

# Committee of the Whole

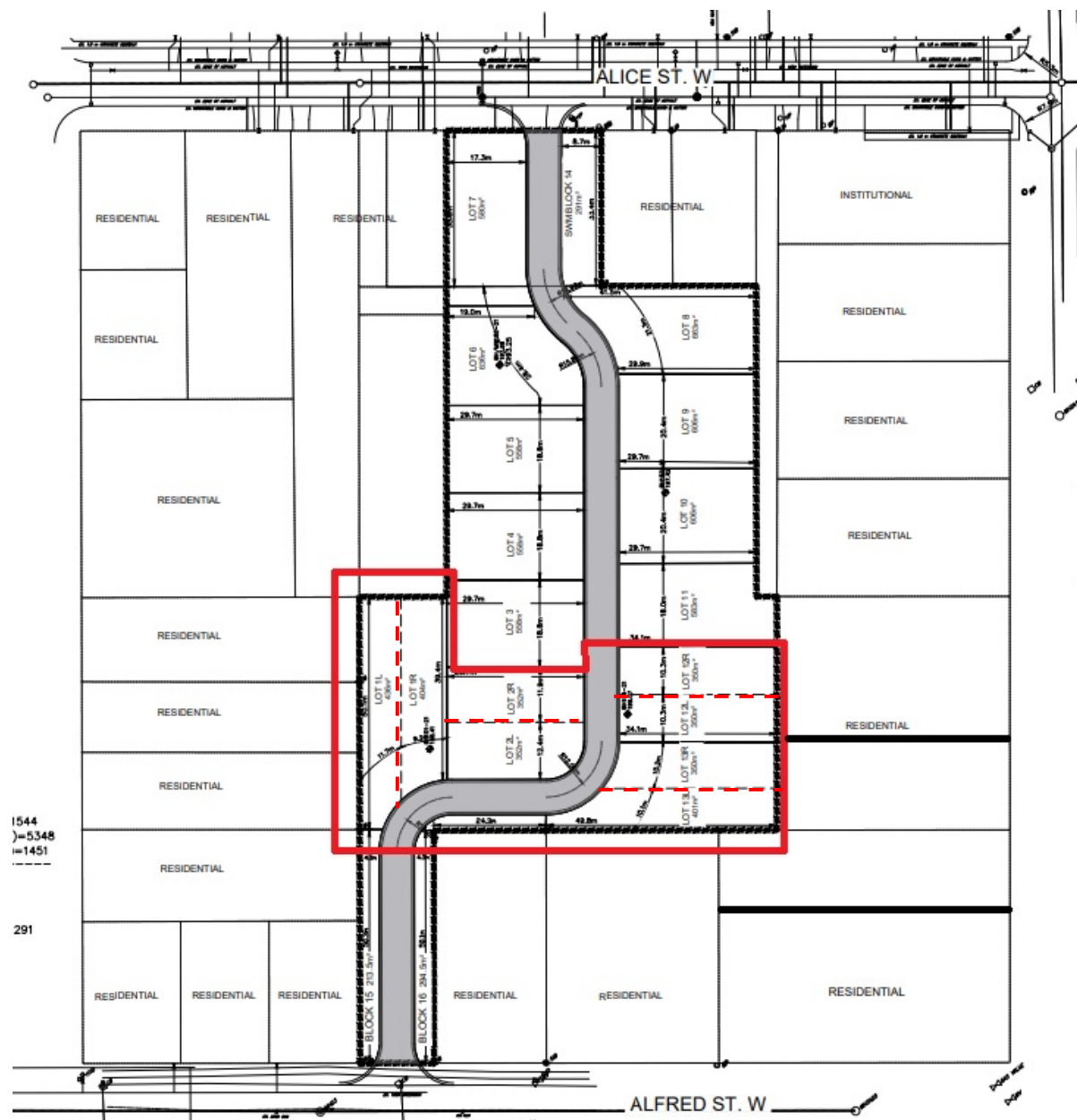
24 Alfred Street Development

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# Original Proposal and Density Distribution

- The original plan proposed a 17-unit Plan of Subdivision consisting of 9 detached units, and 8 semi-detached units, for a total of 17 dwelling units.
- The semi-detached lots, highlighted in red, were situated in the southern portion of the proposed development.
- To achieve this proposed layout the lands designated for semi-detached dwellings needed to be rezoned to Residential Zone 2 (R2) and Lot 7 required relief from minimum lot frontage requirements.
- All but 1 detached lot (Lot 7) conformed to Zoning By-law provisions for minimum lot frontage and site size.
- All semi-detached lots conformed to Zoning By-law provisions for minimum lot frontage and site size.
- 16 of the 17 units conform to minimum zoning by-law requirements. Approximately 94% conforming.



