

CITY OF  
**BRANTFORD**

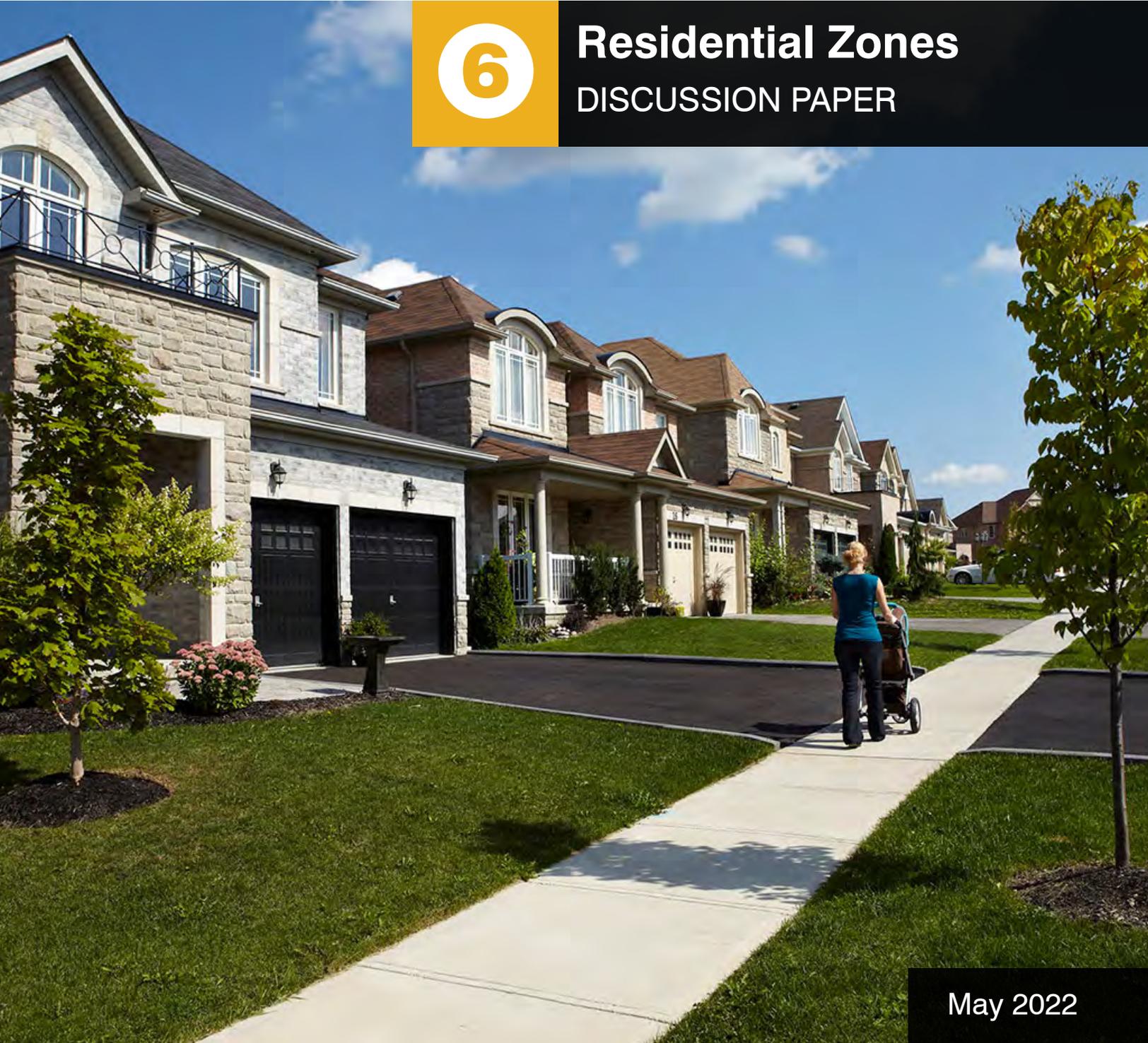


# New Zoning By-law Project

6

## Residential Zones

DISCUSSION PAPER



May 2022

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# 1 Introduction



The City of Brantford New Zoning By-law Project is a comprehensive phased approach that will establish a new Zoning By-law for the City of Brantford that is in conformity with the City's Official Plan - Envisioning our City: 2051, Provincial policies and emerging best practices. It will replace the current City of Brantford Zoning By-law 160-90 and the County of Brant Zoning By-law 61-16 that applies to the municipal boundary adjustment lands. The new Zoning By-law will regulate all lands within the City of Brantford, including the former County lands, and it will provide zoning direction in a clear, concise and easy to read document.

The New Zoning By-law Project will occur over approximately twenty-seven months, divided into six phases, as outlined below.

**Phase 1** included background research related to development activity within the City and variances to the existing Zoning By-law. In addition, the phase included a review of the City's reports related to land use, transportation, parking, and urban design.

**Phase 2** included the preparation of the Public Consultation and Communication Plan, outlining the key timelines for engagement and presentation to the project's commenting Committees. Engagement feedback will be incorporated into the Discussion Papers in the third phase and the subsequent new Zoning By-law.

**Phase 3** includes the preparation of Discussion Papers, including this report, related to:

- Zoning By-law Structure;
- General Provisions;
- Definitions;
- Parking and Loading Standards;
- Residential Zones;
- Mixed-Use Zones;
- Employment Zones;
- Institutional Zones;
- Agricultural Zones; and
- Other Zones.

Phase 3 will also include public input into the Discussion Papers, as well as presentations to Council's Zoning By-law Task Force and the Committee of the Whole – Planning and Administration.

**Phase 4** will include the preparation of the Strategic Directions Report, public engagement opportunities and a presentation to the Committee of the Whole – Planning and Administration.

**Phase 5** will include the preparation of the first draft new Zoning By-law, as well as public consultations, and the circulation of the draft to City Departments and commenting agencies.

**Phase 6** will include the preparation and approval of the final new Zoning By-law, as well as public consultations, and circulation among City Departments and commenting agencies.

## **1.1 What is a Zoning By-law?**

A Zoning By-law implements the direction of the Official Plan and contains specific requirements for parcels of land including but not limited to:

- Permitted uses;
- Permitted building types;
- Building height;
- Where buildings and structures can be located on a lot – i.e., front, side and rear yard setbacks;
- Lot standards such as minimum lot area and frontage; and
- Parking standards.

As noted above, a Zoning By-law implements the direction of the Official Plan, which is required to be consistent with and conform to Provincial policies. Provincial land use documents in Ontario such as the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe outline the rules and direction for land use. Provincial policies typically provide more general direction for land uses whereas Official Plans provide more details for land uses. A Zoning By-law provides specific details for an individual property. Ontario's land use planning framework structure is illustrated in **Figure 1**.



**Figure 1: Ontario's land use planning framework**

## **1.2 Why does it matter to you?**

The new Zoning By-law will implement the vision of the City's new Official Plan - Envisioning our City: 2051, influencing the look and feel of the City.

As residents and stakeholders in and around the City, you have an important role to play in shaping the future of the City. As experts of your community, you can provide insights to help inform and influence a variety of aspects of the Zoning By-law such as urban design standards, provisions related to parking and park space, as well as building types and density.

## **1.3 Purpose of this Discussion Paper**

The purpose of this Discussion Paper is to identify a general blueprint for the proposed Residential Zones in the new Zoning By-law. This Paper reviews the residential zones in the City's existing Zoning By-law 160-90 and the residential zones in the County of Brant Zoning By-law 61-16 that apply to the boundary adjustment lands and compares these zones to the corresponding land use designations contained in the City of Brantford Official Plan – Envisioning Our City: 2051. This review is followed by an analysis of how the existing residential zones are laid out to identify components that are recommended to be carried forward, if appropriate, or amended, in the new Zoning By-law. The Paper also reviews best practices to inform the Residential Zones in the new Zoning By-law.

## **1.4 Structure of the Paper**

The contents of this Discussion Paper are outlined below:

- Chapter 1: provides an overview of the New Zoning By-law Project, outlining what a Zoning By-law is and why it is relevant to the growth of the City and describes the purpose of the Residential Discussion Paper.
- Chapter 2: summarizes the Residential Designations within the new City of Brantford Official Plan – Envisioning Our City: 2051 and describes existing zones that fall within those designations, followed by an analysis of the existing residential zoning standards.
- Chapter 3: summarizes the various residential zoning approaches utilized within Ontario as potential options for the City’s new Zoning By-law.
- Chapter 4: provides a summary of recommended residential zones.
- Chapter 5: contains the conclusions and next steps in the New Zoning By-law Project.

## 2 The Residential Designation and Applicable Zones

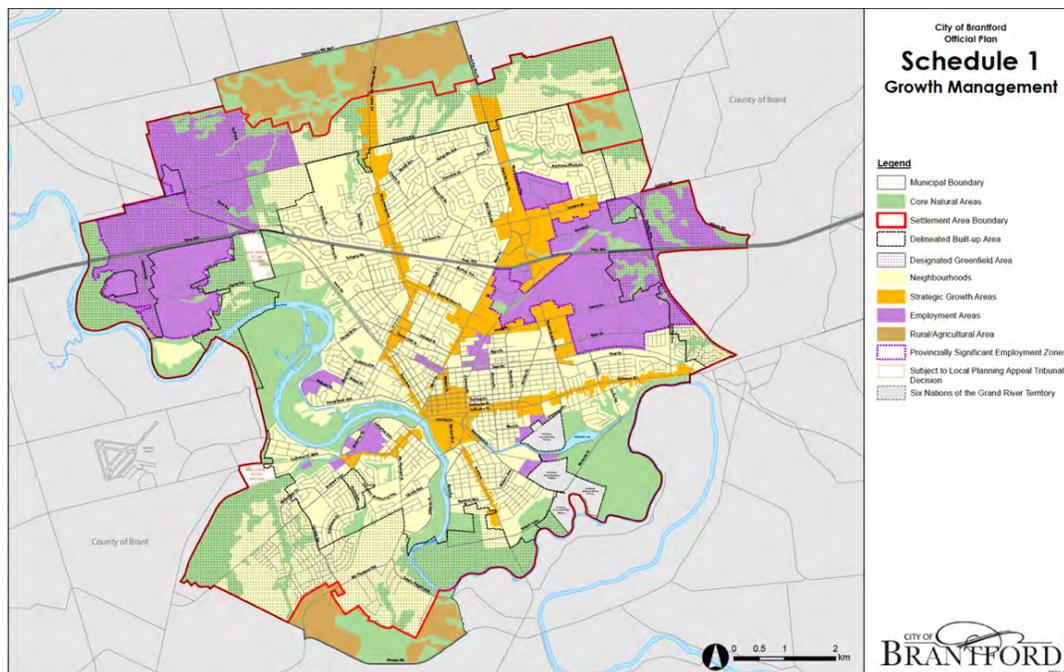


This Chapter describes the Residential Designation policies in the Official Plan. This Chapter also reviews the current zones that apply to lands located within the Residential Designation to determine if the uses permitted in the zones conform to the Official Plan and what zones should be used to implement the Residential Designation. This Chapter also reviews the lot and yard provisions in the existing zones to determine if they are appropriate. This analysis is used to provide recommendations on how to proceed within new residential zones in the new Zoning By-law to implement the Residential Designation.

### 2.1 Policy Direction

#### 2.1.1 Residential Designation

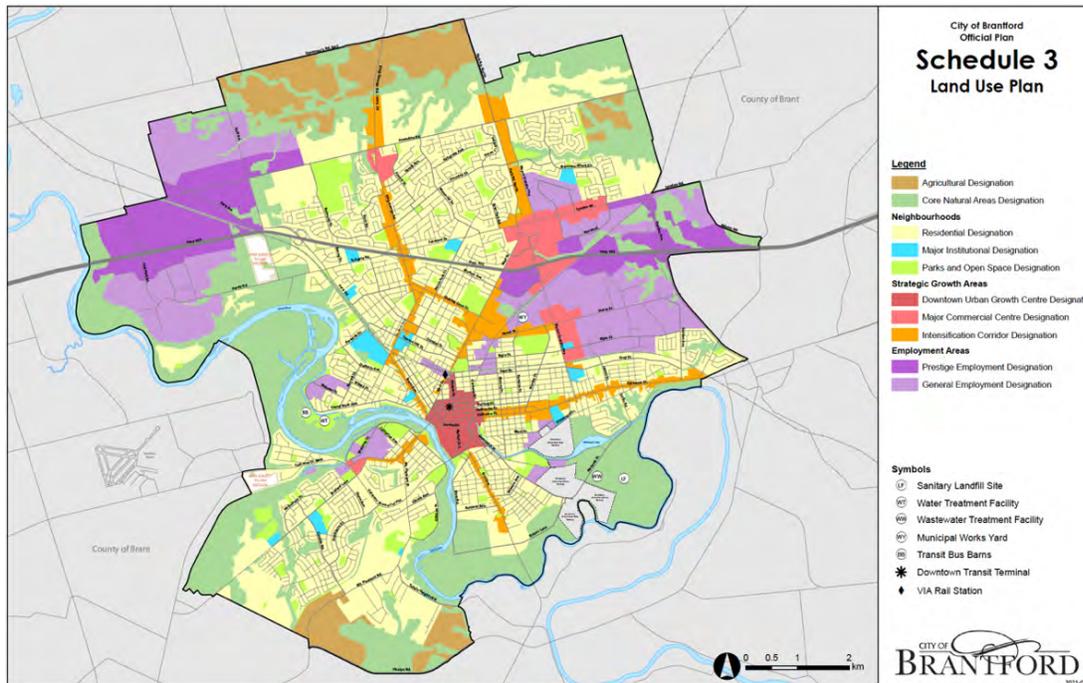
The Official Plan provides a high-level urban structure of the City, illustrated on Schedule 1: Growth Management that identifies Neighbourhoods, Strategic Growth Areas, Employment Areas, Core Natural Areas, Rural/Agricultural Areas, and Designated Greenfield Areas (refer to **Figure 2**).



