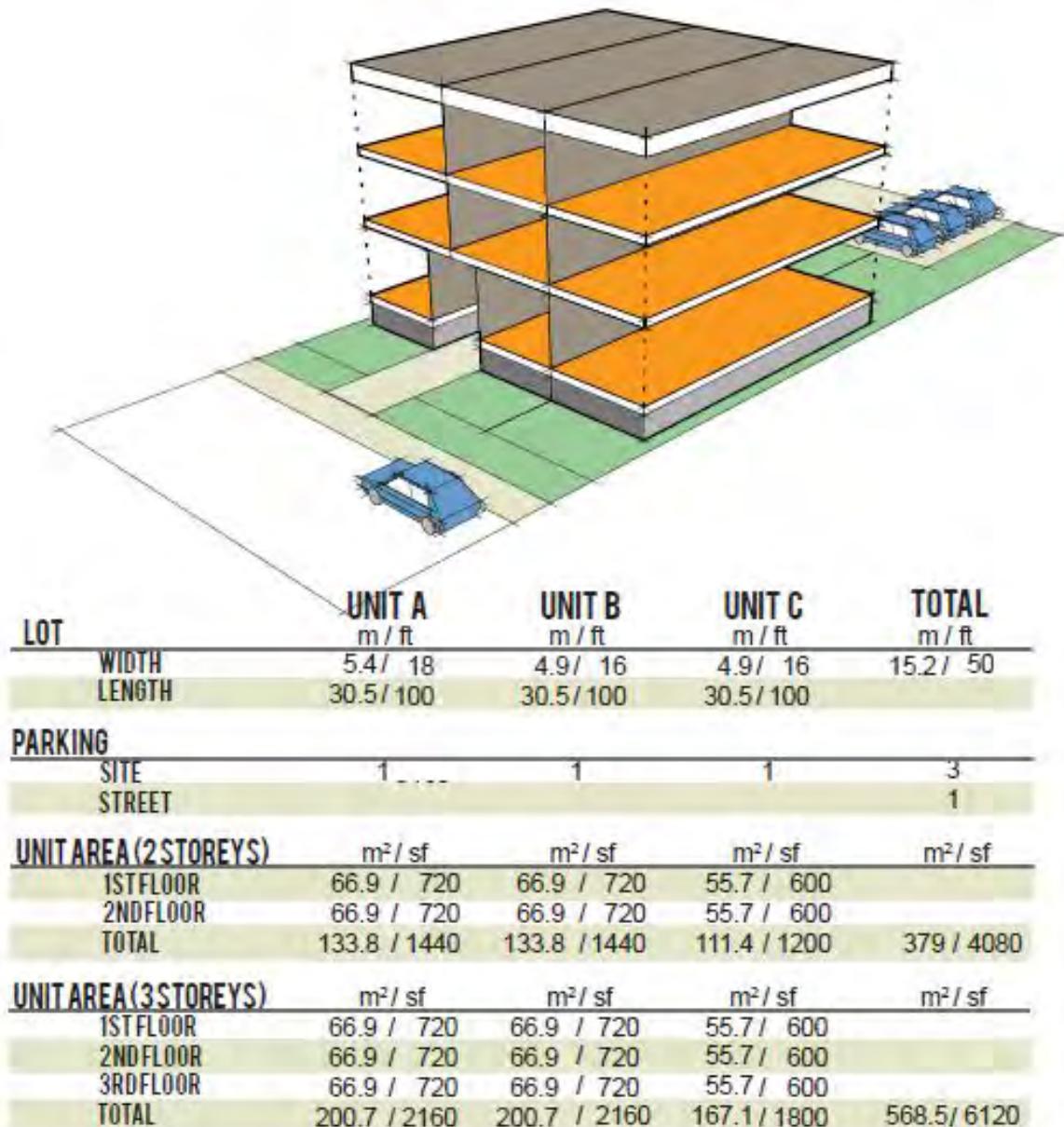
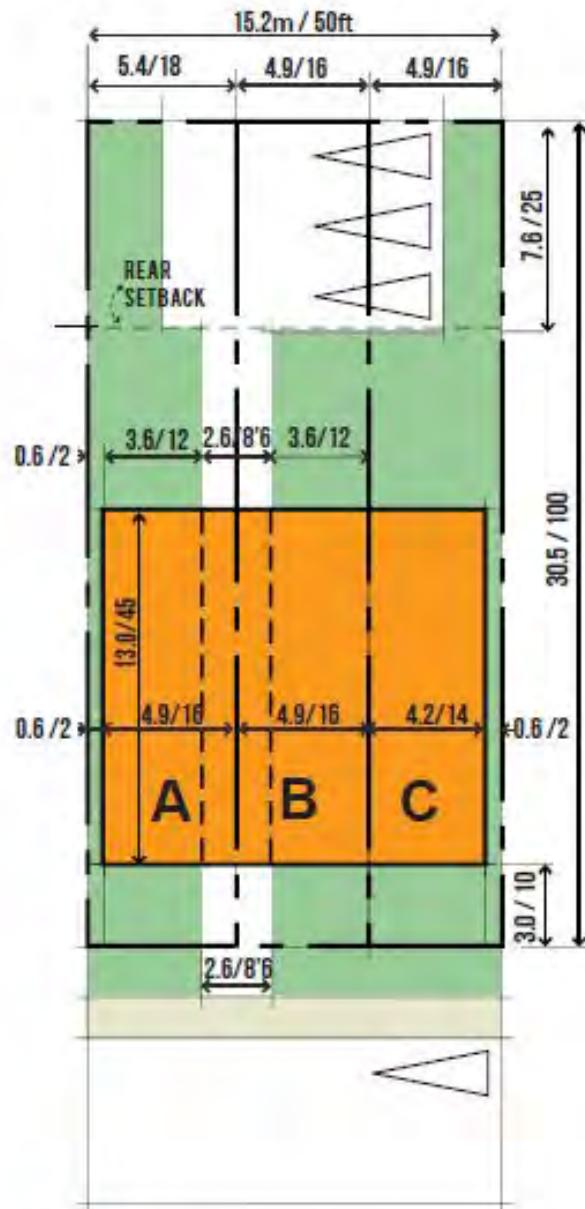