# New Proposal and Density Distribution

- The revised plan proposes a 19-unit Plan of Subdivision consisting of 7 detached units, and 12 semi-detached units, for a total of 19 dwelling units. This revised plan reduces the number of detached homes by 2 units and increases the number of semi-detached homes by 4 units. 19 units exceeds the minimum density requirement.
- The semi-detached lots, highlighted in red, are now exclusively situated on the eastern portion of the proposed development backing onto Bruce Street lots.
- To achieve this mix and density, Zoning By-law amendments are required to both permitted uses and provisions. All lots are to remain Residential R1-1 with Exception 150 permitting the semi-detached dwellings on R1-1 lots and Exception 151 allows relief from minimum lot frontage requirements for detached Lot 7.
- Semi-detached lots require a minimum frontage of 9 metres and minimum lot size of 350 square metres.
- Only 2 detached lots and 2 semi-detached lots conform to zoning by-law requirements.
- 15 of the 19 units do not to minimum zoning by-law requirements. Approximately 20% conforming.



# New Proposal And Density Distribution

- 15 of the 19 lots do not conform to Zoning By-law provisions. Approximately 80% non-conforming.
- Permitting semi-detached dwellings on lots that do not conform to minimum Zoning By-law provisions sets a precedent.
- 12 semi-detached units are backing onto 5 existing homes.

# Reversing Density Location

- Places higher density development in the interior of the development or side of rear yard lands.
- Not facing directly into the back of an existing house.
- Creates a more harmonious flow with existing dwellings.
- Improved compatibility in terms of scale and density with existing Bruce Street properties.
- Creates 8 detached dwelling units and 10 semi-detached units exceeding minimum density requirement.
- Only 6 higher density semi-detached units backing onto 1 existing side yard with an approximate 65 metre buffer to the rear of an existing dwelling versus approximately 18 metre to the rear of homes on Bruce Street.
- 7 out of the 18 lots conform to minimum Zoning By-law provisions. Approximately 40% conforming.



# Setbacks - Provide Equitable Buffer

- Minimize impact on existing residents and better align with thoughtful community planning.
- R1-1 zoning provisions provides some necessary separation as does a small pre-existing laneway behind three of the six houses that front onto Bruce Street and are directly impacted by the subdivision.
- 4.3 metre buffer only exists for only some of the properties backing onto the development creating an inequity among the affected by the proposed development.
- The R1-1 zoning provisions include a 7.5 metre front yard setback and 9 metre rear yard setback, versus semi-detached setback requirements of a 6m front yard setback and 6m rear yard setback.



# Setbacks - Provide Equitable Buffer

- If density remains in this location, incorporate a more uniform approach focusing on the placement of a building footprint.
- Creates a consistent and more adequate buffer between these dwellings and the existing single-family homes.
- Consider reverting to the semi-detached 6 metre front yard setback in favour of increasing the rear yard allowances and/or creating overall building footprints that provide for an increased buffer.
- Straight-line design would be an opportunity for the proposed swale to receive water flowing down the grade more naturally. In addition, the space could be used to place a mechanical swale that could provide a supplementary drainage solution to address water management challenges more effectively.



# Summary

## **Current Proposal**

- 15 of the 19 lots do not conform to Zoning By-law provisions. Approximately 80% non-conforming.
- Permitting semi-detached dwellings on lots that do not conform to minimum Zoning By-law provisions sets a precedent.
- The highest density component of the development is affecting the most possible existing residential units. 12 units are backing onto 5 existing units.
- Exceeds minimum density requirements.

## **If the collective decision is that this does represent good planning, consider some alterations to make it better.**

- Move the higher density semi-detached units to the west side of the development.
- Reduce the impact on existing residential units. 6 higher density semi-detached units backing onto 1 existing side yard with an approximate 65 metre buffer to the rear of an existing dwelling.
- Improved compatibility in terms of scale and density with existing Bruce Street properties.
- Increase conformity with Zoning By-law minimum lot requirements. Approximately 40% conformity versus 20% conformity.
- Maintain minimum density requirements.
- Focus on building footprints over setbacks and use this method to properly place the building footprint closer to the inside of the subdivision, providing maximum space between rear adjacent properties and minimizing the crowded look that will be visible from Bruce Street.