**Figure 2: City of Brantford Official Plan Schedule 1 Growth Management**

The Official Plan further refines the City's urban structure in both Schedule 3: Land Use Plan and Schedule 4: Designated Greenfield Area Structure. The Land Use Plan

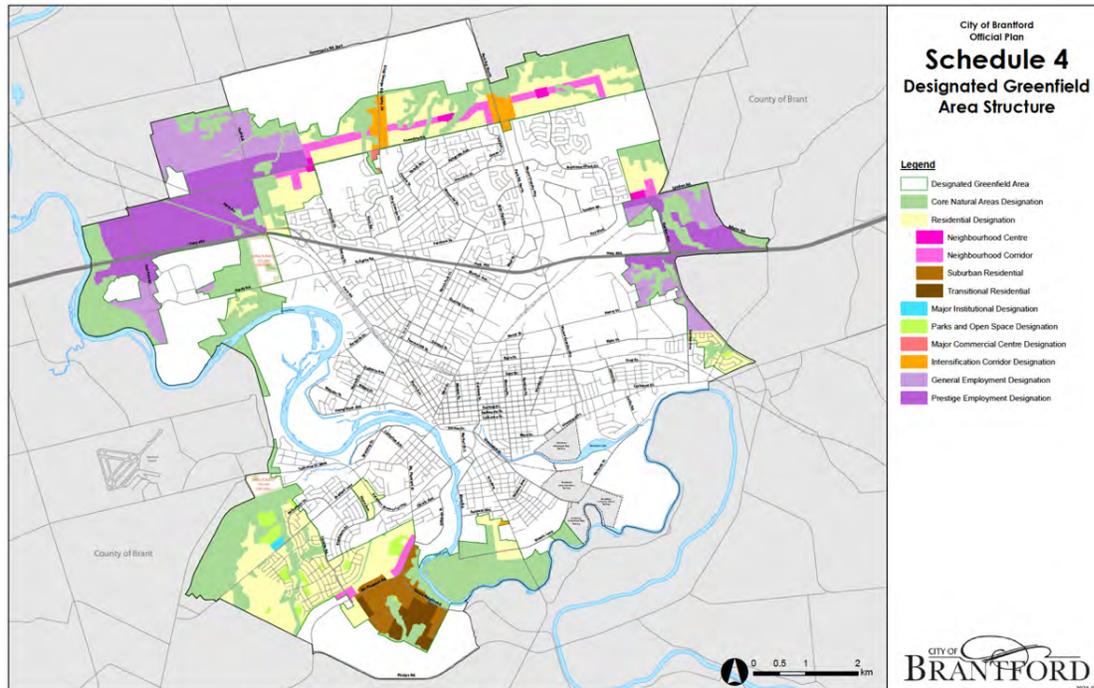
provides land use designations for all lands within the municipal boundary of the City, as seen in **Figure 3**. The Land Use Plan refines the Neighbourhoods areas into three (3) land use designations which are the Residential, Major Institutional, and Parks and Open Space Designations as shown in **Figure 3**.



**Figure 3: City of Brantford Official Plan Schedule 3 Land Use Plan**

The Residential Designation within the Designated Greenfield Area, as shown in **Figure 4**, is further refined into the following categories:

- Neighbourhood Centre;
- Neighbourhood Corridor;
- Suburban Residential; and
- Transitional Residential.



**Figure 4: City of Brantford Official Plan Schedule 4 Designated Greenfield Area Structure**

### 2.1.2 Uses Permitted Within the Residential Designation

The Residential Designation, shown in **Figure 3**, permits a wide range of residential dwelling types as well as uses that support residents. Section 5.2 Policies for Neighbourhoods within the new Official Plan outlines the following permitted uses:

- Residential units in low-rise, mid-rise and high-rise buildings;
- Additional residential units;
- Retirement homes and communal housing, which may include special needs housing and nursing homes;
- Live-work units, incorporating small scale retail, service commercial or office uses;
- Home occupations (subordinate to a residential use);
- Bed and breakfast establishments (contained within a single detached dwelling);
- Daycare facilities;
- Small-scale places of worship; and
- Small-scale neighbourhood supporting uses including:
  - Artisan establishments, studios and craftsman shops;
  - Business and financial institutions;

- Health care offices and clinics;
- Recreational and/or cultural facilities;
- Convenience retail, personal service establishments and restaurants; and
- Elementary schools.

In addition, Policy 5.1.k of the Official Plan also permits the following uses within all land use designations except for the Core Natural Areas Designation:

- Parks, open spaces and open space linkages;
- Public service facilities;
- Electricity generation facilities and transmission and distribution systems; and
- Other infrastructure.

### **2.1.3 Permitted Residential Built Forms**

Section 5.2 sets out the policy direction for the three types of residential buildings that are permitted within the Residential Designation: Low-Rise Residential Buildings, Mid-Rise Residential Buildings and High-Rise Residential Buildings.

#### Low-Rise Residential Buildings

The Official Plan states that low-rise residential buildings shall have a maximum height of 3 storeys, and permitted built forms include:

- Single detached dwellings;
- Semi-detached dwellings;
- Duplex and triplex dwellings;
- Townhouse dwellings; and
- Other low-rise residential built forms such as laneway houses and additional residential units.

The Official Plan also provides that Low-Rise Residential Buildings shall generally be located on Local Roads or Minor Collector Roads.

#### Mid-Rise Residential Buildings

Mid-Rise Residential Buildings shall range in height from 3 to 6 storeys, and include the following built forms:

- Townhouse dwellings;
- Apartment buildings;
- Mixed-use and live-work buildings; and

- An additional residential unit in all townhouse dwellings and associated ancillary structures.

The Official Plan provides additional policy direction for new Mid-Rise Residential buildings to be located on sites with a suitable size, while also providing sufficient landscaping, amenity features, buffering, parking and garbage pickup and recycling services (Policy 5.2.1.j). Underground or structured parking is encouraged. In addition, the Official Plan directs that Mid-Rise buildings shall be located in highly accessible locations, with frontage on a Major/Minor Collector or Major/Minor Arterial Road and be in proximity to parks, open space and other community facilities, services and amenities. Mid-Rise Residential buildings are also to have access to an existing or planned public transit stop.

### High-Rise Residential Buildings

High-Rise buildings have heights greater than 6 storeys, and can include the following built forms:

- Apartment buildings; and
- Mixed-use buildings (containing residential units in conjunction with other permitted uses).

The Official Plan provides additional policy direction for new High-Rise Residential buildings to be located on sites with a suitable size, while also providing sufficient landscaping, amenity features, buffering, parking and garbage pickup and recycling services (Policy 5.2.1.m). In addition, the Official Plan directs that High-Rise buildings shall be located in highly accessible locations, with a frontage on a Major/Minor Collector or Major/Minor Arterial Road. High-Rise Residential buildings are also to generally be located within 250 metres of an existing or planned transit stop, where possible, and within 500 metres of community facilities and services such as a school.

## **2.1.4 Policies for Other Uses in the Residential Designation**

### Retirement Homes and Communal Housing

The Official Plan permits Retirement Homes and Communal Housing within the Residential Designations, and these uses will be subject to the associated Low-Rise, Mid-Rise, or High-Rise Residential building policies as well as the implementing Zoning By-law (Policy 5.2.1.n).

### Live-Work Units

Live-work units are permitted within the Residential Designation and are subject to a site specific Zoning By-law Amendment and compliance with the Mid-Rise Residential Building criteria. The Official Plan also requires that live-work units provide amenity areas, sufficient planting or fencing as a buffer, adequate parking and drop off/pick up areas (Policy 5.2.1.o).

### Home Occupations

Home occupations are permitted within the Residential Designation but must be subordinate to the residential use of the building and not alter the residential character. The Official Plan relies on the Zoning By-law to provide regulations regarding size, number of employees, parking, signage and other related matters.

### Bed and Breakfast Establishments

Bed and breakfast establishments are only permitted within single detached dwellings, and the Official Plan relies on the Zoning By-law to provide regulations regarding parking, signage and other associated matters. Short term rental accommodations are not addressed in the Official Plan but recent amendments to the Brantford and Brant County zoning by-laws provide regulations for short term rentals.

### Day Care Facilities

The Official Plan provides the following policies for daycare facilities within the Residential Designation:

- The use will not cause any traffic hazards or unacceptable levels of congestion;
- The facility will serve the surrounding residential area; and
- The site is large enough to accommodate a building, on-site play areas, parking and pick up/drop off facilities, as well as appropriate buffering.

### Small-Scale Places of Worship

Existing Places of Worship within the Residential Designation may be recognized as a permitted use. New Places of Worship with a congregation of 250 people or less are permitted in the Residential Designation and may be recognized in the implementing Zoning By-law, subject to the following criteria:

- The use will not cause any traffic hazards or unacceptable levels of congestion; and
- The site contains sufficient area to accommodate a building, on-site parking areas and appropriate buffering.

### Neighbourhood Supporting Uses

Neighbourhood supporting uses listed in Section 2.1.2 of this report (convenience retail, studios, clinics etc.) are permitted in the Residential Designation and are encouraged to be located within the ground floor of mixed-use developments and mixed-use buildings. The Official Plan also prescribes that a supporting use is considered small-scale by having a maximum Gross Floor Area of 300 square metres per use or cluster of uses. In addition, the Official Plan provides the following policy direction for neighbourhood supporting uses:

- The supporting use will contribute to a complete community;
- Parking and service areas for the supporting use are located at the side or rear yard;
- The supporting use's parking area is distinct from the residential use's parking area;
- The supporting use is located at a Collector/Collector, Collector/Arterial or Arterial/Arterial Roads intersection with shared access to both streets; and
- Supporting uses are clustered to create a focal point.

Existing commercial plazas and individual units of neighbourhood supporting uses within the Residential Designation exceeding 300 square metres may be recognized in the comprehensive Zoning By-law if the use legally existed before the August 4, 2021, approval date of the Official Plan.

### Schools

As noted in Section 2.1.2 of this report, Elementary Schools are permitted within the Residential Designation subject to the Zoning By-law and the following criteria:

- Schools shall follow the standards of the appropriate Board of Education, where applicable;
- Municipal parkland and other community facilities/services may be considered in conjunction with a school;
- Recreational facilities located within Elementary schools is encouraged; and
- Parking and pick-up/drop off facilities shall be provided.

The Official Plan also permits private schools and education resource centres on surplus elementary schools sites. Secondary Schools are not permitted within the Residential Designation, as the use is permitted within the Major Institutional Designation.

### **2.1.5 Additional Residential Policies in the Designated Greenfield Area**

Section 5.2.1.y of the Official Plan provides additional policy direction for the Residential Designation within the Designated Greenfield Area, as shown in **Figure 4**. In this area, the Residential Designation contains 4 sub-categories as well as the Residential Designation. The policies within these categories provide additional land use permissions and permitted built forms.

### Neighbourhood Centre

The Neighbourhood Centre category permits the uses outlined in the Residential Designation, refer to Section 2.1.2 of this Paper, except for single-detached, semi-detached, duplex, street townhouse and block townhouse dwellings. Concerning height, residential and mixed-use buildings shall have a minimum height of 3 storeys, and non-

residential buildings shall have a minimum height of 8.0 metres. In addition, a grocery store with a maximum Gross Floor Area of 10,000 square metres is permitted.

### Neighbourhood Corridor

The Neighbourhood Corridor category also permits the range and mix of uses that are permitted in the Residential Designation, refer to Section 2.1.2 of this Paper, except for single-detached, semi-detached and duplex dwellings. Buildings shall have a minimum height of 3 storeys and a maximum height of 6 storeys. However, Neighbourhood Corridors within the Tutela Heights neighbourhood shall have a minimum height of 2 storeys and a maximum height of 4-storeys.

### Suburban Residential

The Suburban Residential category in the Tutela Heights neighbourhood recognizes the existing pattern of large residential lots and permits additional single-detached dwellings on similar sized lots on partial services and additional residential units. Other permitted uses, such as the Bell Homestead museum shall be subject to the Zoning By-law. The Official Plan does not provide a maximum height for the Suburban Residential category, rather it relies on the 3 storey permission in the Residential Designation for low-rise buildings.

### Transitional Residential

The Transitional Residential Designation in the Tutela Heights neighbourhood permits Low-Rise Residential Buildings on lots with a minimum frontage of 15.5 metres and full municipal services. Larger lots with single-detached dwellings are required where they abut the Suburban Residential area.

## **2.2 Existing Zones in the Residential Designation**

A mapping exercise was undertaken to identify the existing zoning of the lands within the Official Plan's Residential Designation. The lands within the Residential Designation are shown on **Figure 5**.

## RESIDENTIAL ZONES WITHIN RESIDENTIAL DESIGNATION MAP

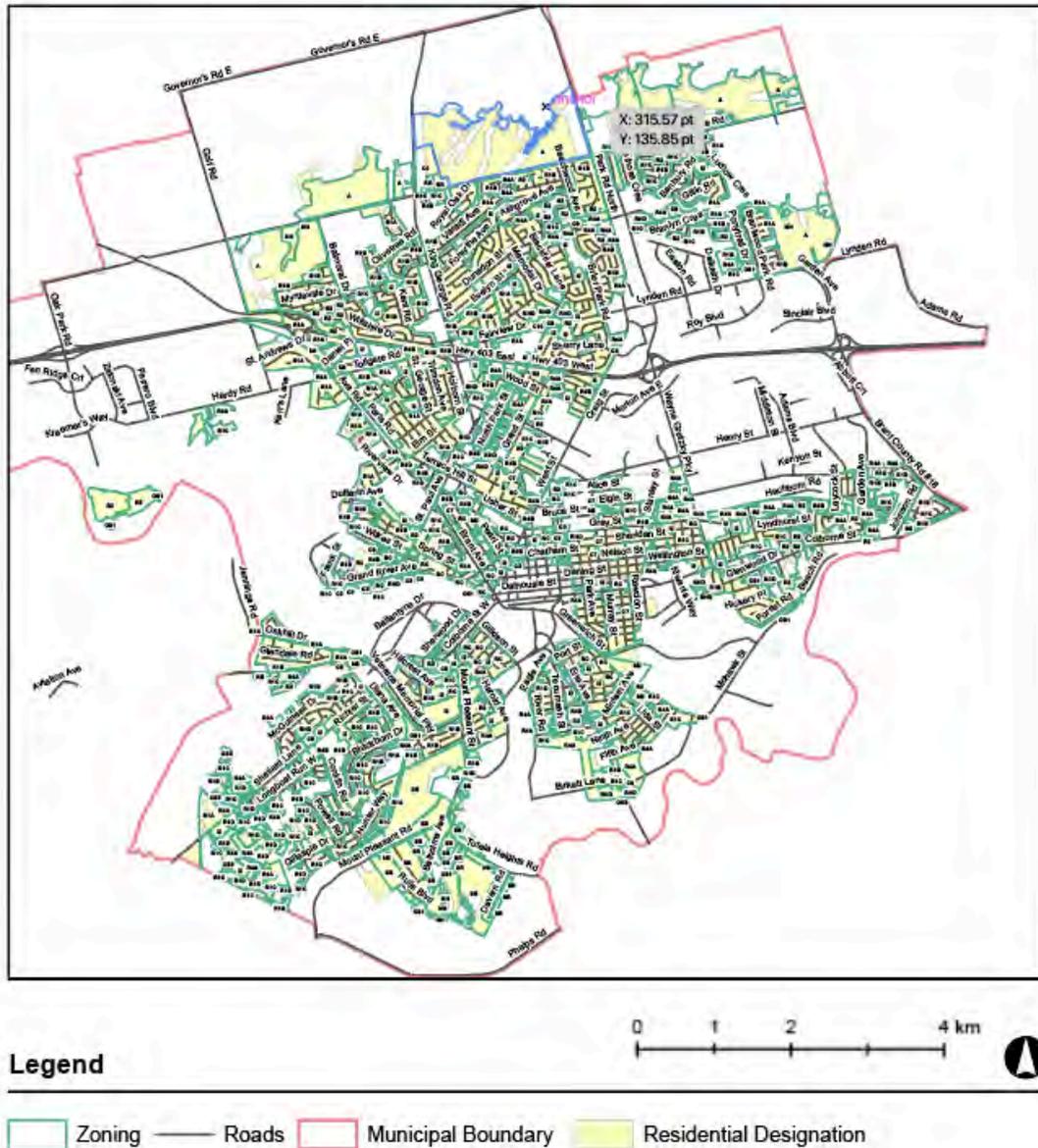


Figure 5: Lands within the Residential Designation

Table 1 shows that breakdown of zones on lands within the Residential Designation. The lands in the Residential Designation are predominantly zoned residential, comprising approximately 78.6 % of the area. Agricultural zones are the second most common type of zoning in the Residential Designation, applying to lands that were formerly part of the County of Brant, making up 14% of the area. Institutional zones comprise 3.4% of the area, followed by Commercial (1.5%), Open Space (1.5%), and

Industrial (1%) zones. This Paper focuses on the residential and commercial zones within the Residential Designation, as the institutional, open space, and industrial zones are addressed under separate Discussion Papers.

