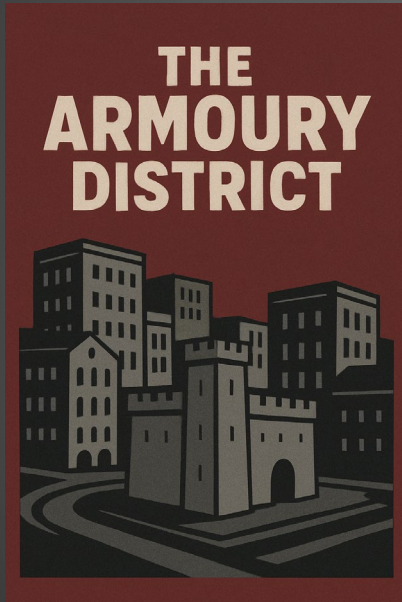


# Community Planning Permit By-law

DRAFT:

Under Review / For Consultation



Summary Overview

# Location



# OBJECTIVES



To facilitate redevelopment of known brownfield and underutilized sites for residential and any complementary uses



To permit a scale and density of development that would allow for redevelopment of the lands



To ensure proper integration of future residential and any mixed use development in an existing area



To establish development standards to ensure appropriate transition of development heights, densities and built form as it relates to the surrounding area



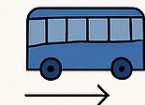
To recognize existing community uses and plan for future opportunities



To provide housing in a high-rise and high-density form, including rental and integration of affordable dwelling units, which contributes to an appropriate range of housing in the community



Proper use, integration and improvement of existing and planned public realm and infrastructure, such as servicing, transportation, parks and trails, streetscapes and community recreation facilities



To establish uses and densities that support and integrate with transit and active transportation (cycling, walking)

# Permit Requirements

- Development, redevelopment, change of use, erect or alter any building or structure, use or occupancy of land = permit
- “Development” includes construction of buildings or structures, additional/alterations substantially increasing size/usability, grading, fill, vegetation removal
- Exemptions: site alteration if other municipal bylaw, infrastructure or public projects by a government body, project by publicly-assisted university, any prior approvals

# Permit Classes

| Class                                 | Description                                                                                                                                                                                                                                            | Approval Authority                           | Public Notice                                                                                      |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------|
| Class 1                               | Meets all standards and permitted uses.                                                                                                                                                                                                                | Director of Planning & Building or delegate. | None required.                                                                                     |
| Class 2                               | Meets the objectives, standards and provisions, but requires a staff variation based on one or more development standards within the established Class 2 variation limit, approval of a listed discretionary use, or for specified community benefits. | Director of Planning & Building or delegate. | On-site sign, website notice and mail.                                                             |
| Class 3                               | Variations beyond Class 2 limits; additional/new permitted uses or community benefits exchange beyond the parameters of this by-law.                                                                                                                   | City Council.                                | On-site sign, website notice and mail.                                                             |
| Amendments<br>(Class 1 & 2 standards) | Amendments to approved and provisionally approved applications to vary a Class 1 or 2 standard                                                                                                                                                         | Director of Planning & Building or delegate. | In accordance with the public notice procedures for the applicable class of permit as noted above. |

