Residential Infill / Intensification Development Review

How Best to Manage The Compatible Integration of New Housing Within Established Residential Neighbourhoods
Identification of Issues

- Privacy/overlook/height
- Spacing, separation, building mass, lot sizes
- Streetscape, site design
- Overdevelopment on undersized lots
- Tree protection
- Front yard parking vs landscaping
- Range of housing types
- Diversity
- Property values
- Affordability
- Architectural design
- Construction impacts
- Process - public input
• **Tools**
  - Official Plan
  - Urban Design Guidelines
  - Zoning By-law
  - Site Plan Approval
    (4 or more units)
  - Development Agreement
  - (condition of severance)
  - Process
  - Committee of Adjustment

- **How best to Manage**
  - Multi – Pronged
Provincial Land Use Policy

• Local Official Plan – must be consistent

• Emphasis
  - Efficiency - land, service, infrastructure, cost
  - Intensification of built environment
  - Compact, mixed use, transit supportive
  - Minimum density standards
  - Financial sustainability
  - Housing diversity, mix, affordability
  - Reduce carbon footprint, energy efficient
  - Protect natural, cultural, agricultural resources
- **9,800 hectares**
  - 70/30 urban, agricultural
- **57,000 residential dwellings**
  - 60% single detached
  - 20% semis/townhouse
  - 20% apts
- **Growth forecast (2041)**
  - 15,400 new dwelling units
- **Vacant residential land supply**
  - 150 hectares
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• Agricultural Lands
  - Unique soils, micro-climate
  - World class amenity
  - Sustainable food/crop production
  - Economic growth, prosperity
  - Sense of place
  - Cost of development, long term maintenance

• Intensification
  - Land, service, infrastructure, cost efficient
  - Financial sustainability
  - Integrated, inclusive, connected community, affordability
  - Reduce carbon footprint
  - Protect valuable resource
  - Supports cultural shift in housing choice, lifestyle
Managing Growth

- **Downtown**
  - Med./ High density (apts)
  - 4,600 dwelling units (30%)

- **Intensification**
  - Corridors, nodes, reuse
  - Med./High Density (towns, apts)
  - 4,800 dwellings units (31%)

- **Vacant Residential**
  - R3, R4 Zones
    - Larger Properties
    - Med./High Density (semis, towns, apts)
    - 4,500 Dwelling Units (29%)
  - R1, R2 zones
    - Smaller properties
    - Low density (singles, semis, towns)
    - 290 Dwelling units (2%)
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Managing Growth

- Residential infill
  - Smaller properties
  - Small lot creation, demolition/ replacement for alternative housing, land assembly, reuse/ conversion
  - Low density (singles, semis, towns)
  - 1,200 dwelling units (8%)
    - 3% of all lands zoned R1,R2
Zoning By-law
Reduce Building Height

- R1 Zone: Current 11m (3 storeys), Proposed 9m (2 storeys)
- R2 Zone: Current 11m (3 storeys), Proposed 9m (2 storeys)
Interior Side Yard Setback related to Height

**Current**
- R1 Zone: 1.2m
- R2 Zone: 1.2m

**Proposed**
- 1.2m for the first 4.5m (1 storey) in height
- 2m for additional height (2 Storeys)
Front Yard Setback

- R1 Zone: Current 6m, Proposed Average of adjacent properties
- R2 Zone: Current 3m, Proposed Average of adjacent properties
## Corner Lot-Exterior Side Yard

### Current

- **R1 Zone**: 4m
- **R2 Zone**: 3m

### Proposed

Average of adjacent properties
Average of adjacent properties
# Increase Minimum Lot Width

## R1 Zone
- **Single**: Current 15m, Proposed 16.5m
- **Semi**: Current 22m, Proposed 23.5m
- **Quadruplex**: Current 11m per unit, Proposed 12m per unit
- **Townhouse**: Current 8m per unit, Proposed 10m per unit

## R2 Zone
- **Single**: Current 9m, Proposed 12m
- **Semi**: Current 15m, Proposed 12m
- **Duplex**: Current 12m, Proposed 12m
- **Triplex**: Current 16m, Proposed 12m
- **Fourplex**: Current 18m, Proposed 12m
- **Quadruplex**: Current 7m, Proposed 6m
- **Townhouse**: Current 6m, Proposed 6m
Corner Lot

- Multi Unit Development
- Change Yard definitions/setbacks
• Driveway Width
  - R1 Zone - reduce from 50% to 40% of lot frontage to a maximum of 7.5m

• Garage Setback - eliminate yard setback distance, maintain 1m setback from façade

• Private Road Development – increase yard setbacks from adjacent properties – 1.5m / 2m increase in R1 zone

• Development on Undersized Lots - maintain existing yard requirements without variance
Official Plan

- Existing policy base
  - Lacks specific criteria to evaluate new lot creation
    - enhance lot creation policies, criteria
      - Lot coverage
      - Building mass
      - Symmetry with adjacent properties (lot size, width, shape)
      - Tree Protection
  - Lacks specific design criteria to evaluate building design
    - prepare, incorporate Urban Design Guidelines for residential infill
      - Elevation, façade treatment, entrances, front porches, garage location, roof articulation, grading
- Enhanced lot creation policies, Urban Design Guidelines = Basis for evaluating new housing through lot creation
Development Agreement

• Recommended - condition of lot severance
• Basis to incorporate urban design guidelines, lot creation criteria in approval of lot severances

Process

• Committee of Adjustment
  - Update Procedural By-law
  - Extend hearing notice timeline
  - Provide clear notice information

• Design Committee - not recommending at this time
  - strengths and weaknesses
  - further evaluation
Next Steps

- Draft recommendations – commenting period extended to March 17, 2017

- 2 part Public Process to Consider Official Plan Amendment / Zoning By-law Amendment

- Target – Special Meeting of Council May 1, 2017 for legislated public meeting. Council consideration of amendments subsequent meeting
24 Wanda Road, St. Catharines
Small Scale Project

Demonstrates how infilling can increase property values while adding diversity

About the Project

- Lots created from portions of lots from side lots of #22 Wanda Road and #26 Wanda Road
- #22 Wanda Road was re-zoned
- #24 Wanda Road contains 1322 square feet ‘upside down’ family home
- #24 Wanda Road also contains a 640 square feet accessory basement apartment for affordable housing that will pay for the mortgage costs

- Large front porch increases eyes on the street
- Architecture compatible with diversity of the street
- Encourages future smart growth development
- Increases the attractiveness of the street