**Table 1: Zone Breakdown within the Residential Designation**

| Zoning                      | Area (ha)       | Percentage     |
|-----------------------------|-----------------|----------------|
| Agricultural related zones  | 533.35          | 14%            |
| Commercial related zones    | 56.28           | 1.5%           |
| Institutional related zones | 129.48          | 3.4%           |
| Industrial related zones    | 35.24           | 1%             |
| Open Space related zones    | 56.48           | 1.5%           |
| Residential related zones   | 2,978.25        | 78.6%          |
| <b>Total</b>                | <b>3,789.07</b> | <b>100.00%</b> |

### 2.2.1 Existing Residential Zones Described

There are 15 different residential zones between both the City’s Zoning By-law No. 160-90 and the County of Brant Zoning By-law No. 61-16 that currently regulate lands within the Residential Designation. **Table 2** below outlines the various permitted uses within the residential zones, and **Table 3** outlines the different lot standards for each of the residential zones. Each of the residential zones are discussed in detail below. This analysis does not include the PUD1 Zone which is addressed in the Other Zones report and the RCD Zone which is a site-specific exception zone.

Table 2: Permitted Uses in Existing Residential Zones in the Residential Designation

| Permitted Uses                  | County of Brant Zoning By-Law |    | City of Brantford Zoning By-Law |     |     |     |     |     |     |     |     |     |     |
|---------------------------------|-------------------------------|----|---------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|                                 | RR                            | SR | RE                              | R1A | R1B | R1C | R1D | R2  | R3  | RC  | R4A | R4B | RHD |
| Apartment dwellings             | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | -   | -   | Yes | Yes |
| Bed and breakfast establishment | -                             | -  | Yes                             | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Block townhouse dwellings       | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | -   | Yes | -   | -   |
| Converted dwelling              | -                             | -  | -                               | -   | -   | -   | -   | Yes | Yes | Yes | -   | -   | -   |
| Crisis residence                | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | -   | Yes | Yes | Yes |
| Day nursery                     | -                             | -  | Yes                             | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Double duplex dwelling          | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | -   | Yes | -   | -   |
| Duplex dwelling                 | -                             | -  | -                               | -   | -   | -   | -   | Yes | Yes | Yes | -   | -   | -   |
| Fourplex dwellings              | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | -   | Yes | -   | -   |
| Group correctional home         | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | Yes | Yes | Yes | Yes |

| Permitted Uses                  | County of Brant Zoning By-Law |    | City of Brantford Zoning By-Law |     |     |     |     |     |     |     |     |     |     |
|---------------------------------|-------------------------------|----|---------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|                                 | RR                            | SR | RE                              | R1A | R1B | R1C | R1D | R2  | R3  | RC  | R4A | R4B | RHD |
| Group correctional residence    | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | Yes | Yes | Yes | Yes |
| Group home                      | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | Yes | Yes | Yes | Yes |
| Group residence                 | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | Yes | Yes | Yes | Yes |
| Home for the aged               | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | -   | Yes | Yes | Yes |
| Home occupation                 | -                             | -  | Yes                             | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Lodging house                   | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | Yes | -   | -   | -   |
| Mini-group home                 | -                             | -  | Yes                             | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Neighbourhood convenience store | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | -   | -   | Yes | Yes |
| Nursing home                    | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | -   | Yes | Yes | Yes |
| Personal service store          | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | -   | -   | Yes | Yes |
| Retirement home                 | -                             | -  | -                               | -   | -   | -   | -   | -   | -   | Yes | Yes | Yes | Yes |
| Semi-detached dwelling          | -                             | -  | -                               | -   | -   | -   | -   | Yes | Yes | Yes | -   | -   | -   |

| Permitted Uses   | County of Brant Zoning By-Law |     | City of Brantford Zoning By-Law |     |     |     |     |     |     |     |     |     |     |
|--|-------------------------------|-----|---------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|  | RR                            | SR  | RE                              | R1A | R1B | R1C | R1D | R2  | R3  | RC  | R4A | R4B | RHD |
| Single-detached dwelling   | Yes                           | Yes | Yes                             | Yes | Yes | Yes | Yes | Yes | Yes | Yes | -   | -   | -   |
| Single-detached cluster dwelling   | -                             | -   | -                               | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| Street townhouse dwelling  | -                             | -   | -                               | -   | -   | -   | -   | -   | -   | -   | Yes | -   | -   |
| Street townhouse dwelling, comprising a maximum of three attached dwelling units | -                             | -   | -                               | -   | Yes | -   | -   | -   | Yes | Yes | -   | -   | -   |
| Triplex dwelling   | -                             | -   | -                               | -   | -   | -   | -   | -   | Yes | -   | -   | -   | -   |
| Accessory Dwelling unit  | Yes                           | Yes | Yes                             | Yes | Yes | Yes | Yes | -   | -   | -   | Yes | Yes | Yes |
| Accessory uses, buildings and structures   | -                             | -   | Yes                             | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

Table 3: Lot Standards for Existing Residential Zones

| Zone | Minimum Lot Area (metres squared) | Lot Coverage | Minimum Front Yard (metres) | Minimum Rear Yard (metres) | Minimum Interior Side Yard (metres) | Minimum Exterior Side Yard (metres) | Minimum Lot Width (metres) | Maximum Building Height (metres) |
|------|-----------------------------------|--------------|-----------------------------|----------------------------|-------------------------------------|-------------------------------------|----------------------------|----------------------------------|
| RR   | 4000                              | 0.3          | 20                          | 15                         | 5                                   | -                                   | 40                         | 10.5                             |
| SR   | 1000 - 3000**                     | 0.3          | 7.5                         | 7.5                        | 1.5                                 | -                                   | 20 - 30**                  | 10.5                             |
| RE   | 4000                              | 0.1          | 10                          | 10                         | 4                                   | 8                                   | 24                         | 10                               |
| R1A  | 550                               | 0.35         | 6                           | 7.5                        | 1 & 3                               | 3                                   | 18                         | 10                               |
| R1B  | 450                               | 0.35         | 6                           | 7.5                        | 1 & 3                               | 3                                   | 15                         | 10                               |
| R1C  | 360                               | 0.4          | 6                           | 7.5                        | 1 & 3                               | 3                                   | 12                         | 10                               |
| R1D  | 270                               | 0.4          | 6                           | 7.5                        | 1 & 3                               | 3                                   | 9                          | 10                               |
| R2   | 270 - 550*                        | 0.4          | 6                           | 7.5                        | 1- 3 OR 1 & 3*                      | 3                                   | 9-15 OR 9/unit*            | 10                               |
| R3   | 185 - 650*                        | 40% - 48%*   | 6                           | 7.5                        | 1- 3 OR 1 & 3*                      | 3                                   | 9-18 OR 6/unit - 9/unit*   | 10                               |
| RC   | 185 – 360*                        | 0.4          | 6                           | 7.5                        | 0.6                                 | 0.6                                 | 9 OR 6/unit*               | 3 storeys                        |
| R4A  |                                   |              | 6                           | 7.5                        | 2.4                                 | 3                                   |                            | 3 storeys                        |

| Zone | Minimum Lot Area (metres squared) | Lot Coverage | Minimum Front Yard (metres)                        | Minimum Rear Yard (metres)                               | Minimum Interior Side Yard (metres)  | Minimum Exterior Side Yard (metres)                | Minimum Lot Width (metres) | Maximum Building Height (metres) |
|------|-----------------------------------|--------------|--|--|--------------------------------------|--|----------------------------|----------------------------------|
|      | 185 or 83.5 per a bed             | 40% - 48%*   |  |  | townhouse block - 7.5                |  | 30 OR 6/unit*              |                                  |
| R4B  | -                                 | 0.35         | 7.5  | 10   | 7.5                                  | 7.5  | 30                         | 4 storeys                        |
| RHD  | ***                               | 0.35         | 6.0 m, plus 0.3 m for each storey above one storey | 7.5 m, plus 1.5 m for each storey to a maximum of 15.0 m | 1.5 m/storey, to a maximum of 12.0 m | 7.5 m, plus 0.3 m for each storey above one storey | 30                         | 12 storeys                       |

\* The exact value is dependent on the type of building, with different standards provided between single detached dwellings, semi-detached dwellings, converted dwellings, duplexes, and townhouses.

\*\* The exact value is dependent on whether the property uses partial services or private services.

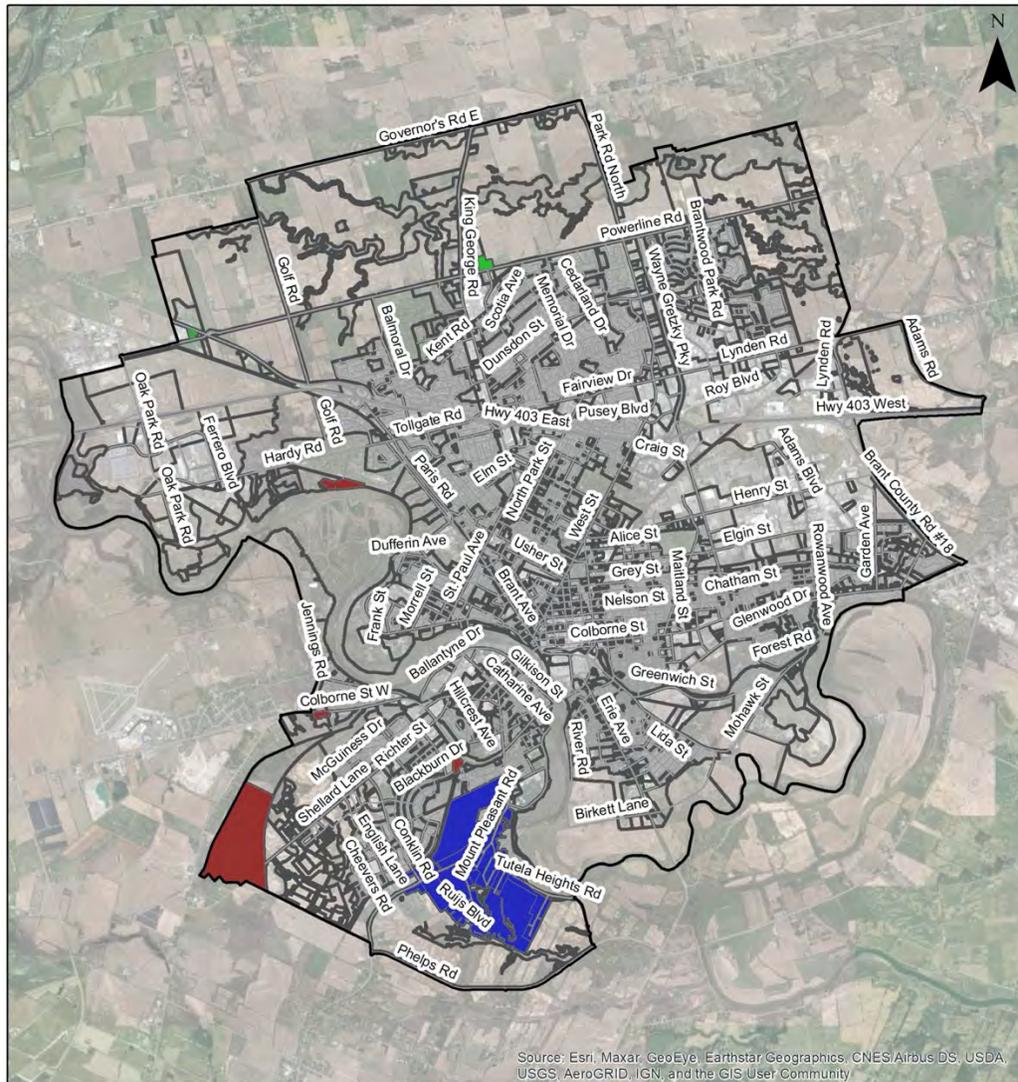
\*\*\* The exact value is based on the number of units proposed.

## **Rural / Estate Residential Zones**

There are three rural residential and estate residential zones currently applicable to lands within the Residential Designation as shown in **Figure 6** and outlined below:

- The Residential Estate (RE) Zone in the City's Zoning By-law 160-90 which applies to four clusters of larger lots;
- The Rural Residential (RR) Zone in the County's Zoning By-law 61-16 which applies to the Tutela Heights area; and
- The Suburban Residential (SR) Zones, also in the County's Zoning By-law 61-16, which applies to two clusters of homes along Powerline Road.

These three zones largely apply to areas without access to municipal water and wastewater services.



- Legend**
- Residential Estate Zone
  - Rural Residential
  - Suburban Residential

**Figure 6: Rural / Estate and Suburban Residential Zone locations**

For the estate lots, the Residential Estate (RE) Zone has the largest minimum lot area of 4,000 square metres. The Rural Residential (RR) and Suburban Residential (SR) have lot areas that range from 1,000 square metres for lots on partial service and 3,000 square metres for lots on private services. The frontages also vary greatly, with the Residential Estate (RE) Zone requiring a minimum frontage of 24 metres, whereas the Rural Residential (RR) and Suburban Residential (SR) have the same minimum frontage of 20 metres for lots on partial services and 30 metres for lots on private services. The permitted lot coverage also varies greatly among these zones, with the

Residential Estate (RE) having a maximum coverage permission of 10%, while the Rural Residential (RR) and Suburban Residential (SR) zones have a maximum coverage of 30%. The front, rear yard, and side yard setback requirements are different for each of the rural and estate zones. The front yard setback requirements vary the most, with the Rural Residential (RR) zone requiring a 20 metre front yard setback, whereas the Suburban Residential (SR) zone requires a 7.5 metre setback, and the Rural Estate (RE) zone requires a 10 metre setback. Rear yard setbacks following a similar pattern with the Rural Residential (RR) zone have the largest setback of 15 metres, while the Suburban Residential (SR) zone requires 7.5, and the Rural Estate (RE) zone requires a 10 metre setback. Side yard setbacks vary less, with the Rural Residential (RR) zone requiring 5 metres, the Suburban Residential (SR) zone requiring 1.5 metres, and the Rural Estate (RE) zone requiring 4 metres on the interior side and 8 metres on the exterior side yard.