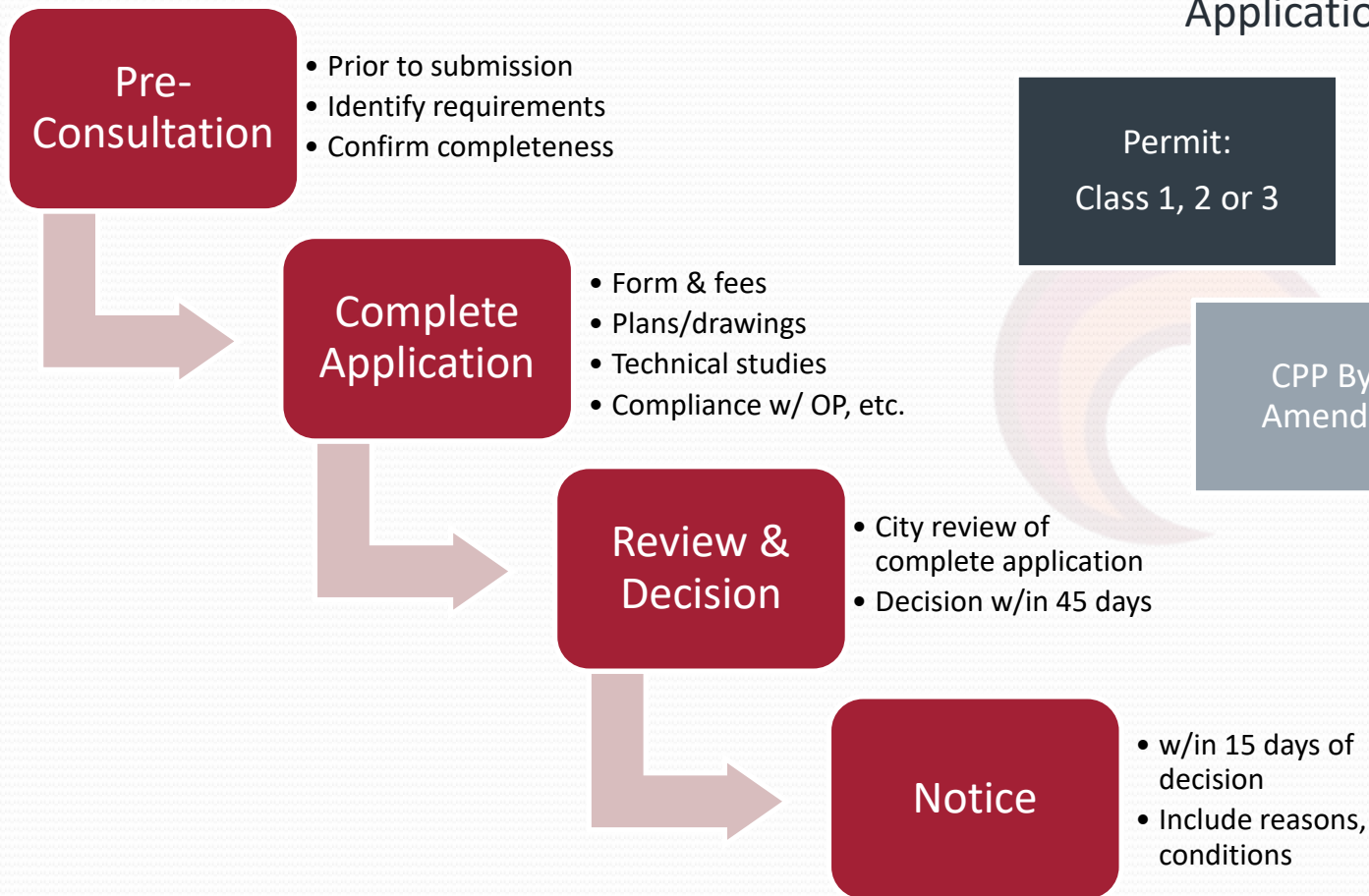
# Criteria for Class 2 or 3 Permits; Variations; Discretionary Uses

- 1) The proposed development or a discretionary use implements the requirements and objectives of this by-law.
- 2) The proposed development or a discretionary use implements the City's Official Plan policies and conforms to the City's Official Plan.
- 3) The proposed development or a discretionary use shall consider provincial and municipal guidelines and regard for technical studies.
- 4) The proposed development or a discretionary use is consistent with and conforms to provincial policy, regulations, and standards, as amended, and any other authority having jurisdiction.
- 5) The potential off-site and adverse impacts resulting from the proposal are identified and mitigated where appropriate.

