

Recommended Official Plan Policy Revisions Incorporated with the In-Force Chapter 4 of the Official Plan Showing Differences

This blacklined version of OPA 857 is provided for illustrative purposes only and only includes recommended amendments to the policies of the parent plan (Chapters 4). There may be minor differences between the blacklined version and the official version (attachment 1) of OPA 857. Please consult the official version of OPA 857 for the exact amendments to the Official Plan.

Note:

- Plain text represents existing content.
 - **Bold, underlined text** represents recommended additions.
 - ~~Strikethrough text~~ represents recommended deletions.
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4.1 NEIGHBOURHOODS

POLICY 4.1.5

Development in established *Neighbourhoods* will respect and reinforce the existing physical character of 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 the geographic neighbourhood; ~~and~~
- i) conservation of heritage buildings, structures and landscapes; **and**
- j) **protection of the tree canopy.**

POLICY 4.1.7

Properties in *Neighbourhoods* that are located along major streets shown on Map 3 may intensify beyond the prevailing building type and be assembled to include the development of townhouses and apartment buildings provided the development meets the criteria set out in Sections 4.1.5 a), h), ~~and~~ (i) **and (j)**, 4.1.12 and 4.1.13.

POLICY 4.1.9

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

- a) have heights, massing and scale that are respectful of those permitted by zoning for 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;
- c) provide adequate privacy, sunlight and sky views for 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; and
- g) **maximize contiguous soft landscaping within front and rear setbacks that is supportive of maintaining and enhancing the tree canopy.**

POLICY 4.1.14

Where infill development preserves existing mature trees on the site and adjacent properties, design modifications and variances from applicable zoning by-law regulations may be authorized if it is demonstrated that they are necessary to accommodate tree preservation.

4.2 APARTMENT NEIGHBOURHOODS

POLICY 4.2.2

Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale Neighbourhoods;
- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;

- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities;
- i) **locating, massing and designing new buildings to protect the tree canopy;**
- j) **locating, massing and designing new buildings to maximize areas of soft landscaping that support the growth of new tree plantings to maturity.**

POLICY 4.2.3

Although significant growth is not intended within developed Apartment Neighbourhoods on a city-wide basis, compatible infill development may be permitted on a site within a developed Apartment Neighbourhood with one or more existing apartment buildings which improves the existing site conditions by means such as:

- e) improving upon the quality of landscaped open space and outdoor amenity space for new and existing residents, including the preservation or replacement of significant landscape features, **trees**, and walkways and creating such features, **and planting trees**, where they did not previously exist;

POLICY 4.2.4

Infill development may be permitted on a site within a developed Apartment Neighbourhood that creates a horizontal addition to an existing apartment building provided:

- a) the development meets the criteria set out in Section 4.2.2 and is considered in the context of the evaluative criteria in Section 4.2.3;
- b) the horizontal addition, which should be low-rise or mid-rise in form, will:
 - v. provide improved landscaped open space, **including the planting of new trees**, and amenity space for new and existing residents;
 - vii. provide setbacks from adjacent streets, parks or other public lands that reflect the existing context and are, at a minimum, sufficient in order to maintain privacy, provide space for pedestrian amenities and **soft landscaping to support tree growth**, and promote grade related dwellings at the edge of streets and parks.

POLICY 4.2.6

On larger sites which have the opportunity for more than one new building, a framework of additional public streets, shared driveways, new parkland and shared open space **with the capacity and conditions to support growth of large trees** may be required to create infill development that meets the objectives of this Plan.