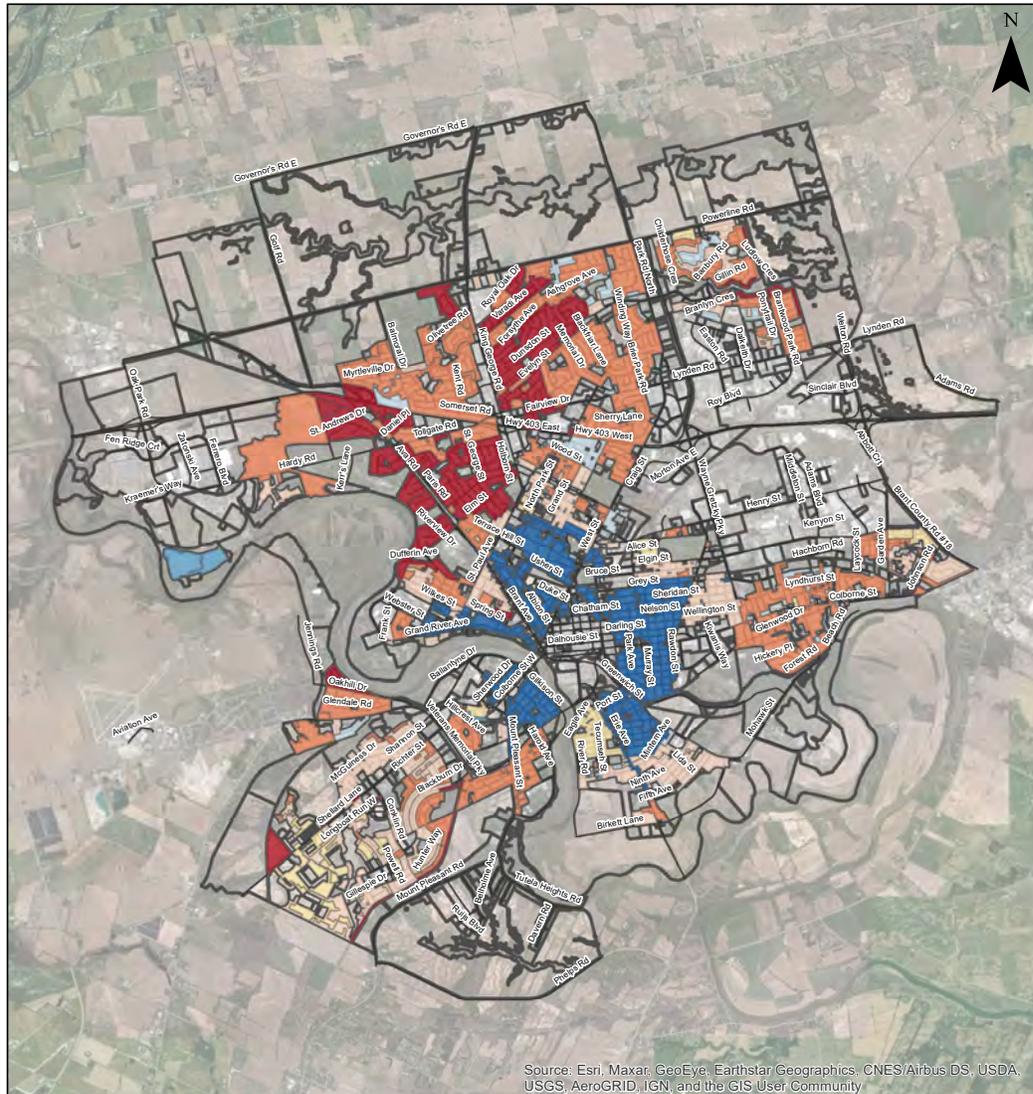
In the new Zoning By-law, consideration should be given as to whether one Suburban Residential Zone could be applied to capture these three zones, which would match with the Suburban Residential Designation although some of the RE and RR zones fall outside of the Suburban Residential Designation. In addition, considerations should be given to the applicable zone for lands zoned Suburban Residential (SR) located within the Transitional Residential Designation, shown on **Figure 4**, as the Official Plan directs these lands should have a minimum frontage of 15.5 metres with full municipal services. Recommendations for these zones are addressed in Chapter 4 of this Paper.

### **Low Density Zones**

There are seven (7) low density residential zones currently applicable to lands within the Residential Designation, spread out across the City as shown in **Figure 7** and outlined below:

- Four Residential Type 1 zones (R1A, R1B, R1C, R1D);
- The Residential Type 2 Zone (R2);
- The Residential Type 3 Zone (R3); and
- The Residential Conversion Zone (RC).

These low density zones are all included in the City's Zoning By-law 160-90.



**Legend**

- Residential Type 1 A
- Residential Type 1 B
- Residential Type 1 C
- Residential Type 1 D
- Residential Type 2
- Residential Type 3
- Residential Conversion

0 0.75 1.5 3 Kilometers

**Figure 7: Low Density Residential Zone locations**

The Residential Type 1 zones (R1A, R1B, R1C, R1D) permit detached dwellings and have minimum lot frontages of 18, 15, 12 and 9 metres respectively. Similarly, the minimum lot area is larger for the R1A Zone and gets progressively smaller to the R1D Zone. All four Residential Type 1 zones have a minimum 6 metre front yard setback, a minimum 7.5 metre rear setback, as well as the same interior (3 metres and 1 metre) and exterior (3 metres) side yard setbacks. The maximum permitted lot coverage decreases as the lot size and lot frontage increases. For example, the permitted lot

coverage decreases slightly from 40% in the R1D Zone (9 metre frontage) to 35% for the R1B Zone (15 metre frontage). All four Residential Type 1 zones have a maximum height of 10 metres.

The three other low-density zones (Residential Type 2 (R2), Residential Type 3 (R3), and Residential Conversion (RC)) permit detached dwellings as well as a broader range of multiple ground related dwellings including semi-detached dwellings, duplexes, and converted dwellings, with height permissions of 3 storeys for RC Zone and 10 metres for the R2 and R3 zones. The R3 and RC zones also permit triplexes and street townhouses.

The Residential Conversion (RC) Zone is unique as it permits uses typically associated with institutions such as lodging houses, retirement homes, group homes, group residences, crisis residences, and group correctional homes. The RC Zone is generally found in the older neighbourhoods surrounding the Downtown (refer to **Figure 7**).

As shown in Table 2, accessory dwelling units are not permitted in the R2, R3 and RC zones. The new Zoning By-law should permit accessory dwelling units in all residential zones.

Reflecting the permission for slightly denser built forms such as duplexes and townhouses, the R2, R3, and RC zones have minimum lot frontages ranging from 6 to 18 metres depending on the housing type. Similarly, the minimum lot areas also vary by housing type. For some uses, the minimum lot area requirement is the same across the three zones, and for other uses it varies. For example, the R2 and RC zones require a minimum lot area of 270m<sup>2</sup> for a detached dwelling, but the R3 Zone requires 360m<sup>2</sup>. The front yard setback of 6 metres and rear yard setback of 7.5 metres is consistent among the three zones, whereas the side yard setbacks are the same between the R2 and R3 zones, but the RC Zone has a smaller side yard setback requirement. Lot coverage is generally consistent across the three zones, permitting up to 48% for one street townhouse dwelling on an individual lot and 40% for all other residential uses.

### **Medium Density Residential Zones**

There are two medium density residential zones currently applicable to lands within the Residential Designation as outlined below:

- The Residential Medium Density Type A (R4A) Zone; and
- The Residential Medium Density Type B (R4B) Zone.

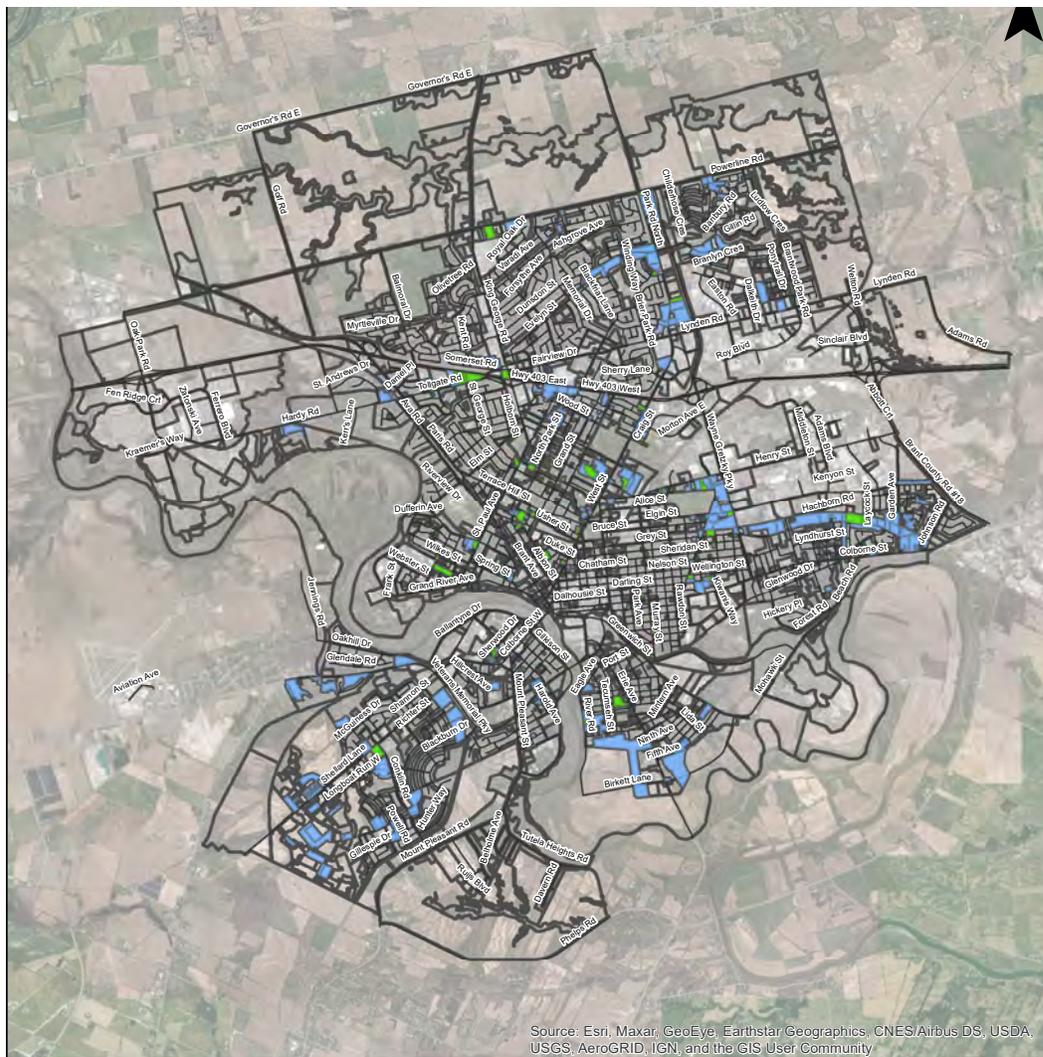
The medium density zones are both included in the City's Zoning By-law 160-90 and apply to lands that are typically located at the peripheries of neighbourhoods or adjacent to collector and arterial roads, as shown on **Figure 8**.

The medium density zones include permission for a mix of built forms and uses ranging from duplexes to apartment buildings as well as retirement homes, with maximum height permissions ranging from 3-4 storeys. The Residential Medium Density Type A

(R4A) Zone is limited to grade related uses such as duplexes and townhouses, which are not permitted in the denser Residential Medium Density Type B (R4B) Zone, which permits low-rise apartment dwellings. Both zones permit institutional type uses such as crisis residences, day nurseries, correctional homes, group homes, homes for the aged, nursing homes and retirement homes. The R4B zone also permits convenience stores and personal service stores.

As a result of the different types of housing permitted in the R4A and R4B zones, there is very little overlap in lot standards among these two medium density zones. In the R4A Zone, the required minimum lot area is based on the proposed number of units. For example, the minimum lot area requirement for townhouses is 185.0 m<sup>2</sup> per unit. The minimum frontage requirement also varies per built form and use, as seen with the 6 metre frontage requirement for townhouses and 30 metres for a retirement home. Lot coverage and setback requirements are consistent for all uses except for townhouses which have their own standards.

In the R4B Zone, lot standards are generally consistent for all uses. For example, there is a required minimum lot width of 30 metres, a maximum lot coverage of 35%, and a maximum building height of 4 storeys for all uses and built forms. Setback requirements are also standard across permitted uses in the R4B zone, with a front yard requirement of 7.5 metres, rear yard requirement of 10 metres and side yard of 7.5 metres. However, the minimum lot area requirements vary between apartment buildings (167m<sup>2</sup> per unit) and retirement homes and similar uses (83.5m<sup>2</sup> per bed).



**Legend**

- Residential Medium Density Type A Zone
- Residential Medium Density Type B Zone



**Figure 8: Medium Density Residential Zones Locations**

**High Density Residential Zone**

The Residential High Density (RHD) Zone in Zoning By-law 160-90 is the only high density residential zone. The RHD Zones are located on the west end of the City, with two sites north of the Grand River, and one site south of the Grand River, as shown on **Figure 9**. The RHD Zone permits apartment buildings with maximum height permissions of 12 storeys. The RHD zone permits many of the same institutional uses as the R4A and R4B zones as well as convenience stores and personal service stores.

The Residential High Density (RHD) Zone has a minimum lot frontage of 30 metres, while the front yard, rear yard and side yard setbacks vary based on the number of storeys. The maximum lot coverage for the RHD Zone is 35% and the minimum lot area is based on the number of units. The yard and lot area provisions result in significant setbacks for tall buildings which do not reflect an efficient use of land for high density development.



**Legend**

■ Residential High Density Zone



**Figure 9: All High Density Zone Locations in the City outside of the Downtown**

## Residential Cluster Zone

The Residential Cluster Dwelling (RCD) Zone in the Zoning By-law 160-90 does not contain any standard lot and yard provisions but rather contains only site-specific exceptions and, therefore, was not included in the analysis.

## Committee of Adjustment Analysis

To understand the emerging trends within Brantford, the Project included an analysis of recent Committee of Adjustment decisions (2016 to present). The Committee of Adjustment can provide relief from requirements of the Zoning By-law by granting minor variances to the Zoning By-law. The Committee of Adjustment also has the authority to approve severance/consent applications to create new lots.

The most common variances across the low and medium density residential zones were variances to the minimum lot frontage requirements. These variances were typically to permit frontages of 12 to 14 metres in the Residential Type 1B Zone, which requires 15 metres. Variances to zones that permit smaller lot frontages were not as common.

The analysis also identified that a few consent/severance applications occurred yearly within the low density zones with associated variances that sought relief from the minimum lot area and minimum frontage requirements. This most commonly occurred in the Residential Type 1C (R1C) Zone and the Residential Conversion (RC) Zone. Within the R1C Zone, variances were typically to permit lot areas ranging from 309m<sup>2</sup> to 355m<sup>2</sup>, whereas the zone requires a lot area of 360m<sup>2</sup>. The RC Zone permits multi-unit dwellings such as triplexes, and the required minimum lot area is dependent on the number of units. As such, there was a wide range of lot area variances in the RC Zone, generally ranging from 240m<sup>2</sup> to 387m<sup>2</sup> whereas, the zone required 360m<sup>2</sup> to 690m<sup>2</sup>. In addition, variances to the minimum Gross Floor Area were also common in the RC Zone.

The analysis also identified that the rear yard setback requirement was the most common setback that was varied among the low and medium density zones, especially in the Residential Type 1 zones. The rear yard setback variances within the Residential Type 1 zones ranged from a 1.5 metre rear yard setback to a 6.5 metre rear yard setback, whereas the By-law required 7.5 metres.

Further consideration of appropriate lot standards is discussed in Chapter 3 of this Discussion Paper.

### 2.2.2 Existing Commercial Zones Described

There are six different commercial zones in Zoning By-law 160-90 that are currently regulating lands within the Residential Designation, including Mixed Commercial Residential (C3), Automobile Service Commercial (C6), Convenience Commercial (C7), General Commercial (C8), Neighbourhood Centre Commercial (C9) and the Community Centre Commercial (C10). **Table 4** outlines the various permitted uses within the

commercial zones, and **Table 5** outlines the different lot standards for each of the commercial zones. Each of these commercial zones is discussed in detail below.