# Applications, Process, Decisions, Conditions

Class 1-3 Permit, Modification (Provisional or Conditional),  
Amendment

# Application Process



## Application Types

Permit:  
Class 1, 2 or 3

Modification:  
Provisional or  
Conditional  
Approval

CPP By-law  
Amendment

# Permit Decisions:

## Complete Application

Approve w/out  
Conditions

Approve w/  
Conditions

Provisional  
Approval w/ Pre-  
conditions

Provisional  
Approval w/ Pre-  
conditions & w/  
Conditions

Refusal

Appeal Rights (Decision or Non-  
Decision w/in 45 days): Applicant

# Conditions and Agreements

- Conditions of approval may be imposed (but must be clear, achievable and cannot deal with interior of buildings or manner of construction)
- Types of conditions – specified in CPP By-law. Includes (not limited to):
  - any typically through site plan, park, parking, zoning
  - completion and implementation of studies/plans/documents
  - related to site alteration, infrastructure, services, transportation
  - conveyance of land, easement or dedication; parkland requirements
  - requiring confirmation of approvals/permits from other agencies
  - conservation of natural environment, cultural heritage, energy
  - orderly development; financial assurances; holding provisions
  - requirement for community benefit(s) in exchange for development
  - enter into agreement relating to any condition

# Conditions and Agreements

- Mitigation Measures – may impose condition regarding on- or off-site mitigation through agreement, security or prior to development
- Tribunal – applicant may at any time make motion for OLT to determine whether specified condition fulfilled or valid
- Provisional Conditions – applicant shall fulfill before permit.
  - If one or more provisional conditions not cleared = permit not issued
  - Design changes may result in new circulation or new application
- Provisional Approval – valid for one year or approval will lapse
  - Extension requests by applicant may be granted by Director in 1-year intervals to a maximum of 3 requests
- Development Agreement(s) – delegated to staff to prepare, approve, execute and amend any CPP Agreement. To be registered on title

# Uses and Development Standards

Permitted, Discretionary, Accessory, Other

DRAFT – Under Review /  
For Consultation

# Uses

## Permitted Uses:

- Apartment Dwelling
- Community or Recreation Centre
- Day Care
- Home Occupation
- Park (Public or Privately-Owned, Publicly Accessible)
- Retirement Home
- Uses accessory to the foregoing

## Other:

- Public Service Uses
- Urban Agriculture (including community gardens)

Special Circumstances: Occupancy for residential uses only permitted subject to Record of Site Condition or Certificate of Property Use (Risk Assessment)

## Discretionary Uses:

- Back-to-Back Townhouse
- Back-to-Back Stacked Townhouse
- Long-Term Care Facility
- Multiple Dwelling
- Stacked Townhouse Dwelling
- Neighbourhood Commercial uses in a mixed-use building (bakery, business office, clinic, convenience store, personal service, restaurant, retail store)

# Development Standards – Permitted Uses

| Provision                                                                           | Class 1 (Base)                                  | Class 2 Maximum                                                                                                                                               | Class 3 Maximum                                |
|-------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <b>Apartment Dwelling; Retirement Home</b>                                          |                                                 |                                                                                                                                                               |                                                |
| <b>Minimum Lot Area</b>                                                             | 930 m <sup>2</sup>                              | 750m <sup>2</sup>                                                                                                                                             | <750m <sup>2</sup>                             |
| <b>Minimum Lot Frontage</b>                                                         | 30 m                                            | 21 m                                                                                                                                                          | <21 m                                          |
| <b>Minimum Floor Space Ratio (FSR) <sup>1</sup></b>                                 | 1                                               | 1                                                                                                                                                             | 0.6                                            |
| <b>Maximum Floor Space Ratio (FSR)</b>                                              | 3                                               | 4, subject to Section 11 (Community Benefits)                                                                                                                 | 5, subject to Section 11 (Community Benefits)  |
| <b>Minimum Building Height (storeys)</b>                                            | 4                                               | 3                                                                                                                                                             | <3                                             |
| <b>Maximum Building Height (storeys)</b>                                            | 15                                              | 20, subject to Section 11 (Community Benefits)                                                                                                                | 25, subject to Section 11 (Community Benefits) |
| <b>Minimum Front Yard, Exterior Side Yard or Yard Abutting a Public Use Setback</b> | 7.5 m                                           | 6 m                                                                                                                                                           | <6 m                                           |
| <b>Minimum Interior Side Yard Setback</b>                                           | 4.5 m or ½ building height whichever is greater | Class 2 permit may be issued subject to the intent of the standard being achieved through an alternative method to the satisfaction of the Approval Authority | <Class 1 or Class 2                            |
| <b>Minimum Rear Yard Setback</b>                                                    | 4.5 m or ½ building height whichever is greater | Class 2 permit may be issued subject to the intent of the standard being achieved through an alternative method to the satisfaction of the Approval Authority | <Class 1 or Class 2                            |

<sup>1</sup> Phased development whereby initial buildings do not meet the minimum **Floor Space Ratio** are permitted provided that there is an approved plan confirming that with all phases of development the minimum requirement will be met.

