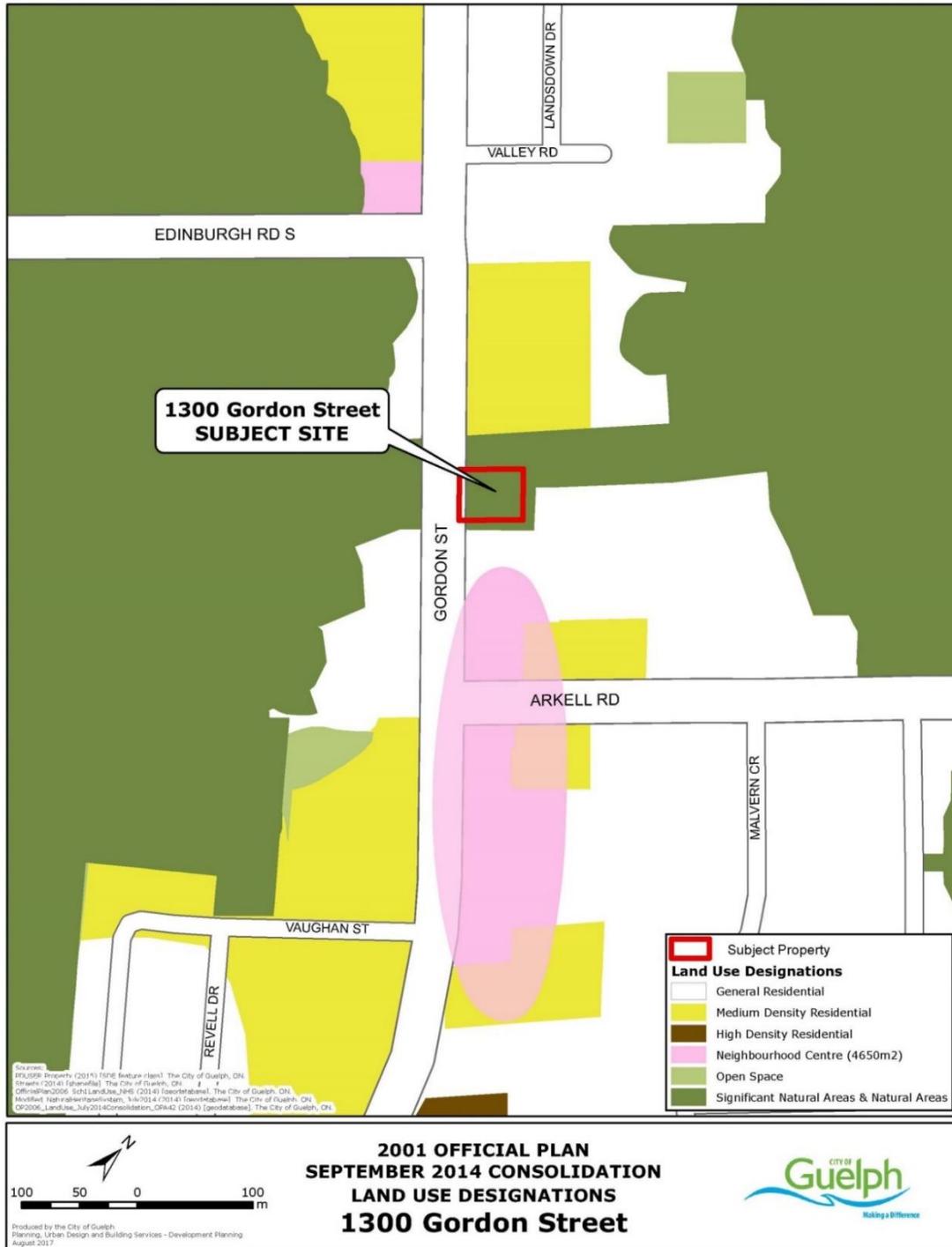


Attachment-4 Official Plan Designation and Policies

Official Plan Land Use Designations at the time of application (Sept 2014 Consolidation)



Attachment-4 continued

Related Policies in the Previous Official Plan (2014 Consolidation)

- 7.2.6 The conversion of a residential building and the *conversion* or *redevelopment* of existing non-residential buildings for *multiple unit housing* will be encouraged, where appropriate. Where the proposed *conversion* or *redevelopment* is of a building previously used for industrial, or other use having the potential to have resulted in environmental contamination, the provisions of subsection 5.6 will also apply to the building as well as the property. Such *conversions* or *redevelopment* shall require an amendment to the Zoning By-law and satisfy the criteria outlined in policy 7.2.7.
- 7.2.7 Multiple unit residential buildings, such as townhouses, row dwellings and apartments, may be permitted within designated areas permitting residential uses. The following development criteria will be used to evaluate a *development* proposal for *multiple unit* housing:
- a) That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity;
 - b) That the proposal can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks and recreation facilities and public transit;
 - c) That the vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections and, in addition, vehicular circulation, access and parking facilities can be adequately provided; and
 - d) That adequate municipal *infrastructure*, services and amenity areas for the residents can be provided.
- 7.2.8 The development criteria of policy 7.2.7 will be used to assess the merits of a rezoning application to permit new multiple unit residential buildings on sites that are presently not zoned to permit these particular housing forms.