### Mixed Commercial Residential (C3)

The Mixed Commercial Residential (C3) Zone permits a range of commercial uses, as well as a wide range of residential uses including apartment dwellings, duplexes, fourplexes, semi-detached dwellings, single-detached dwellings, street townhouses, and triplexes. Lands zoned C3 surround the Downtown and are located along Grand River Avenue, as shown on **Figure 10**.



Figure 10: Mixed Commercial Residential zone locations

The Mixed Commercial Residential (C3) Zone groups the permitted uses together under two different sets of lot standards. The first group of uses includes single-detached, semi-detached, duplex, triplex, fourplex, converted and street townhouse dwellings, lodging houses, and retirement homes. Within this group, there is a standard building height of 3 storeys, with a rear yard setback of 7.5 metres and side yard setbacks of 2.4 metres for an exterior side yard and 0.6 metres for an interior side yard. The front yard setback is the established front building line (i.e., the average of the front yard of the two lots abutting the property), while lot area, lot width, and lot coverage are different for each permitted use. The second group, which is for all other permitted uses in the C3 Zone, provides one set of lot standards. These standards include a minimum lot area of 360m<sup>2</sup>, with a minimum frontage of 12 metres, a maximum lot coverage of 40% and a maximum height of 12 metres. The front yard setback is the established front building line, the rear yard setback is 0 metres, and the side yard setback is 0.6 metres.

### **Automobile Service Commercial (C6) Zone and General Commercial (C8) Zone**

The Automobile Service Commercial (C6) Zone permits a range of automotive-related uses such as gas stations, service stations, garages, and used motor vehicle sales. The General Commercial (C8) Zone permits a broad range of commercial uses including automotive-related uses similar to those permitted in the C6 Zone.

The General Commercial (C8) and Automobile Service Commercial (C6) zones are typically located in clusters along arterial roads such as at the Fairview Drive and North Park Street intersection, as shown in **Figure 11**. The General Commercial (C8) and Automobile Service Commercial (C6) zones located along corridors within the Intensification Corridor Designation of the Official Plan, such as Wayne Gretzky Parkway are discussed in Discussion Paper #5 - Mixed-Use Zones.



**Legend**

- Automotive Service Commercial
- General Commercial

0 0.75 1.5 3 Kilometers

**Figure 11: Example of Automobile Service Commercial (C6) and General Commercial (C8) Zone locations**

The lot standards between the Automobile Service Commercial (C6) and General Commercial (C8) zones are generally similar, with slighter larger minimum lot area, maximum lot coverage, and maximum height permissions within the General Commercial (C8) Zone.

**Convenience Commercial (C7)**

The Convenience Commercial (C7) Zone permits a limited range of commercial uses typical of small neighbourhood oriented retail facilities including bakeries, delicatessens,

convenience stores, personal service stores and pharmacies as well as residential units within the same building, as shown in **Table 4**.

The Convenience Commercial (C7) Zone is typically located along local residential streets, as seen on **Figure 12**, with a few instances along arterial roads that have a commercial focus. The C7 Zone has standards similar to that of Residential Type 1 zones, ensuring commercial development is compatible with surrounding neighbourhoods. This is seen with the minimum lot area requirement of 450 m<sup>2</sup>, a minimum frontage of 15 metres, and maximum lot coverage of 35%. The C7 Zone also has a maximum building height of 2 storeys.



Figure 12: Example of Convenience Commercial (C7) Zone locations

## Neighbourhood Centre Commercial (C9) and Community Centre Commercial (C10)

The Neighbourhood Centre Commercial (C9) and Community Centre Commercial (C10) Zones each permit a similar range of commercial uses.

Within the Residential Designation, there are a number of Neighbourhood Centre Commercial (C9) and Community Centre Commercial (C10) Zones interspersed throughout the City generally along collector and arterial roads, as seen along Morrell Street and Hardy Road shown on **Figure 13**. Lands zoned C10 are predominantly developed with large commercial plazas, and lands zoned C9 generally contain small strip malls.

The two zones have different lot standards, in particular the minimum lot area. For example, the C9 Zone has a minimum lot area of 0.4 hectares, whereas the C10 Zone has a minimum lot area of 2 hectares.



Figure 13: Example of Neighbourhood Centre Commercial (C9) and Community Commercial (C10) Zone locations

**Table 4: Permitted Uses in Existing Commercial Zones**

| Zone  | C3  | C6  | C7  | C8  | C9  | C10 |
|---|-----|-----|-----|-----|-----|-----|
| Existing Apartment Dwellings                      | Yes | -   | -   | -   | -   | -   |
| Apartment dwellings                               | Yes | -   | -   | -   | -   | -   |
| Amusement arcade                                  |     | -   | -   | -   | -   | Yes |
| Art gallery                                       | Yes | -   | -   | Yes | -   | -   |
| Artist's studio                                   | -   | -   | -   | Yes | -   | -   |
| Arts school                                       | Yes | -   | -   | -   | Yes | Yes |
| Lodging houses, within converted dwellings        | Yes | -   | -   | -   | -   | -   |
| Assisted housing in apartment dwellings           | -   | -   | -   | -   | -   | -   |
| Automobile gas bars                               | -   | Yes | -   | Yes | Yes | Yes |
| Automobile rental establishment                   | -   | -   | -   | Yes | -   | -   |
| Automobile service station                        | -   | Yes | -   | Yes | -   | -   |
| Automobile washing facility                       | -   | Yes | -   | Yes | -   | -   |
| Bakery  | -   | -   | Yes | Yes | Yes | Yes |
| Boat and recreational vehicle sales establishment | -   | -   | -   | Yes | -   | -   |
| Building supply centre                            | -   | -   | -   | Yes | -   | -   |

| Zone                  | C3  | C6 | C7  | C8  | C9  | C10 |
|-----------------------|-----|----|-----|-----|-----|-----|
| Commercial school     | Yes | -  | -   | Yes | -   | Yes |
| Converted dwelling    | Yes | -  | -   | -   | -   | -   |
| Convention centre     | -   | -  | -   | -   | -   | -   |
| Crisis residence      | Yes | -  | -   | -   | -   | -   |
| Day nursery           | Yes | -  | Yes | Yes | Yes | Yes |
| Delicatessens         |     | -  | Yes | -   | -   | -   |
| Duplex dwelling       | Yes | -  | -   | -   | -   | -   |
| Dwelling units        | Yes | -  | Yes | Yes | -   | -   |
| Farmers' market       | -   | -  | -   | -   | -   | -   |
| Financial institution | -   | -  | -   | Yes | Yes | Yes |
| Fire station          | Yes | -  | -   | -   | -   | -   |
| Fourplex dwellings    | Yes | -  | -   | -   | -   | -   |
| Fresh produce outlet  | -   | -  | -   | Yes | Yes | -   |
| Funeral homes         | Yes | -  | -   | Yes | -   | -   |
| General office        | Yes | -  | -   | Yes | Yes | Yes |
| Grocery store         | -   | -  | -   | -   | Yes | Yes |

| Zone                         | C3  | C6 | C7 | C8  | C9  | C10 |
|------------------------------|-----|----|----|-----|-----|-----|
| Group correctional home      | Yes | -  | -  | -   | -   | -   |
| Group correctional residence | Yes | -  | -  | -   | -   | -   |
| Group home                   | Yes | -  | -  | -   | -   | -   |
| Group residence              | Yes | -  | -  | -   | -   | -   |
| Health clubs                 | -   | -  | -  | Yes | Yes | Yes |
| Home furnishing store        | -   | -  | -  | Yes | -   | Yes |
| Home occupation              | Yes | -  | -  | -   | -   | -   |
| Hotel                        | -   | -  | -  | Yes | -   | -   |
| Junior department store      | -   | -  | -  | -   | -   | -   |
| Library                      | -   | -  | -  | Yes | -   | -   |
| Lodging house                | -   | -  | -  | -   | -   | -   |
| Major department store       | -   | -  | -  | -   | -   | -   |
| Meat store                   | -   | -  | -  | Yes | Yes | -   |
| Medical clinic               | Yes | -  | -  | Yes | Yes | Yes |
| Medical office               | Yes | -  | -  | Yes | Yes | Yes |
| Mini-group home              | Yes | -  | -  | -   | -   | -   |

| Zone                              | C3  | C6  | C7  | C8  | C9  | C10 |
|-----------------------------------|-----|-----|-----|-----|-----|-----|
| Mixed-Use building                | -   | -   | -   | Yes | Yes | Yes |
| Motel                             | -   | -   | -   | Yes | -   | -   |
| Motor vehicle sales               | -   | Yes | -   | Yes | -   | -   |
| Museum                            | Yes | -   | -   | -   | -   | -   |
| Neighbourhood convenience store   | Yes | -   | Yes | Yes | Yes | Yes |
| Nursery garden centre             | -   | -   | -   | Yes | -   | -   |
| Parking lots or structures        | -   | -   | -   | -   | -   | -   |
| Personal service store            | Yes | -   | Yes | Yes | Yes | Yes |
| Pharmacy                          | -   | -   | Yes | Yes | Yes | Yes |
| Photocopy shop                    | -   | -   | -   | Yes | Yes | Yes |
| Photographer's studio             | Yes | -   | -   | Yes | Yes | Yes |
| Place of assembly                 | -   | -   | -   | -   | -   | -   |
| Place of entertainment/recreation | -   | -   | -   | Yes | -   | Yes |
| Place of worship                  | Yes | -   | -   | Yes | Yes | Yes |
| Post-secondary school             | -   | -   | -   | -   | -   | -   |
| Postal station                    | -   | -   | -   | -   | -   | -   |

| Zone                                       | C3  | C6  | C7 | C8  | C9  | C10 |
|--|-----|-----|----|-----|-----|-----|
| Private club                               | Yes | -   | -  | Yes | -   | -   |
| Private park                               | -   | -   | -  | Yes | Yes | Yes |
| Propane storage tank                       | -   | -   | -  | Yes | -   | -   |
| Public hall                                | -   | -   | -  | -   | Yes | Yes |
| Public garage                              | -   | Yes | -  | Yes | -   | -   |
| Public hall                                | -   | -   | -  | Yes | -   | -   |
| Public transit facility                    | -   | -   | -  | -   | -   | -   |
| Restaurant                                 | Yes | -   | -  | Yes | Yes | Yes |
| Retail store                               | -   | -   | -  | Yes | -   | Yes |
| Retail warehouse                           | -   | -   | -  | Yes | -   | -   |
| Retirement home                            | -   | -   | -  | -   | -   | -   |
| Retirement home within converted dwellings | Yes | -   | -  | -   | -   | -   |
| Secondary school                           | -   | -   | -  | -   | -   | -   |
| Semi-detached dwelling                     | Yes | -   | -  | -   | -   | -   |
| Service industry                           | Yes | -   | -  | -   | -   | -   |
| Service or repair shop                     | -   | -   | -  | Yes | Yes | Yes |

| Zone   | C3  | C6 | C7  | C8  | C9  | C10 |
|--|-----|----|-----|-----|-----|-----|
| Shopping center  | -   | -  | -   | Yes | -   | Yes |
| Single-detached dwelling   | Yes | -  | -   | -   | -   | -   |
| Speciality retail store  | Yes | -  | Yes | Yes | Yes | Yes |
| Street townhouse dwelling, comprising a maximum of three attached dwelling units | Yes | -  | -   | -   | -   | -   |
| Supermarket  | -   | -  | -   | -   | -   | Yes |
| Taxi establishment   | -   | -  | -   | -   | -   | -   |
| Telecommunication service  | -   | -  | -   | -   | -   | -   |
| Theatre  | -   | -  | -   | -   | -   | -   |
| Triplex dwelling   | Yes | -  | -   | -   | -   | -   |
| Veterinary clinic  | Yes | -  | -   | Yes | Yes | Yes |
| Accessory uses, buildings and structures   | Yes | -  | Yes | Yes | Yes | Yes |

Table 5: Commercial Zoning Lot Standards

| Zone | Lot Area (metres squared)       | Lot Coverage | Minimum Front Yard (metres)     | Minimum Rear Yard (metres) | Minimum Interior Side Yard (metres) | Minimum Exterior Side Yard (metres) | Minimum Lot Width (metres) | Maximum Building Height (metres) |
|------|---------------------------------|--------------|---------------------------------|----------------------------|-------------------------------------|-------------------------------------|----------------------------|----------------------------------|
| C3   | 185/unit - 230/unit OR 270-360* | 40%-48%      | Established Front Building Line | 7.5                        | 0.6                                 | 2.4                                 | 9 OR 6/unit*               | 3 storeys                        |
| C6   | 750                             | 0.25         | 1-15**                          | 3-6**                      | 3-6**                               | 1-15**                              | 30                         | 7.5                              |
| C7   | 450                             | 0.35         | 6                               | 3-4.5**                    | 1.2-2.4**                           | 2.4                                 | 15                         | 2 storeys                        |
| C8   | 900                             | 0.4          | 9                               | 6 or NIL**                 | 6 or NIL**                          | 9                                   | 30                         | 10                               |
| C9   | 4000                            | 0.3          | 1-9**                           | 6                          | 6                                   | 9                                   | 40                         | 10                               |
| C10  | 2000                            | 0.3          | 9                               | 6                          | 6                                   | 9                                   | 100                        | 10                               |

\* The exact value is dependent on the type of building.

\*\* See by-law to determine the exact value.

## 2.3 Residential Zone Analysis

This section examines patterns in existing lot sizes, lot frontage and lot coverage within the City's residential zones. Using parcel and building GIS data provided by the City, the purpose of this analysis is to understand where the existing built form differs from the zoning requirements and determine whether these differing characteristics need to be recognized in the new Zoning By-law.

The residential analysis reviewed developed residential lands within the Delineated Built-up Area and the Designated Greenfield Areas. Lands within the Designated Greenfield Areas that were undeveloped and reflected a rural character were excluded from the analysis.

