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CC44.10 - CONFIDENTIAL ATTACHMENT 2

Chapter Four

4.1 NEIGHBOURHOODS

Toronto's hundreds of *Neighbourhoods* contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Lower scale residential buildings in Toronto's *Neighbourhoods* consist of detached houses, semi-detached houses, duplexes, triplexes and **various forms of** townhouses as well as interspersed walk-up apartment buildings **with or without elevators** that are four storeys or less.

Policies

5. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of **the each geographic** neighbourhood, including in particular:
 - a) patterns of streets, blocks and lanes, parks and public building sites;
 - b) **prevailing** size and configuration of lots;
 - c) **prevailing** heights, massing, scale, **density** and dwelling type of nearby residential properties;
 - d) prevailing building type(s);
 - e) **prevailing location, design and elevations relative to the grade of driveways and garages;**
 - f) **prevailing** setbacks of buildings from the street or streets;
 - g) prevailing patterns of rear and side yard setbacks and landscaped open space;
 - h) continuation of special landscape or built-form features that contribute to the unique physical character of **a the geographic** neighbourhood; and
 - i) conservation of heritage buildings, structures and landscapes.

AThe geographic neighbourhood for the purposes of this policy will be delineated by considering the context within the *Neighbourhood* in proximity to **the a proposed development site**, including: zoning; prevailing dwelling type and scale; lot size and configuration; street pattern; pedestrian connectivity; and natural and human-made dividing features. Lots fronting onto a major street shown on Map 3

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and designated *Neighbourhoods* are to be distinguished from lots in the interior of the block adjacent to that street in accordance with Policy 6 in order to recognize the potential for a more intense form of development along major streets to the extent permitted by this Plan.

The physical character of the geographic neighbourhood includes both the physical characteristics of the entire geographic area in proximity to the proposed development (the broader context) and the physical characteristics of the properties ~~which that~~ face the same street as the proposed development site in the same block and the block opposite the proposed development site (the immediate context). ~~A p~~Proposed development within a *Neighbourhood* will be materially consistent with the prevailing physical character of both properties in both the broader and immediate contexts~~which face the same street as the development site in the same block and the block opposite the development site and the entire geographic neighbourhood within which it is to be located. In instances of significant difference between these two contexts, the immediate context will be considered to be of greater relevance. The determination of material consistency for the purposes of this policy will be limited to consideration of the physical characteristics listed in this policy.~~

~~No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the geographic neighbourhood.~~

In determining whether a proposed development in a *Neighbourhood* is materially consistent with the physical character of nearby properties, only the physical character of properties within the geographic neighbourhood in which the proposed development is to be located will be considered. Any impacts (such as overview, shadowing, traffic generation, etc.) of adjacent, more intensive development in another land use designation, but not merely its presence or physical characteristics, may also be considered when assessing the appropriateness of the proposed development.

Lots fronting onto a major street, and flanking lots to the depth of the fronting lots, are often situated in geographic neighbourhoods distinguishable from those located in the interior of the *Neighbourhood* due to characteristics such as:

- different lot configurations;
- better access to public transit;
- adjacency to developments with varying heights, massing and scale; or
- direct exposure to greater volumes of traffic on adjacent and nearby streets.

In those neighbourhoods, such factors may be taken into account in the consideration of a more intense form of development on such lots to the extent permitted by this Plan.

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The prevailing building type **and physical character of a geographic neighbourhood** will be **determined by** the ~~predominant~~ **most frequently occurring** form of development in **that** neighbourhood. Some *Neighbourhoods* will have more than one prevailing building type **or physical character**. ~~In such cases, a~~ **The** prevailing building type **or physical character** in one **geographic** neighbourhood will not be considered when determining the prevailing building type **or physical character** in another **geographic** neighbourhood. ~~For purposes of this policy, the word prevailing will mean most frequently occurring.~~

~~For purposes of this policy, the word~~ **While prevailing will mean most frequently occurring.** ~~for purposes of this policy, this Plan recognizes that some geographic neighbourhoods contain a mix of physical characters. In such cases, the direction to respect and reinforce the prevailing physical character will not preclude development whose physical characteristics are not the most frequently occurring but do exist in substantial numbers within the geographic neighbourhood, provided that the physical characteristics of the proposed development are materially consistent with the physical character of the geographic neighbourhood and already have a significant presence on properties located in the immediate context or abutting the same street in the immediately adjacent block(s) within the geographic neighbourhood.~~

~~Development of a less intensive building type than that which already exists in the immediate context will be permitted in all geographic neighbourhoods. No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the overall physical character of the geographic neighbourhood entire Neighbourhood.~~

Except for apartment buildings and larger townhouse developments with common underground garages, driveways to below-grade garages that are integral to residences will be discouraged.