Attachment-4 continued

Current Official Plan Policies (March 2018 Consolidation)

9.3.1.1 Development Criteria for Multi-Unit Residential Buildings and Intensification Proposals

The following criteria will be used to assess development proposals for multi-unit residential development within all residential designations and for intensification proposals within existing residential neighbourhoods. These criteria are to be applied in conjunction with the applicable Urban Design policies of this Plan.

1. Building form, scale, height, setbacks, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity.
2. Proposals for residential lot infill will be compatible with the general frontage of lots in the immediate vicinity.
3. The residential development can be adequately served by local convenience and neighbourhood shopping facilities, schools, trails, parks, recreation facilities and public transit.
4. Vehicular traffic generated from the proposed development will not have an unacceptable impact on the planned function of the adjacent roads and intersections.
5. Vehicular access, parking and circulation can be adequately provided and impacts mitigated.
6. That adequate municipal infrastructure, services and amenity areas for residents can be provided.
7. Surface parking and driveways shall be minimized.
8. Development shall extend, establish or reinforce a publicly accessible street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic, where applicable.
9. Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas and microclimatic conditions, such as wind and shadowing.
10. The development addresses public safety, identified public views and accessibility to open space, parks, trails and the Natural Heritage System, where applicable.
11. The conservation and integration of cultural heritage resources, including identified key public views can be achieved subject to the provisions of the Cultural Heritage Resources Section of this Plan.

Attachment-4 continued

Current Official Plan Policies (March 2018 Consolidation)

9.3.5 High Density Residential

The predominant use of land within the High Density Residential Designation shall be high density multiple unit residential building forms.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) multiple unit residential buildings generally in the form of apartments.

Height and Density

1. The minimum height is three (3) storeys and the maximum height is ten (10) storeys.
2. The maximum net density is 150 units per hectare and not less than a minimum net density of 100 units per hectare.
3. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

Significant Natural Areas

4.1.3.9 Significant Wildlife Habitat (including Ecological Linkages)

Significant Wildlife Habitat captures a range of ecologically important habitats that contribute to the quality and diversity of the Natural Heritage System. Ecological Linkages are a component of Significant Wildlife Habitat and are intended to facilitate the movement of flora and fauna between Significant Natural Areas and/or protected Habitat of Significant Species.

Ecological Linkages are designated on Schedule 2 and are identified on Schedule 4 separately from other components of Significant Wildlife Habitat. Ecological Linkages are 100 metres in width except where existing narrower linkages have been approved or identified on Schedule 4. Schedule 4E illustrates all confirmed Significant Wildlife Habitat (excluding Ecological Linkages) based on existing information. Objectives a) To protect and enhance ecologically important habitats that occur within the city. b) To recognize, protect and enhance ecological linkages between and among Significant Natural Areas and/or protected Habitat for Significant Species.

2. Ecological linkages

Policies

3. Development and site alteration shall not be permitted within Significant Wildlife Habitat (including Ecological Linkages) or the established buffers, where applicable, except for uses permitted by the General Permitted Uses of Section 4.1.2.

Attachment-4 continued

Current Official Plan Policies (March 2018 Consolidation)

4. Development and site alteration may be permitted on adjacent lands to Significant Wildlife Habitat (including Ecological Linkages) where it has been demonstrated through an EIS or EA to the satisfaction of the City, and GRCA where applicable, that there will be no negative impacts to Significant Wildlife Habitat or its ecological functions.

5. In addition to the General Permitted Uses of Section 4.1.2, the following additional uses may be permitted within Significant Wildlife Habitat (including Ecological Linkages) and its established buffers, subject to the requirements of 4.1.2.7 and 4.1.2.8, where it has been demonstrated through an EIS or EA, to the satisfaction of the City, in consultation with the GRCA and/or MNR where appropriate, with consideration for the MNR's technical guidance that there will be no negative impacts to the Significant Wildlife Habitat or to its ecological functions:

- i) Essential linear infrastructure and their normal maintenance;
- ii) flood and erosion control facilities and their normal maintenance; and
- iii) water supply wells, underground water supply storage and associated small scale structures (e.g. pumping facility).

Attachment-4 continued

Attachment-4 continued

Attachment-4 continued