# Development Standards – Permitted Uses

| Provision                                                    | Class 1 (Base)                                                                                                                                                                                     | Class 2 Maximum                                                                                                                                               | Class 3 Maximum     |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Apartment Dwelling; Retirement Home</b>                   |                                                                                                                                                                                                    |                                                                                                                                                               |                     |
| <b>Maximum Lot Coverage</b>                                  | 40%                                                                                                                                                                                                | 50%                                                                                                                                                           | >50%                |
| <b>Minimum Landscaped Area</b>                               | 25%                                                                                                                                                                                                | 20%                                                                                                                                                           | <20%                |
| <b>Minimum Building Stepbacks</b>                            | 3 m for all portions of the building above the 6 <sup>th</sup> storey facing a street for buildings located within 15 m of a street or a lot line of a public use (trail, arena/ community centre) | Class 2 permit may be issued subject to the intent of the standard being achieved through an alternative method to the satisfaction of the Approval Authority | <Class 1 or Class 2 |
| <b>Minimum Distance Between Buildings (Tower Separation)</b> | The tower portion of the building, which is the portion of a building 5 storeys and above, shall be setback a minimum of 25 m from any portion of another tower                                    | Class 2 permit may be issued subject to the intent of the standard being achieved through an alternative method to the satisfaction of the Approval Authority | <Class 1 or Class 2 |
| <b>Maximum Building Length</b>                               | 75 m for buildings located within 15m of a street for the portion of the building adjacent to the street                                                                                           | Class 2 permit may be issued subject to the intent of the standard being achieved through an alternative method to the satisfaction of the Approval Authority | >Class 1 or Class 2 |

# Development Standards – Permitted Uses

| Provision                                                                                    | Class 1 (Base)                                                                                                              | Class 2 Maximum | Class 3 Maximum                           |
|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------|
| <b>Community or Recreation Centre</b>                                                        |                                                                                                                             |                 |                                           |
| <b>Minimum Yard Setback</b>                                                                  | 7.5 m                                                                                                                       | 4.5 m           | <4.5 m                                    |
| <b>Maximum Lot Coverage</b>                                                                  | 25%                                                                                                                         | 40%             | >40%                                      |
| <b>Minimum Landscaped Area</b>                                                               | 20%                                                                                                                         | 15%             | <15%                                      |
| <b>Day Care</b>                                                                              |                                                                                                                             |                 |                                           |
| <b>Building Location</b>                                                                     | Must be within or attached to another building with a permitted use and in accordance with the provisions for that building | No Variation    | Standalone building subject to provisions |
| <b>Accessory Uses</b>                                                                        |                                                                                                                             |                 |                                           |
| In accordance with the provisions for the primary use and accessory buildings and structures |                                                                                                                             |                 |                                           |