LOT	UNIT A m / ft	UNIT B m / ft	UNIT C m / ft	TOTAL m / ft
WIDTH	5.3 / 17	4.6 / 15	5.3 / 17	15.2 / 50
LENGTH	30.5 / 100	30.5 / 100	30.5 / 100	
PARKING				
SITE				0
STREET				2
UNIT AREA (2 STOREYS)				
1ST FLOOR	56 / 600	56 / 600	56 / 600	
2ND FLOOR	56 / 600	56 / 600	56 / 600	
TOTAL	112 / 1200	112 / 1200	112 / 1200	336 / 3600
UNIT AREA (3 STOREYS)				
1ST FLOOR	56 / 600	56 / 600	56 / 600	
2ND FLOOR	56 / 600	56 / 600	56 / 600	
3RD FLOOR	56 / 600	56 / 600	56 / 600	
TOTAL	174 / 1800	174 / 1800	174 / 1800	522 / 5400



LOT	UNIT A m / ft	UNIT B m / ft	UNIT C m / ft	TOTAL m / ft
WIDTH	4.6 / 15	4.0 / 13	6.6 / 22	15.2 / 50
LENGTH	30.5 / 100	30.5 / 100	30.5 / 100	
PARKING				
SITE	1	1	1	3
STREET				2
UNIT AREA(2STOREYS)				
1ST FLOOR	55.7 / 600	55.7 / 600	55.7 / 600	
2ND FLOOR	55.7 / 600	55.7 / 600	55.7 / 600	
TOTAL	111.4 / 1200	111.4 / 1200	111.4 / 1200	334.2 / 3600
UNIT AREA(3STOREYS)				
1ST FLOOR	55.7 / 600	55.7 / 600	55.7 / 600	
2ND FLOOR	55.7 / 600	55.7 / 600	55.7 / 600	
3RD FLOOR	55.7 / 600	55.7 / 600	55.7 / 600	
TOTAL	167.1 / 1800	167.1 / 1800	167.1 / 1800	501.3 / 5400





HOMEWORK!