

Attachment-3 Recommended Zoning Regulations and Conditions

3A – Zoning Regulations, Zoning By-law (1995)-14864

That the Zoning By-law Amendment application be approved, and that City staff be instructed to prepare the necessary amendment to Zoning By-law (1995)-14864, as amended, to transfer the subject lands from the current “Residential Single Detached” (R.1B) zone to the following:

“Specialized Residential Semi-Detached/Duplex” (R.2-34(H)) Zone

The R.2-34(H) zone is recommended to be applied to the subject lands as shown in the proposed Zoning Map in Attachment-7 and in accordance with Section 4 (General Provisions), Section 5.2 and Table 5.2.2 (Semi-Detached/Duplex Provisions), and Section 12.4 (Regulations of Lands within the Special Policy Area) of Zoning By-law (1995)-14864, as amended, with the following site-specific exceptions:

Maximum Driveway Width

- Notwithstanding Section 4.13.7.2.3, the maximum Driveway Width shall be 5.0 metres.

Minimum Lot Frontage

- Notwithstanding Table 5.2.2, Row 15, the minimum Landscaped Open Space shall be 0.5 metres between the driveway and the nearest lot line.

Additional Residential Dwelling Unit Rear Yard Setback

- Notwithstanding Section 4.12.1 (d)(vii), for an Additional Residential Dwelling Unit in a separate building on the same lot, the minimum setback from the rear lot line (Emslie Street) shall be 4.0 metres.

Holding (H) Provisions

- Purpose: To ensure that development of the subject lands does not proceed until the following condition(s) have been met to the satisfaction of the City related to the subject development.

Conditions

1. The Owner shall provide the City with an updated stormwater management report and grading plan to the satisfaction of the City Engineer/General Manager and the General Manager, Planning and Building Services.
2. The Owner shall provide the City a reliance letter from a Qualified Person who prepared the Human Health Risk Assessment to the satisfaction of the City Engineer/General Manager and the General Manager, Planning and Building Services.
3. The Owner shall provide the City drawings(s), stamped and endorsed by a Professional Engineer licensed to work in Ontario (P.Eng), for the construction of all soft (i.e., fill), and/or hard cap(s), and for the removal and/or burial of lead-impacted soil around BH-6 to the satisfaction of the City Engineer/General Manager and the General Manager, Planning and Building Service.

3B – Zoning Regulations, Comprehensive Zoning By-law (2023)-20790

That the Zoning By-law Amendment application be approved, and that City staff be instructed to prepare the necessary amendment to Zoning By-law (2023)-20790, as amended, to transfer the subject lands from the current “Low Density Residential 1” (RL.1) zone to the following:

“Specialized Low Density Residential 1” (RL.1-24(H)) Zone

The RL.1-24(H) zone is recommended to be applied to the subject lands as shown in the proposed Zoning Map in Attachment-8 and in accordance with Section 4 (General Provisions), Section 6.3.2 and Sections 16.2 (Special Policy Area) of Zoning By-law (2023)-20790, as amended, with the following site-specific exceptions:

Additional Residential Dwelling Unit Rear Yard Setback

- Notwithstanding Section 4.12.1 (d)(vii), for an Additional Residential Dwelling Unit in a separate building on the same lot, the minimum setback from the rear lot line (Emslie Street) shall be 4.0 metres.

Holding (H) Provisions

- Purpose: To ensure that development of the subject lands does not proceed until the following condition(s) have been met to the satisfaction of the City related to the subject development.

Conditions:

1. The Owner shall provide the City with an updated stormwater management report and grading plan to the satisfaction of the City Engineer/General Manager and the General Manager, Planning and Building Services.
2. The Owner shall provide the City a reliance letter from a Qualified Person who prepared the Human Health Risk Assessment to the satisfaction of the City Engineer/General Manager and the General Manager, Planning and Building Services.
3. The Owner shall provide the City drawings(s), stamped and endorsed by a Professional Engineer licensed to work in Ontario (P.Eng), for the construction of all soft (i.e., fill), and/or hard cap(s), and for the removal and/or burial of lead-impacted soil around BH-6 to the satisfaction of the City Engineer/General Manager and the General Manager, Planning and Building Services.

3C – Proposed Consent Conditions

The following conditions are provided as information to Council and will be imposed through consent to sever applications, pursuant to Section 53 of the Planning Act:

1. That prior to the Certificate of Official, the Owner shall convey to the City at no expense, a 0.3m reserve along the entire Emslie Street frontage.
2. Prior to any severance of the lands and prior to any construction or grading on the lands, the Owner shall have a Professional Engineer update the stormwater management report for the proposed development as per the SWMMP, satisfactory to the General Manager/City Engineer.

3. Prior to any severance of the lands and prior to any construction or grading on the lands, the Developer shall have a Professional Engineer design a grading and drainage plan for the site, satisfactory to the General Manager/City Engineer and the General Manager, Planning and Building Services.
4. Prior to any severance of the lands and prior to any construction or grading on the lands, the Developer shall have a Professional Engineer design a site servicing plan for the site, satisfactory to the General Manager/City Engineer.
5. That the owner constructs the new dwelling at such an elevation that the lowest level of the building can be serviced with a gravity connection to the sanitary sewer. If the Owner(s) satisfactorily demonstrates to the General Manager/City Engineer that a below-grade gravity connection is not achievable, the building's below-grade level may be allowed to pump sewage, in accordance with the Ontario Building Code, to the property line, and have a gravity connection from the property line to the City's sanitary sewer.
6. The Owner agrees to pay the estimated cost of all proposed works within the city's right-of-way to the severed and retained lands to the satisfaction of the General Manager/City Engineer. The Owner further agrees to pay the actual costs of all proposed works within the City's right-of-way to the severed and retained lands to the satisfaction of the General Manager/City Engineer.
7. The Owner shall construct, install, and maintain erosion and sediment control facilities satisfactory to the General Manager/City Engineer, according to a plan submitted to and approved by the General Manager/City Engineer.
8. The Developer shall demonstrate to the satisfaction of the General Manager of Planning and Building Services a commitment to incorporate features into the development that will implement recommendations of the City's Community Energy Initiative (CEI) and the overall goal of becoming a net zero carbon community by 2050.
9. The developer shall complete a Tree Inventory and Preservation Plan (TIPP) of public trees which shall be developed and carried out by a Certified Arborist as per the requirements of the City's Tree Technical Manual, satisfactory to the General Manager of Parks.
10. The developer shall complete standard landscaping requirements of a Landscape Plan which includes street trees, satisfactory to the General Manager of Planning and Building Services.
11. The Owner shall be responsible for payment in lieu of conveyance of parkland to the City to the satisfaction of the Deputy CAO of Public Services or their designate, pursuant to s. 42 of the Planning Act and in accordance with the City's Parkland dedication By-law (2022) 20717 or any successor thereof, prior to issuance of any building permits.
12. Any future development or site alteration within the regulated area on the subject property will require a GRCA permit as a portion of the subject property is regulated by the GRCA under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

13. That the Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on all appropriate plans and contact Canada Post to address all other conditions as outlined in the letter dated November 1, 2023, and included in Attachment-12.