# Development Standards – Discretionary Uses

| Provision                                                                                                   | Class 1 (Base)                                         | Class 2 Maximum                                        | Class 3 Maximum                                        |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|
| <b>Back-to-Back Stacked Townhouse Dwelling, Back-To-Back Townhouse Dwelling, Stacked Townhouse Dwelling</b> |                                                        |                                                        |                                                        |
| <b>Minimum Lot Frontage</b>                                                                                 | 8 m                                                    | 7 m                                                    | <7 m                                                   |
| <b>Maximum Building Height (storeys)</b>                                                                    | 3                                                      | 4                                                      | >4                                                     |
| <b>Minimum Front Yard and Exterior Side Yard Setback</b>                                                    | 6 m                                                    | 2.5 m                                                  | <2.5 m                                                 |
| <b>Minimum Interior Side Yard Setback</b>                                                                   | 2.5 m                                                  | 1.2 m                                                  | <1.2 m                                                 |
| <b>Minimum Interior Side Yard Along Common Wall Between Dwelling Units</b>                                  | 0 m                                                    | 0 m                                                    | 0 m                                                    |
| <b>Minimum Rear Yard Setback (Stacked Townhouses)</b>                                                       | 7.5 m                                                  | 4.5 m                                                  | <4.5 m                                                 |
| <b>Maximum Lot Coverage</b>                                                                                 | 40%                                                    | 50%                                                    | >50%                                                   |
| <b>Minimum Landscaped Area</b>                                                                              | 25%                                                    | 20%                                                    | <15%                                                   |
| <b>Minimum Front Yard Setback for Garage</b>                                                                | 6 m                                                    | 5.5 m                                                  | < 5.5 m                                                |
| <b>Maximum Garage Width</b>                                                                                 | 50% of the width of the façade of the dwelling         | 50% of the width of the façade of the dwelling         | >50% of the width of the façade of the dwelling        |
| <b>Maximum Driveway Width</b>                                                                               | 50% of the lot width, POTL, condo unit or front façade | 50% of the lot width, POTL, condo unit or front façade | 50% of the lot width, POTL, condo unit or front façade |

# Development Standards – Discretionary Uses

| Provision                                                   | Class 1 (Base)      | Class 2 Maximum     | Class 3 Maximum      |
|-------------------------------------------------------------|---------------------|---------------------|----------------------|
| <b>Long-Term Care Facility</b>                              |                     |                     |                      |
| <b>Minimum Lot Area</b>                                     | 4000 m <sup>2</sup> | 2500 m <sup>2</sup> | <3000 m <sup>2</sup> |
| <b>Minimum Lot Frontage</b>                                 | 30 m                | 20 m                | <20 m                |
| <b>Minimum Floor Space Ratio</b>                            | 0.6                 | 0.6                 | <0.6                 |
| <b>Maximum Floor Space Ratio</b>                            | 1.0                 | 3.0                 | >3.0                 |
| <b>Maximum Building Height<br/>(storeys)</b>                | 4                   | 6                   | >6                   |
| <b>Minimum Front Yard or Exterior<br/>Side Yard Setback</b> | 6 m                 | 4.5 m               | <4.5 m               |
| <b>Minimum Interior Side Yard<br/>Setback</b>               | 5.0 m               | 2.5 m               | <2.5 m               |
| <b>Minimum Rear Yard Setback</b>                            | 9 m                 | 6 m                 | <6 m                 |
| <b>Maximum Lot Coverage</b>                                 | 40%                 | 50%                 | >50%                 |
| <b>Minimum Landscape Area</b>                               | 25%                 | 20%                 | <20%                 |

# Development Standards – Discretionary Uses

| Provision                                               | Class 1 (Base)                                         | Class 2 Maximum                                        | Class 3 Maximum                                        |
|---------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|
| <b>Multiple Dwelling</b>                                |                                                        |                                                        |                                                        |
| <b>Minimum Lot Area</b>                                 | 750 m <sup>2</sup>                                     | 600 m <sup>2</sup>                                     | <600 m <sup>2</sup>                                    |
| <b>Minimum Lot Frontage</b>                             | 21 m                                                   | 18 m                                                   | <18 m                                                  |
| <b>Minimum Floor Space Ratio</b>                        | 0.6                                                    | 0.6                                                    | <0.6                                                   |
| <b>Maximum Floor Space Ratio</b>                        | 1.0                                                    | 3.0                                                    | >3.0                                                   |
| <b>Maximum Building Height (storeys)</b>                | 3                                                      | 5                                                      | >5                                                     |
| <b>Minimum Front Yard or Exterior Side Yard Setback</b> | 6 m                                                    | 4 m                                                    | <4 m                                                   |
| <b>Minimum Interior Side Yard Setback</b>               | 2 m                                                    | 1.5 m                                                  | <1.5 m                                                 |
| <b>Minimum Rear Yard Setback</b>                        | 9 m                                                    | 6 m                                                    | <6 m                                                   |
| <b>Maximum Lot Coverage</b>                             | 40%                                                    | 50%                                                    | >50%                                                   |
| <b>Minimum Landscape Area</b>                           | 25%                                                    | 20%                                                    | <20%                                                   |
| <b>Maximum Driveway Width</b>                           | 50% of the lot width, POTL, condo unit or front façade | 50% of the lot width, POTL, condo unit or front façade | 50% of the lot width, POTL, condo unit or front façade |