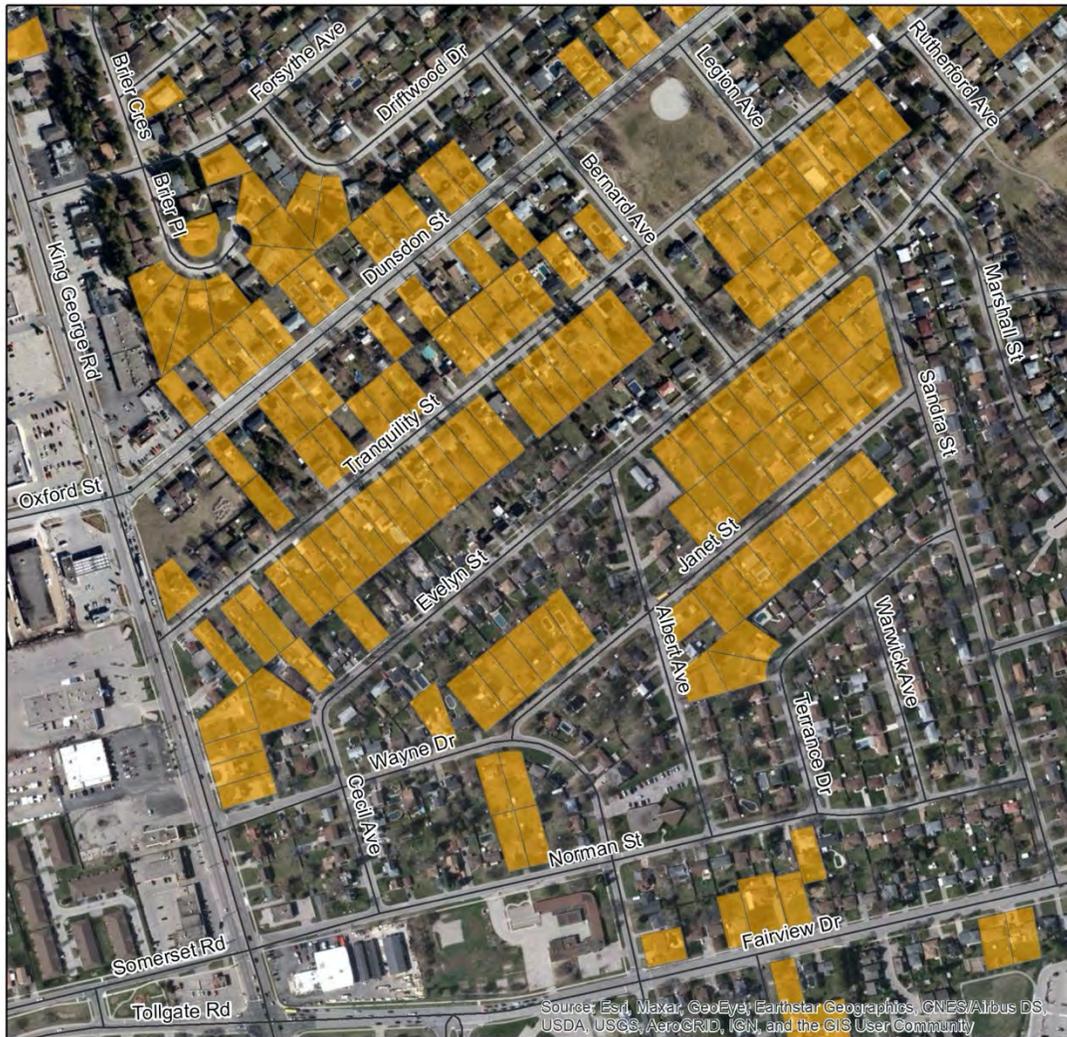
### 2.3.1 Lot Area

The City of Brantford's current Zoning By-law 160-90 generally requires a minimum lot area for residential lots ranging from 185 square metres to 690 square metres for all housing types. The Residential Type 1 zones (R1A, R1B, R1C, and R1D), which generally permit detached dwellings, require minimum lot areas that range from 270 to 550 square metres. The smaller minimum lot area of 185 square metres is required for street townhouses within some low and medium density zones (R3, RC, and R4). The larger minimum lot area requirement of 650 square metres is required for a denser built form such as a triplex. The Residential Estate (RE) Zone in the City's existing Zoning By-law, as well as the Rural Residential (RR) and Suburban Residential (SR) zones within the County of Brant Zoning By-law, have much larger lot area requirements ranging from 1,000 square metres to 4,000 square metres, which is reflective of the area needed to accommodate private servicing. The Residential High Density (RHD) Zone has larger lot area requirements that are based on the number of units in a building.

Across the study area, the sizes of existing lots are generally consistent with the minimum lot area requirements within the respective zones. For example, the residential areas south of the Grand River and Greenwich Street/Mohawk Street that follow a grid pattern have lot sizes consistent with the smaller lot area requirements of 360 and 450 square metres within the Residential Type 1 (R1), Type 2 (R2), Type 3 (R3), and Residential Conversion (RC) zones. However, there are exceptions across the City where the existing lots do not match the lot requirements, such as lots along cul-de-sacs. These exceptions are summarized below.

There are multiple areas across the municipality, where lots exceed the minimum lot area in the Zoning By-law. For example, the area northeast of Highway 403 and King George Road contains residential lots that greatly exceed the minimum 450-550 square metres in the Residential Type 1A Zone, with numerous lots exceeding 1,000 square metres and some instances greater than 2,000 square metres, as seen along Tranquility Street, Evelyn Street, and Janet Street (refer to **Figure 14**). Another example is the residential area south of Highway 403 and north of Grand River Avenue / Icomm Drive / Greenwich Street, which follows a grid pattern but contains various lot sizes,

often exceeding the minimum lot area by more than double. This situation is seen with the lots along Dufferin Avenue that have a permitted minimum lot area of 550 square metres in the Residential Type 1A Zone, but the existing lots range from 530 square metres to 2,200 square metres.



**Legend**

 Lots exceeding 1000m<sup>2</sup>

**Figure 14: Residential area northeast of the King George Road and Fairview Drive**

There are also larger lots along curved roads and cul-de-sacs, which is common due to curvature. These irregularly shaped lots along cul-de-sacs often greatly exceed the minimum lot area requirements, with lot areas greater than 2,000 square metres as seen on Summerhayes Crescent and The Homestead Place compared to permissions of 450 and 550 square metres respectively in the R1A and R1B zones.

Moreover, residential lots closer to main roads often become irregular in shape, as well as increasing in size. This is seen across the City, such as Grace Avenue, Willow Drive, and Buffalo Street.

Overall, the study area's existing lot patterns were typically in line with the zoning requirements except for the areas described above. With respect to the areas discussed above, there are two approaches that can be used in the new Zoning By-law:

1. Maintain the existing lot area requirements for these areas. This option is expected to promote infill development through lot severances; or
2. Require a larger minimum lot area that reflects the existing lot fabric. This option is expected to discourage lot severances and infill development.

With the Official Plan promoting infill development on underutilized lands and the establishment of additional residential units, the first option is preferred. The Official Plan's compatibility policies and the Urban Design Manual will continue to apply to ensure that infill development respects and enhances the character of existing neighbourhoods.

### **2.3.2 Lot frontage**

Existing residential lot frontage (i.e., lot width) was examined based on information provided by the City of Brantford and the Municipal Property Assessment Corporation (MPAC), although there are some areas within the City where frontage data is not available.

Similar to the lot area analysis, most residential lots across the City have lot frontages consistent with the required minimum frontages, with the exception of lots along curved roads and cul-de-sacs. However, such lots do not greatly exceed the required minimum frontage, as seen on Myrtleville Drive with curved lot frontages up to 21 metres, whereas the required minimum frontage is 15 metres. In addition, lots located at the peripheries of neighbourhoods, close to, or along major streets with commercial uses such as Charing Cross Street have larger frontages but are not significantly greater than the permitted frontages. However, there are pockets within the City where the existing frontages greatly exceed the required minimum frontages, which are discussed below.

The residential neighbourhood along and adjacent to Grand River Avenue has a minimum frontage of 9 metres for single detached dwelling, and 6 metres per unit for semi-detached dwellings, townhouses, duplexes and triplexes, as set out in the Residential Conversion (RC) Zone, whereas the existing lot frontages are typically double and triple that (refer to **Figure 15**). This dichotomy between actual and required frontages is also seen in the residential neighbourhood east of Mount Pleasant Street with lot frontages over 20 metres, double the minimum permitted frontage of 6 to 9 metres in the Residential Type 2 (R2), Residential Medium Density Type B (R4B), Residential Conversion (RC) zones (refer to **Figure 16**).



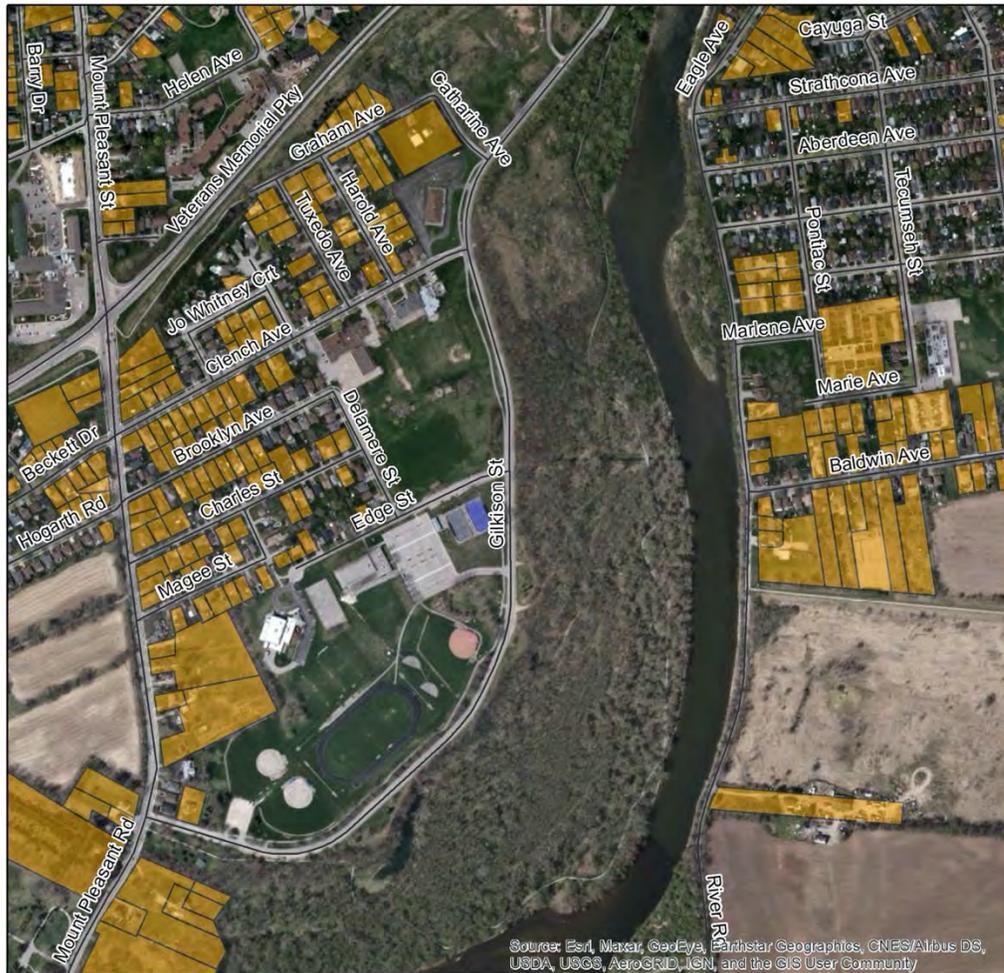
Legend

Frontage Exceeding 18m



**Figure 15: Residential Area along and adjacent to Grand River Avenue**

Thus, from this analysis, the residential pockets south of Grey Street, east of Clarence Street, as well as the residential pocket south of Colborne Street West and east of Mount Pleasant, exhibit lot frontages and lot areas greater than the existing requirements in the Zoning By-law (refer to **Figure 16**).



**Legend**

 Frontage Exceeding 18m



**Figure 16: Residential Area east of Mount Pleasant Street**

There are two options to address these areas in the New Zoning By-law:

1. Maintain the smaller lot frontage requirements for these areas. This option is expected to promote infill development through lot severances; or
2. Require a larger minimum lot frontage that reflects the existing lot fabric. This option is expected to discourage lot severances and infill development.

With the Official Plan promoting infill development on underutilized lands and the establishment of additional residential units, the first option is preferred. The Official Plan's compatibility policies and the Urban Design Manual will continue to apply to ensure that infill development respects and enhances the character of existing neighbourhoods.

### 2.3.3 Lot coverage

Lot coverage is the percentage of the total lot area that is covered by all buildings and structures. The lot coverage analysis was prepared based on available GIS data for the sizes of buildings and lots. In some cases, lots with existing buildings and structures did not have any building data available and those lots were excluded from the analysis.

Within the City's Delineated Built-up Area, the permitted lot coverage generally ranges from 10% to 48%. Properties with a lot coverage that exceeds the maximum zoning permissions are sprinkled throughout the City, however, the residential neighbourhoods close to the Downtown and south of the Grand River/Greenwich Street contain the greatest number of lot coverages exceeding the 48% permission, and in some cases, exceeding 60% coverage, refer to **Figure 17**.



which, is zoned Residential Medium Density (R4B), and Tranquility Street, zoned Residential Type 1A (R1A).

Overall, the existing lot coverages within the City generally fall within the respective zoning permissions except for the residential neighbourhood surrounding the Downtown and south of the Grand River/Greenwich Street. As well, there are occurrences where the lot coverage permission is much greater than exists. In these instances, it may be appropriate to reduce the maximum permitted lot coverage in the new Zoning By-law to ensure the existing neighbourhood character is preserved. Alternatively, maintaining the current lot coverage permissions in the new Zoning By-law would allow for larger replacement and infill houses.

## 3 Best Practices



The purpose of this section is to identify uses or elements that other existing Zoning By-laws in Ontario address, to help inform Brantford's new Zoning By-law. The zoning by-laws reviewed in this New Zoning By-law Project were chosen based on the following factors:

- Locale - to review zoning by-laws within southern Ontario;
- Approval date - to review more recent zoning by-laws;
- Size – to review zoning by-laws of similar sized municipalities to Brantford: and
- Clarity - to consider zoning by-laws that had been noted in other planning work as being clear, concise and well organized.

Zoning By-laws reviewed include:

- City of St. Catharines;
- City of Vaughan;
- Town of Oakville;
- City of Guelph;
- Town of Milton;
- Seaton – City of Pickering;
- City of Kingston;
- City of Peterborough; and
- City of London.

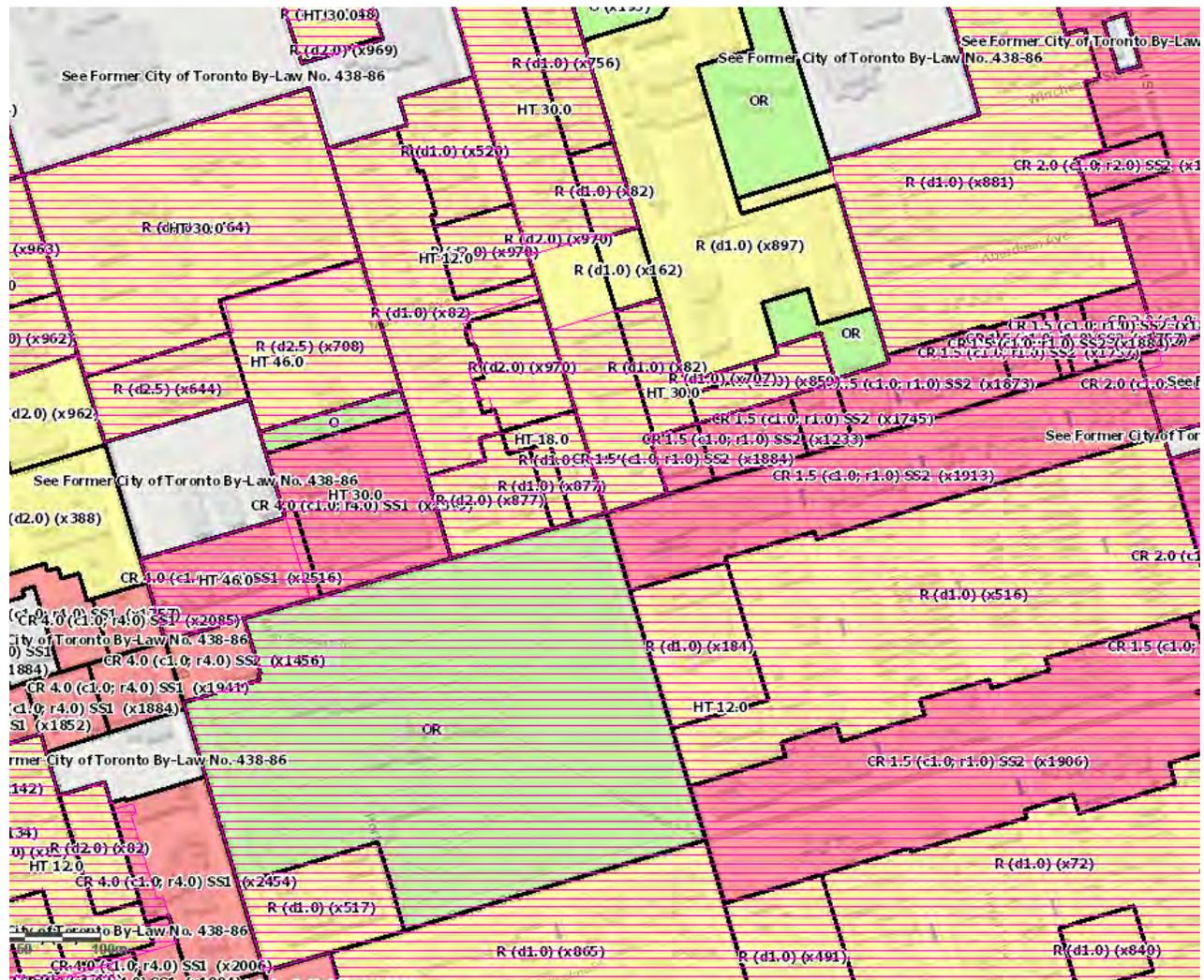
### 3.1 Low Density

There are various approaches for organizing different types of low density residential zones, each with its strengths and limitations. The City's current Zoning By-law 160-90 and the County of Brant Zoning By-law 61-16 both utilize a traditional approach with multiple residential zones with varying lot standards such as different minimum lot frontages. This is seen in the four (4) Residential Type 1 (R1A, R1B, R1C, and R1D) zones based on a 9 metre, 12 metre, 15 metre, and 18 metre minimum frontage.

