

- 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. Residential development on undeveloped blocks of land in plans of subdivision registered after OPA 88 (July 2, 1996) will not be considered as infill development. (OPA# 544)

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.

(Section 3.2.3.1. added by OPA 438 Dec. 17/09)


For the purposes of this Plan, redevelopment means the creation of new units or lots on previously developed land.” between the second and third paragraphs. (OPA #544)

**3.2.3.2.
Density and
Form**

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.

(Section 3.2.3.2. added by OPA 438 Dec. 17/09)


**3.2.3.3. 
Neighbourhood
Character
Statement**

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 3.7.3.1. 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.

(Section 3.2.3.3. added by OPA 438 Dec. 1709)

**3.2.3.4.
Compatibility of
Proposed
Residential
Intensification
Development**

As part of an application for residential intensification, the applicant shall be required to provide an adequately detailed statement of the compatibility  here 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 3.7.3.1. of the plan.

(Section 3.2.3.4. added by OPA 438 Dec. 17/09)

**3.2.3.5.
Public Site Plan
Review and
Urban Design**

i. Residential intensification proposals will be subject to a public site plan process to address the matters identified in Section 3.2.3.5. (ii) with the exception of the instances as described below:


(a) Permitted single detached dwelling conversions to add one additional residential unit only within an existing building.

(b) Where a residential intensification project would require an application under the *Planning Act* that includes public notice and consultation such as a zoning by-law amendment, consent or minor variance application, a separate public site plan review will not be required. For these applications the public notification process shall clearly state that the residential intensification site plan matters contemplated by the Official Plan and identified in Section 3.2.3.5. (ii) shall be addressed as part of this process and that the public is invited to comment on those site plan matters as part of their response to the application.

Where a specific development proposal has not been submitted with a zoning by-law amendment, minor variance application or application for consent, a site concept plan may be used to elicit public comment. This may result in recommendations for matters to be considered, or conditions if any, to be applied to the future development of the site.

(c) Where a residential intensification project complies with current zoning, public site plan review will not be required; however, administrative site plan review will be required to address the matters identified in Section 3.2.3.5. (ii).”

ii. Residential Intensification site plan proposals shall address the following matters:

(a) Sensitivity to existing private amenity spaces as they relate to the location of proposed building entrances, garbage receptacles, parking areas  other features that may impact the use and privacy of such spaces;

- (b) The use of fencing, landscaping and planting buffers to mitigate impacts of the proposed development on existing properties; and,
- (c) Consideration of the following Urban Design Principles:
 - (i). Residential Intensification projects shall use innovative and creative standards of design for buildings to be constructed or redeveloped;
 - (ii). 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;
 - (iii). New development should provide for a diversity of styles, continuity and harmony in architectural style with adjacent uses;
 - (iv). New development should include active frontages to the street that provide for the enhancement of the pedestrian environment;
 - (v). 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;
 - (vi). 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;
 - (vii). 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,
 - (viii). 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 and destinations.

- iii. 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.

(Section 3.2.3.5. added by OPA 438 Dec. 17/09)(section 3.2.3.5 deleted and replaced by OPA 544)

**3.2.3.6.
Integration With
Heritage
Buildings**

Residential Intensification projects will be encouraged to preserve and upgrade buildings considered by Council to be of cultural heritage value or interest. 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.

(Section 3.2.3.6. added by OPA 438 and modified by Ministry Mod. #6 Dec. 17/09)

3.2.3.7. Supporting Infrastructure

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 emphasis on outdoor recreational space;
- iii) Traffic impacts and Transportation infrastructure, including transit service;
- iv) Municipal services.

(Section 3.2.3.7. added by OPA 438 Dec. 17/09)

3.2.3.8. 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.

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;