9. ~~In established Neighbourhoods,~~ **infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation** ~~in established Neighbourhoods~~-will:

- a) have heights, massing and scale **that are proportionate to and respectful of that those** permitted by ~~the~~-zoning for ~~adjacent and~~-nearby residential properties, **while taking into account the existing form of development on the infill property;**
- b) **have setbacks from adjacent residential properties and public streets that are proportionate to those permitted by zoning for adjacent residential properties, while taking into account the existing form of development on the infill property;**

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- c) provide adequate privacy, sunlight and sky views for ~~residents~~ **occupants** of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- d) front onto existing or newly created public streets wherever possible, with no gates limiting public access;
- e) **provide safe, accessible pedestrian walkways from public streets; and**
- f) locate, screen **and wherever possible enclose** service areas and garbage storage **and parking, including access to any underground parking, so as** to minimize the impact on existing and new streets and **on** residences.

~~In situations where infill development can replicate the existing prevailing lot pattern to respect and reinforce the existing physical character of the geographic neighbourhood, the infill development application will be reviewed under and the development will conform with Policy 5.~~

10. Residential infill development applications on properties that vary from the local pattern in terms of lot size, configuration and/or orientation as a result of the assembly of lots that previously had adhered to the local pattern will be evaluated applying Policy 5. In all other situations where residential infill development can replicate the existing prevailing lot pattern, to respect and reinforce the existing physical character of the geographic neighbourhood, the infill development application will be reviewed under and the development will conform with Policy 5, and/or Policy 9 will be applied to evaluate development applications. The applicable policy will be determined based on the evaluation of the development application and having regard for potential impacts on other properties within the Neighbourhood.

Sidebar in Section 4.1 – *Neighbourhoods*

Prevailing Building Types and Lot Patterns

Many zoning by-laws currently permit only single detached houses. The type of dwellings permitted varies among **geographic** neighbourhoods and these detailed residential use lists are contained in the established zoning by-laws, which will remain in place and establish the benchmark for what is to be permitted in the future. If, for example, an existing zoning by-law permits only single detached houses in a particular **geographic** neighbourhood and the prevailing (~~predominant~~) building type in that neighbourhood is single detached dwellings, then the Plan's policies are to be interpreted to allow only single detached dwellings in order to respect and reinforce the established physical character of the neighbourhood, except where the infill development policies of Section 4.1.9 would be applicable. While most *Neighbourhoods*

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will have one prevailing building type, some may have more. For example, multiples may prevail at the edge, along major streets, while singles prevail in the interior, along local roads.

Policies 4.1.9 and 4.1.10 are not to be interpreted so as to encourage, facilitate or justify the assembly of lots within a geographic neighbourhood that adhere to the prevailing lot pattern in that neighbourhood for the purpose of intensification.

Chapter Two

2.3.1 HEALTHY NEIGHBOURHOODS

3. Developments in *Mixed Use Areas, Regeneration Areas* and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:
 - a) be compatible with those *Neighbourhoods*;
 - b) provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
 - c) maintain adequate light and privacy for residents in those *Neighbourhoods*;
 - d) **orient and screen lighting and amenity areas so as to minimize impacts on adjacent properties-land in those *Neighbourhoods*;**
 - e) **locate and screen service areas, any surface parking and access to underground and structured parking, ~~locate any surface parking~~ so as to minimize impacts on adjacent properties-land in those *Neighbourhoods*, and enclose service and access areas where distancing and screening do not sufficiently mitigate visual, and noise and odour impacts upon adjacent properties-land in those *Neighbourhoods*; and**
 - f) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.