

Relevant Official Plan Policies and Zoning Requirements

SECTION 6A: GROWTH MANAGEMENT POLICIES

4. INTENSIFICATION

4.4 Intensification Objectives

Urban Design

...the following urban design guidelines apply to intensification proposals in... Old Town...

- a) *Infill and intensification sites should match the average preestablished building setback of adjacent buildings within the block face.*
- b) *Parking for commercial, mixed use and apartment buildings should be located at the rear of the buildings, with a secondary entrance at the side or back of the building. The main entrance to the building should front onto the street.*
- c) *Where appropriate, the design of the commercial, mixed use and apartment buildings development should provide linkages and connections to existing and proposed pedestrian and bicycle networks.*
- d) *Bulk, mass and scale of new development shall fit the context within which it is located...*
- f) *The design of infill and intensification development should be consistent with the Land Use Compatibility criteria of this Plan.*

4.6 Land Use Compatibility Policies

Compatibility and Appropriate Infrastructure

...intensification development within the Built-up Area should be compatible with surrounding existing and planned land uses...

Intensification and/or redevelopment should be consistent with:

- a) *The existing and/or planned built form and heritage of the property and surrounding neighbourhood.*
- b) *The existing and/or planned natural heritage areas of the site and within the surrounding neighbourhood;*
- c) *The existing and/or planned densities of the surrounding neighbourhood.*
- d) *The existing and/or planned height and massing of buildings within the surrounding neighbourhood.*
- e) *Development proposals will demonstrate compatibility and integration with surrounding land uses by ensuring that an effective transition in built form is provided between areas of different development densities and scale. Transition in built form will act as a buffer between the proposed development and existing uses and should be provided*

through appropriate height, massing, architectural design, siting, setbacks, parking, public and private open space, and amenity space.

- f) *Intensification and/or redevelopment shall be compatible and integrate with the established character and heritage of the area and shall have regard to:*
- *Lot frontages lot area, depth*
 - *Building Setbacks*
 - *Privacy and over view*
 - *Lot grading and drainage*
 - *Parking*

Development Criteria - Residential Infill and Intensification in Old Town and Virgil

In considering an application for development approval on lands designated 'Low Density Residential', 'Medium Density Residential' and 'Established Residential', Council shall ensure infill and intensification development and redevelopment respects and reflects the existing pattern and character of adjacent development, by adhering to the development criteria outlined below, unless otherwise specified in a heritage conservation district plan:

- a) *the lot frontage(s) and lot area(s) of the proposed new lot(s) shall be consistent with the sizes of existing lots on both sides of the street on which the property is located;*
- b) *the proposed new building(s) shall have heights, massing and scale appropriate for the site and generally consistent with that permitted by the zoning for adjacent properties and properties on the same street;*
- c) *front and rear yard setbacks for the new building(s) shall be consistent with the front and rear yards that exist on the same side of the street;*
- d) *the setback between new building(s) and the interior side lot line shall increase as the lot frontage increases;*
- e) *the new building(s) shall have a complementary relationship with existing buildings, while accommodating a diversity of building styles, materials and colours;*
- f) *existing trees and vegetation shall be retained and enhanced through new street tree planting and additional on-site landscaping;*
- h) *new driveways and service connections shall be sited to minimize tree loss;*
- i) *impacts on adjacent properties shall be minimized in relation to grading, drainage, access and circulation, privacy and microclimatic conditions such as shadowing;*
- j) *the orientation and sizing of new lots shall not have a negative impact on significant public views and vistas that help define a residential neighbourhood;*

SECTION 9: RESIDENTIAL

9.3 LAND USE DESIGNATIONS

9.3.2 MEDIUM DENSITY RESIDENTIAL

- (3) *The design and location considerations for Medium Density Residential development shall include provisions of the following:*
- a) *The height, bulk and arrangement of buildings and structures will achieve a harmonious design and integrate with the surrounding area and not negatively impact on lower density residential uses.*
 - d) *Appropriate open space, including landscaping and buffering, will be provided to maximize privacy and minimize the impact on adjacent lower density uses.*
 - c) *Parking areas shall be required on the site of each residential development that are of sufficient size to satisfy the need of the particular development and that are well designed and properly related to buildings and landscaped areas.*
 - d) *Service areas shall be required on the site of each development (eg. Garbage storage, recycling containers).*
 - e) *The design of the vehicular, pedestrian and amenity areas of residential development will be subject to regulation by the Town.*
 - f) *Adequate municipal services can be provided to accommodate the needs of the development.*
 - g) *Traffic to and from the location will not be directed towards local streets and the site should be within easy convenient access of a collector or arterial roadway.*
 - h) *Medium Density Residential sites will be placed in separate zoning categories in the Zoning By-law. Regulations will control height, density, coverage, unit size and parking.*

7.5 RESIDENTIAL MULTIPLE (RM1) ZONE

In the Old Town Community Zoning District - Residential Multiple (RM1) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

7.5.2 Zone Requirements:

7.5.2.3 An Apartment Building:

| | | |
|-----|----------------------|--|
| (a) | Minimum lot frontage | 25.0 m (82 ft) |
| (b) | Minimum lot area | 912 m ² (9817 ft ²) |
| (c) | Maximum lot coverage | 50% |

| | | |
|-----|---|--|
| (d) | <i>Minimum landscaped open space</i> | 25% |
| (e) | <i>Minimum front yard setback</i> | 7.5 m (24.6 ft) |
| (f) | <i>Minimum interior side yard setback</i> | 5 m (16.4 ft) |
| (g) | <i>Minimum exterior side yard setback</i> | 7.5 m (24.6 ft) |
| (h) | <i>Minimum rear yard setback</i> | 7.5 m (24.6 ft) |
| (i) | <i>Minimum dwelling unit floor area:</i> 1) <i>Bachelor unit</i> 2) <i>1 bedroom unit</i> 3) <i>2 bedroom unit</i> 4) <i>3 bedroom unit</i> | 37 m ² (400 ft ²) 55.7 m ² (600 ft ²) 69 m ² (743 ft ²) 80 m ² (861 ft ²) |
| (j) | <i>Maximum building height</i> | 12.0 m (39.4 ft) |
| (k) | <i>Minimum accessory building yards setback</i> | 1.5 m (5 ft) |
| (l) | <i>Minimum accessory building exterior side yard setback (as amended by 4316Y-12)</i> | 4.5 m (14.76 ft) |