Another approach seen in Southern Ontario is the use of Land Use Categories, which enables multiple forms of housing to be grouped within a single land use category such as a low-rise zone. This approach is seen within the City of Pickering's Zoning By-law for Seaton, a new greenfield community, which permits both detached dwellings and semi-detached dwellings in the Low-Density Type 1 Residential Zone. The Town of Milton's Zoning By-law also includes two low-density zones with varying lot standards for different built forms. Similarly, the City of Kingston's new Zoning By-law utilizes low, medium, and high density residential zones. In comparison, the Zoning By-laws for the

City of Vaughan, Town of Oakville, City of St. Catharines, City of Guelph, City of Peterborough, the City of London, and City of Brantford’s current Zoning By-law include multiple detached zones with varying frontages.

Applying an overlay is another approach and tool that can be used to assist in organizing zones and specific zoning regulations such as frontage and height. This approach is applied in the City of Toronto’s Zoning By-law 569-2013, which utilizes overlays to regulate specific matters. A height overlay on a zoning map that provides height permission for specific areas in the City is shown in **Figure 18** where the number after “HT” represents the maximum building height permitted in metres. This approach was discussed in greater detail within Discussion Paper #1 - Structure.



**Figure 18: City of Toronto Zoning By-law – Height Overlay**

Sub-Categories is a similar approach to overlays but rather than an additional colour or hatch applying to a property to delineate a different regulation, the zoning maps identify different categories from the zoning by-law that apply to a property. The City of London’s zoning map in **Figure 19** illustrates sub-categories. For instance, the numbers

after the letter D provides the maximum density for the property. Similarly, the number after H delineates different heights in storeys.

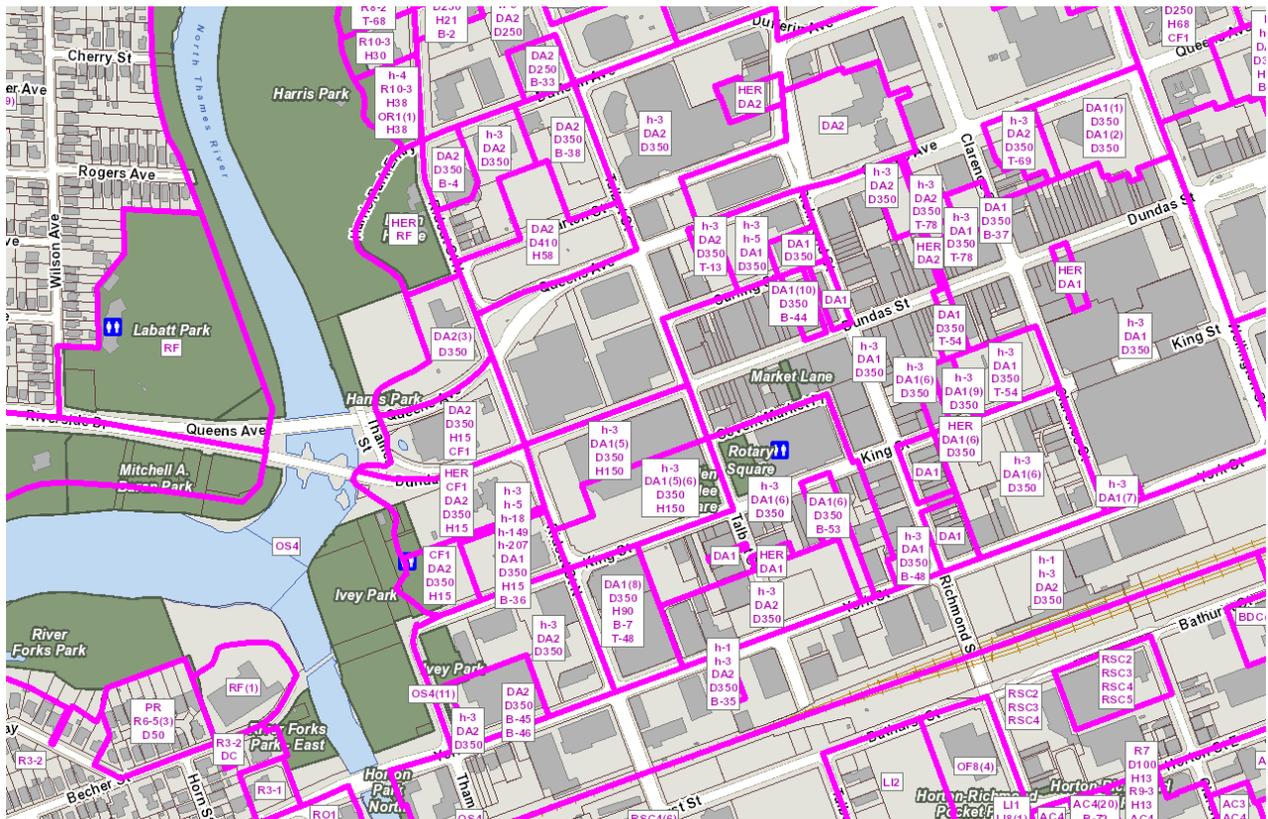


Figure 19: City of London’s Zoning By-law – Sub-Categories

A combination of these approaches could be utilized in the New Zoning By-law to manage differences in frontages, lot area, height and/or coverage in the same zone.

### 3.2 Medium and High Density

Based on the direction in the Official Plan, the Urban Design Manual and best practices, additional regulations could be incorporated into the new Zoning By-law to ensure built forms are compatible with the adjacent land uses and low-rise neighbourhoods. Both Medium and High Density Zones should consider zoning provisions related to height and tower floor plates, setbacks, amenity space, as well as landscaped open space.

## **Height Measurement**

The City of Brantford's existing medium-density zones (R4A and R4B) have height permissions of 3 to 4 storeys, whereas the high-density zone (UHD) permits 12-storeys. Utilizing a maximum height in metres rather than storeys is a more effective way to govern height as it leaves less room for interpretation. For example, the floor to ceiling heights can vary among buildings resulting in different heights in metres while having the same number of storeys. This approach is already implemented within the existing low-rise zones but should be introduced into all zones.

## **Tower Floor Plate**

In conjunction with height regulations, maximum tower floor plate is another important design factor that could be considered for apartment buildings in the high-density zone. The City of Vaughan's Comprehensive Zoning By-law establishes a maximum tower floor plate of 850m<sup>2</sup> for tall buildings generally over 10 storeys; however, a 750m<sup>2</sup> floor plate is commonly found within many urban design guidelines and zoning by-laws across the Greater Toronto Area.

## **Setbacks**

For both mid-rise and high-rise zones, the zoning by-laws for the City of Barrie and Town of Oakville set out minimum front, rear and side yard setbacks similar to the existing requirements within the City of Brantford's Zoning By-law. However, other by-laws contain zone provisions for mid-rise and high rise zones that address compatibility issues and other built form matters. These provisions include tower separation between buildings and angular plane provisions. Both Guelph and Vaughan set out tower separation distances ranging between 20 and 25m within their respective Zoning By-laws.

## **Angular Plane**

The Guelph Zoning By-law requires a 45-degree angular plane at a height above 80% of the width of the right-of-way to create massing along the street that is proportional to the width of the road. This requirement avoids a canyon effect along the street. Many municipalities also require a 45-degree angular plane adjacent to low-rise residential development, to minimize shadows and privacy concerns; the City of Vaughan's Comprehensive Zoning By-law is one example.

## **Amenity Space**

Several municipalities in the Greater Toronto Area also require a minimum indoor and outdoor amenity space per unit for higher density developments. This requirement ranges from as low as 2m<sup>2</sup> per unit upwards. The City of Vaughan's new Zoning By-law establishes a rate of 10m<sup>2</sup> for the first eight dwelling units and an additional 8m<sup>2</sup> for each additional unit. Amenity area in this case refers to an indoor or outdoor communal space maintained for recreational uses located on the same lot.

### **3.2.1 Landscape**

Several medium and high-density zones require a minimum landscape strip/buffer across the municipalities reviewed. Through the review of Zoning By-laws, minimum landscape requirements vary greatly ranging from 10% to 30% of the lot, with an associated landscape strip of 3 metres. Discussion Paper #5 - Mixed-Use Zones provides a comprehensive discussion regarding landscaping requirements associated with mixed-use buildings.

### **3.2.2 Summary**

The New Zoning by-law provides an opportunity to incorporate best practices seen across the municipalities reviewed as well as the built form provisions described in Brantford's Urban Design Manual to address appropriate built form and compatibility with higher density and taller developments.

## 4 Proposed Zoning



This section provides recommendations for the overall organization and structure of the City's new residential zones. The recommended approach is to consolidate and reduce the thirteen (13) residential zones within the City's Zoning By-law No. 160-90 and the two (2) applicable residential zones in the County of Brant Zoning By-law No. 61-16, into new zones that are based on similar dwelling types and provisions and aligned with the Official Plan designations where appropriate.

This section also provides recommendations for the organization and structure of the commercial zones for the commercial developments found within the Residential Designation.

### 4.1 Breakdown of Zones

The proposed preliminary approach to structuring the new Zoning By-law is to categorize new zones based on the land use designations of the Official Plan, where appropriate, and group similar housing types and built forms together. This approach will ensure that the new Zoning By-law aligns with and implements the policy direction of the Official Plan.

The new Official Plan contains one Residential Designation. However, the policies for the Residential Designation differentiate between seven different residential categories:

- Low-Rise Residential;
- Mid-Rise Residential;
- High-Rise Residential;
- Neighbourhood Centre;
- Neighbourhood Corridor;
- Suburban Residential; and
- Transitional Residential.

The Low-Rise, Mid-Rise, and High-Rise Residential categories are not mapped as designations; instead, the Official Plan sets out details in the policies for each of these different residential built form types, which are summarized in Section 2 of this Discussion Paper. The seven residential categories from the Official Plan are recommended to form the basis for the new zones within the new Zoning By-law.

Using the seven Official Plan categories as the basis for the new Zoning By-law creates both opportunities and challenges. The approach aligns with the Official Plan for ease of understanding by the public. However, the Residential Designation is a broad designation that contains existing commercial, institutional and open space uses which

will need to be zoned separately. As well, the City's current Zoning By-law contains 7 different zones for low-rise residential buildings that differ based on lot size and housing type. Consolidating the existing low-rise residential zones into one zone would permit denser built forms across all existing low-rise residential zones which may have implications for existing residential neighbourhood character. However, the Official Plan also seeks to encourage infill and gentle forms of intensifications that create a broader mix of housing options.

The Official Plan permits neighbourhood supporting uses in the Residential Designation, such as small-scale retail and service commercial uses that support residents. As discussed in Section 2.1.4 of this Discussion Paper, commercial properties exist across the City within the Residential Designation. With many of the commercial zones having similar provisions, as outlined in Section 2.2, there are opportunities to consolidate zone provisions in the new Zoning By-law. In some instances, the commercial zones are in areas identified for intensification (i.e., in the Intensification Corridor Designation and the Downtown Urban Growth Centre Designation) and are addressed within Discussion Paper #5 - Mixed-Use Zones.

The following sets out recommendations for the structure of the residential zones and neighbourhood based commercial zones.

#### **4.2 Suburban / Estate Residential Structure**

It is recommended that a Suburban Residential zone be created to match with the Suburban Residential category in the Official Plan. This zone would apply to all unserviced residential areas, including the Suburban Residential category in Tutela Heights, the four clusters of homes currently zoned Estate Residential, and two small clusters along the north side of Powerline Road in the boundary adjustment lands currently zoned Rural Residential Zone.

The new zone would permit detached dwellings, accessory buildings, home occupations and additional residential units. Since the lands are unserviced, a minimum lot area of 4,000 m<sup>2</sup> is appropriate for addressing septic system requirements. The lot frontage of 24 metres in the existing Estate Residential zone is recommended to be applied in the new Suburban Residential Zone, which is less than the existing unserviced SR and RR zones and will create more compact lots along the road frontage.

#### **4.3 Low-Rise Residential Structure**

For the Low-Rise Residential zones, there are a number of options.

##### **Option 1: Maintain the existing format of the existing seven low-rise zones within the Zoning By-law**

This approach protects the existing character of neighbourhoods and is the easiest approach to implement. However, it creates a lengthy Zoning By-law, with provisions/standards repeating among the various zones.

### **Option 2: One Low-Rise zone that permits all low-density dwelling types**

This approach streamlines the low-rise zones into one simple zone. It matches the Official Plan Low-Rise Residential Designation. It would permit townhouses and other low rise multiple unit housing throughout the Low-Rise zone where they currently do not exist, which may not be desirable in all established neighbourhoods. For detached dwellings, it would provide for one set of lot and yard standards for all lots. Because there is currently a range of lot sizes and frontages, the smallest existing permissions would need to apply to avoid creating a significant amount of legal non-conforming lots. However, applying the smallest zone permissions for lot area and frontage would result in significant potential for new lots to be created in established neighbourhoods through severance applications, potentially significantly changing the character of established neighbourhoods. A balance is required to protect the character of established neighbourhoods while promoting a diversified housing market through gentle forms of intensification which the Official Plan encourages.

### **Option 3: Limited Number of Low-Rise Zones**

This approach streamlines the low-rise zones into one zone for detached, semi-detached and duplex dwellings and one zone that permits detached, semi-detached and duplex dwellings, as well as townhouses, triplexes, and other low-rise multiple unit townhouse forms. This approach maintains the character of most low-rise neighbourhoods while allowing for a broader range of housing in more diverse neighbourhoods.

### **Option 4: One Low-Rise Zone for Detached and Semi-detached lots with categories**

This approach would create one zone for detached and semi-detached lots but would use categories to differentiate different areas based on lot frontage, lot area and lot coverage. For instance, R1 (A 450 F15 C35) would be an R1 zone permitting a minimum lot area of 450 m<sup>2</sup>, a lot frontage of 15 metres and a lot coverage of 35%. This approach provides simplicity in having one low-rise zone but also maintains a similar approach to the existing Zoning By-law for established residential neighbourhoods with differing zone provisions for different areas of the City. This approach, however, creates maps that can be difficult to read due to text overlaid onto the zone.

### **Recommended Approach**

The recommended approach is a hybrid of these options. For established residential neighbourhoods, a combination of Options 3 and 4 is preferred with one low-rise zone for detached and semi-detached dwellings with sub-categories for lot area, lot frontage and lot coverage (new R1 Zone), and a second low-rise zone which provides for a broader range of multiple unit housing forms (new R3 zone).

For lands within the Residential Designation of the Designated Greenfield Area, Option 2 is preferred with one low-rise zone that provides a range of low-rise housing types with the smallest lot size for single detached dwellings, which would provide flexibility for new residential areas (new R2 zone).

The R1 zone could be used to address the requirements of the Transitional Residential category with different subcategories to address the larger lot area requirements.

For the Neighbourhood Corridor category in the Designated Greenfield Area, the new R3 zone which permits a range of ground related multiple unit housing could be applied to this area.

Other uses permitted uses in these new Low-Rise Zones would include:

- Bed and Breakfast Establishments;
- Day nurseries;
- Home occupation;
- Crisis Residence;
- Additional dwelling units; and
- Accessory uses, buildings, and structures.

The proposed zones recommendations are:

- One (1) Suburban/Estate Residential Zone ;
- Three (3) Low-rise Residential Zones;
  - A residential low-rise zone 1: Existing Neighbourhood Zone (RLR1) for single, semi-detached and duplex dwellings, supported by sub-categories providing guidance for specific lot standards;
  - A residential low-rise zone 1: Greenfield Neighbourhoods Zone (RLR2) for lands within the Designated Greenfield Area that permits a range of low-rise, multiple-unit, dwellings;
  - A residential low-rise zone 3: Neighbourhood Corridor Zone (RLR3) that permits a broader range of multiple unit housing forms. This zone could also be applied to the Neighbourhood Corridor Designation within the Designated Greenfield Area;

## 4.4 Additional Low-Rise Zone Provision Considerations

The following includes a discussion on some of the additional considerations for the Low-Rise Zones.

### Height

The existing zones include maximum height provisions for a low-rise dwelling of 10 metres, except for the RC Zone which permits a maximum height of 3 storeys. For the other Ontario Zoning By-laws reviewed as part of this Project, the maximum height provision for single-detached and semi-detached dwellings generally ranges from 9 metres to 12.5 metres. There are several options to consider in regulating height for low-rise dwellings in City:

- Carry forward 10 metres for low-rise dwellings; or
- Add a height overlay to the Zoning By-law to differentiate heights in different areas of the City.

Considering 10 metres applies to most areas of the City, it is recommended that a maximum height of 10 metres be carried forward. Utilizing height in metres within the new Zoning By-law provides more certainty regarding the actual height of a building as floor to ceiling height of storeys can differ.

### Setbacks

The permitted setbacks are generally consistent between the low-rise zones. The existing low-rise zones all have the same front and rear yard setbacks. The review of recent Committee of Adjustment decisions also identified a reduced rear yard setback from 7.5 metres to approximately 6 metres was a common variance over the last few years. Although this reduction may be appropriate in some circumstances, it may not be appropriate across all low-rise zones.

Other municipal by-laws for newer areas have also reduced front yard setbacks of 3 to 4.5 metres while generally maintaining 6 metres to the garage.

The side yard setbacks are consistent for the R1 zones at 1 and 3 metres but differ for the R2 and R3 zones based on housing type. The RC zone has considerably reduced side yards at 0.6 metres. For many newer urban areas, other municipal by-laws have lower side yard setbacks generally at 0.6 and 1.2 metres.

There are a few options to consider in regulating setbacks for low-rise dwellings in City:

- Carry forward the existing setbacks standards; or
- Maintain the existing standards for the new R1 zone but provide for reduced standards in the greenfield zone (R3 zone) and the multiple housing (R2 zone).

## 4.5 Mid-Rise Zone

Within the existing Zoning By-law, there are two medium-density zones, Residential Medium Density Type A (R4A), and Type B (R4B). The Residential Medium Density Type A permits low-rise multiple unit housing forms such duplexes, fourplexes, and townhouses, whereas the Residential Medium Density Type B Zone permits apartment dwellings.

The following sets out options for the structure of the Mid-Rise Residential zones:

### **Option 1: Maintain the existing format of the existing two Mid-Rise zones**

This approach maintains the existing zoning structure and separates the two different built forms with different zone provisions. This is the simplest approach. However, there is only one storey difference between the two zones, and it doesn't align with the intent of the official plan to permit all mid-rise forms. It also creates a longer Zoning By-law, with provisions/standards repeated between the two zones.

### **Option 2: One Mid-Rise zone that permits all mid-rise density dwelling types with varying built form standards for each housing type.**

This approach streamlines the mid-rise zones and matches with the Mid-Rise Residential Designation. It would require a different set of provisions for differing housing types. It would also permit as of right apartment forms in zones that hadn't previously been zoned to permit such housing forms.

### **Recommended Approach**

Option 2 is recommended. There is not a significant difference between the built form maximums – 3 verses 4 storeys and a combined zone would provide for flexibility in housing intensification on these sites. However, the designation permits up to 6 storeys which is discussed in the next sub-section.

## 4.6 Additional Mid-Rise Zone Considerations

The following includes a discussion on some of the additional considerations for the Mid-Rise Zone.

### **Height**

The existing permissions in the current Zoning By-law are 3 storeys for the Residential Medium Density Type A Zone (R4A), and 4 storeys in the Residential Medium Density Type B Zone (R4B). The new Official Plan permits a range of 3-6 storeys. Permitting 6 storeys across all existing R4A and R4B zones may not be appropriate. An alternative is to use a height overlay schedule which provides different heights for different properties. For this option, all new Mid-Rise zoned sites could have a maximum height of 6 storeys using a height overlay, while all existing R4A and R4B zoned sites could have a maximum height of 4 storeys.

As floor to ceiling heights can vary among buildings, the introduction of heights in metres should be considered rather than height in storeys. Another alternative is seen in the Town of Milton's Zoning By-law, which provides both the maximum number of storeys and the equivalent heights in metres.

### **Lot Coverage**

The existing lot coverage for apartment buildings in the R4B zone of 35% reflects older best practices associated with towers with large amounts of open space and landscaping. A larger lot coverage for apartment buildings such as 50% or 60% could be considered as seen in the City of Guelph (60%), City of Kingston (55%), and the City of Vaughan (50%) Zoning By-laws.

### **Amenity Space**

The amenity space requirement for apartment buildings within the existing Zoning By-law is 9m<sup>2</sup> per unit. This provision reflects older best practices and could be reduced, for example, the new Zoning By-laws such as Vaughan's have begun to introduce pro-rated requirements, such as requiring 8.0m<sup>2</sup> per unit for the first eight (8) units, and an additional 5.0m<sup>2</sup> per unit. In some Zoning By-laws, the minimum amenity space has been removed for denser building types such as apartment dwellings, as seen in the City of Catharines Zoning By-law.

## **4.7 High-Rise Zone**

The Residential High Density (RHD) Zone currently permits a range of denser built forms such as apartment dwellings, a retirement home as well as institutional uses such as group homes and commercial uses such as neighbourhood convenience stores. The Official Plan also permits non-residential uses on the ground floor and should be permitted in the zone.

It is recommended that the existing RHD zone and the current use permissions should be maintained while also permitting non-residential uses on the ground floor.

## **4.8 Additional High-Rise Zone Considerations**

The following includes a discussion on some of the additional considerations for the High-Rise Zone.

### **Height**

The existing permissions in the current Zoning By-law are 12 storeys (RHD), whereas the new Official Plan provides a minimum height of 6-storeys. It is recommended that the maximum height of 12 storeys be maintained. Heights above 12 storeys would require a rezoning application and would be assessed in terms of conformity with the Official Plan policies.

In addition, the floor to ceiling heights can vary among buildings, therefore the introduction of heights in metres should be considered, rather than height in storeys. Another alternative is seen in the Town of Milton's Zoning By-law, which provides both the number of storeys and heights in metres which may be preferable.

### **Angular Plane**

The implementation section of the new Official Plan states that Zoning By-law can incorporate development standards such as angular plane. A 45-degree angular plane measured from low-rise residential areas is a common standard in many Ontario municipalities. It would be appropriate to apply to ensure compatibility to adjacent low-rise residential areas.

### **Floorplates**

For tall buildings, which is a building generally greater than 12 storeys, best practices would require a podium and tower arrangement with the tower floor plates maximized generally in the 750 to 850 m<sup>2</sup> per floor range. This arrangement minimizes massing and leads to shadows that are limited in size. However, since the zone is not proposed to permit heights greater than 12 storeys, it would not be applicable. However, it could be made a general provision to apply to any applications for buildings taller than 12 storeys.

### **Tower Separation**

Similar to floor plates a minimum tower separation is a best practice that is applied across a number of Ontario municipalities. These by-laws typically require a tower separation of 25 to 30 metres. Again, as the zone is not proposed to permit heights greater than 12 storeys, it would not be applicable. However, it could be made a general provision to apply to any applications for buildings taller than 12 storeys.

### **Amenity Space**

The amenity space discussed under the Mid-Rise zone would equally apply to the RHD Zone.

## **4.9 Commercial**

The following sets out options for the structure of the Commercial zones applying to lands located in the Residential Designation of the Official Plan.

### **Option 1: Maintain the Existing Seven Commercial Zones**

This approach maintains the existing zoning structure and zoning hierarchy and could be applied in the Designated Greenfield Area. For example, the permissions of the Neighbourhood Centre sub-designation closely align with the existing Neighbourhood Centre Commercial (C9) Zone except that the C9 zone does not permit residential uses.

This approach creates a lengthy Zoning By-law, with provisions/standards repeated between the seven zones, and the commercial hierarchy is no longer reflected in the Official Plan.

### **Option 2: One Commercial Zone that applies to all Commercial Uses in the Residential Designation**

This approach streamlines the approach to commercial sites and is simple and flexible. Existing lots that do not meet this one set of standards would become legal non-conforming. However, it will be difficult to determine one set of provisions and standards that would be appropriate for all commercial areas across the City.

This approach could also erode the existing neighbourhood/commercial character and facilitate the introduction of denser commercial uses.

As well, providing more intense commercial uses in the interior of neighbourhoods as of right may result in compatibility issues with surrounding residential uses.

### **Option 3: Three separate commercial zones based on the function**

In this approach, three separate zones are proposed based on the function of each zone. The first zone is an Automobile Service / Gas Station Zone similar to the existing C6 Zone. This zone was also recommended in Discussion Paper #5 - Mixed-Use Zones.

The second zone would be a Convenience Commercial Zone similar to the existing C7 zone. It would apply to the small commercial sites located in the interior of the residential neighbourhoods.

The third zone would be a Neighbourhood Commercial Zone which would combine the provisions of the existing C9 and C10 zones and possibly include many of the C8 zoned properties. This zone would contain the larger retail establishes in the Residential Designation as well as the plazas that are found within the Residential Designation. This option would provide a greater opportunity to ensure compatibility between the commercial lands and adjacent residential lands.

### **Recommended Approach**

Option 3 is recommended as it simplifies the zones to three discrete zones based on the commercial function taking place and provides a greater opportunity to ensure compatibility with surrounding uses. These zones include an Automobile Service/Gas Station Zone, a Convenience Commercial Zone and a Neighbourhood Commercial Zone. Within the Neighbourhood Commercial Zone, residential uses should be permitted above the ground floor with commercial uses required at grade.

In addition to the above, further consideration is needed for the Mixed Commercial Residential areas and the Neighbourhood Centre areas in the Designated Greenfield Area.

## Mixed Commercial Residential

The existing Mixed Commercial Residential (C3) Zone is quite different from the other zones in that it permits a limited range of commercial uses as well as ground related residential. It is similar to the proposed Convenience Commercial Zone for the commercial permitted uses and similar to the proposed ground related multiple residential (R3) Zone. It is also similar to the Neighbourhood Corridor sub-designation in the Designated Greenfield Area. However, much of the lands within the existing C3 zone are occupied with residential uses. Further consideration needs to be given as to whether most of the lands should be changed to a residential zone or remain in a new mixed commercial residential zone.

## Neighbourhood Centres

The Neighbourhood Centre sub-designation in the Greenfield Area permits a similar range of commercial uses to the proposed new Neighbourhood Commercial Zone as well as residential apartments. Rather than create another zone, the Neighbourhood Commercial zone could also apply to the Neighbourhood Centre sub-designation, but the zone would need to be changed to permit apartment development in the existing areas currently zoned C9 and C10.

### 4.10 Additional Commercial Zone Considerations

The following includes a discussion on some of the additional considerations for the Commercial Zone.

#### Height

The maximum permitted height provisions should all be in metres. For sole-commercial sites, the existing maximum height of 10 metres is appropriate for the Neighbourhood Commercial Zone but would not likely be appropriate for the convenience commercial and automobile zones where one storey commercial buildings are more common.

#### Lot Area

The lot area and lot frontage fluctuate quite substantially between the existing zones. Further analysis including an analysis of the existing site lot area and frontage is required to determine the appropriate minimum lot area and frontage.

## 5 Conclusion and Next Steps



The purpose of this Discussion Paper was to review the existing residential and commercial zones that are currently regulating lands within the Residential Designation and to identify which provisions should be carried forward into the new Zoning By-law, what changes should be made, and what additional provisions should be added. In Phase 4 of this Project, the information collected and summarized in this report will be further examined and used to inform the overall Strategic Directions report which brings together all the findings of the Phase 3 Discussion Papers.

The proposed zone recommendations are summarized below:

- One (1) Suburban Residential Zone;
- Three (3) Low-rise Residential Zones;
  - A Residential Low-Rise 1 Zone: Existing Neighbourhoods (RLR1) for single, semi-detached and duplex dwellings, supported by sub-categories providing guidance for specific lot standards;
  - A Residential Low-Rise 2 Zone: Greenfield Neighbourhoods (RLR2) for lands within the Designated Greenfield Area that permits a range of low-rise, multiple-unit, dwellings;
  - A Residential Low-Rise 3 Zone: Neighbourhood Corridor (RLR3) that permits a broader range of multiple unit housing forms. This zone could also be applied to the Neighbourhood Corridor Designation within the Designated Greenfield Area;
- One (1) Residential Mid-Rise Zone that permits all mid-rise dwelling types with varying standards for each housing type;
- One (1) Residential High-Rise Zone, while permitting non-residential uses on the ground floor consistent with the new Official Plan;
- Three (3) different commercial zones based on function;
  - An Automobile Service/Gas Station Zone;
  - A Convenience Commercial Zone; and
  - A Neighbourhood Commercial Zone.