# Development Standards – Discretionary Uses

| Provision                                                      | Class 1 (Base)                                                                                                                                                       | Class 2 Maximum                                                                                                                                               | Class 3 Maximum                   |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>Neighbourhood Commercial Uses</b>                           |                                                                                                                                                                      |                                                                                                                                                               |                                   |
| <b>Location</b>                                                | Must be on the ground floor in a building with another permitted or discretionary use other than Day Care or Neighbourhood Commercial (e.g. in a mixed-use building) | Class 2 permit may be issued subject to the intent of the standard being achieved through an alternative method to the satisfaction of the Approval Authority | Different than Class 1 or Class 2 |
| <b>Maximum Size of an Individual Outlet</b>                    | 100 m <sup>2</sup>                                                                                                                                                   | 150 m <sup>2</sup>                                                                                                                                            | >150 m <sup>2</sup>               |
| <b>Maximum Total Size of All Non-Residential Uses on a Lot</b> | 300 m <sup>2</sup>                                                                                                                                                   | 350 m <sup>2</sup>                                                                                                                                            | >350 m <sup>2</sup>               |
| <b>Development Standards</b>                                   | In accordance with the requirements of the building containing the other permitted or discretionary use                                                              | Class 2 permit may be issued subject to the intent of the standard being achieved through an alternative method to the satisfaction of the Approval Authority | Different than Class 1 or Class 2 |

# Development Standards – Home Occupation

| Provision                                                                                                    | Class 1 (Base)                                                                                                                                                                                        | Class 2 Maximum                                                                                                                                               | Class 3 Maximum |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Gross Floor Area occupied by one or more home occupations* within the dwelling unit                          | Shall not exceed 15% to a maximum of 15 m <sup>2</sup> , whichever is less.                                                                                                                           | Up to 25% or 25m <sup>2</sup> , whichever is less                                                                                                             | >Class 2        |
| Number of non-residential employees, partners or associates of a home occupation permitted per dwelling unit | 0                                                                                                                                                                                                     | 1, regardless of the number of home occupations in the dwelling unit.                                                                                         | >Class 2        |
| Maximum number of clients that may be present on the property at any given time                              | 1, regardless of the number of home occupations                                                                                                                                                       | 2, regardless of the number of home occupations                                                                                                               | >Class 2        |
| Maximum of number of children for childcare services                                                         | 5, and such home occupations must only be located in a dwelling unit with an individual driveway or parking area                                                                                      | No Variation                                                                                                                                                  | No Variation    |
| Outdoor Display, Sales, Storage Areas, Signage                                                               | None                                                                                                                                                                                                  | Class 2 permit may be issued subject to the intent of the standard being achieved through an alternative method to the satisfaction of the Approval Authority | >Class 2        |
| Building Character                                                                                           | No home occupation use shall result in a change of the residential character of the building in which it is located                                                                                   | Class 2 permit may be issued subject to the intent of the standard being achieved through an alternative method to the satisfaction of the Approval Authority | >Class 2        |
| Limit on number of home occupations and employee, partner, associate or client                               | Where a home occupation is located within a dwelling unit which does not have an individual driveway providing access to said unit, the home occupation shall be limited to one home occupation only. | Class 2 permit may be issued subject to the intent of the standard being achieved through an alternative method to the satisfaction of the Approval Authority | >Class 2        |

\*Home occupation uses associated with a permitted or discretionary use may only include academic instruction, business office, or studio and shall be subject to the provisions of this By-law

# Development Standards – Accessory Buildings & Structures

| Provision                                                                | Class 1 (Base)         | Class 2 Maximum                                                                                                                                               | Class 3 Maximum |
|--------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Maximum Gross Floor Area                                                 | 40 m <sup>2</sup> each | 60 m <sup>2</sup> each                                                                                                                                        | >Class 2        |
| Maximum Lot Coverage for all Accessory Buildings and Structures Combined | 15%                    | 20%                                                                                                                                                           | >Class 2        |
| Minimum Yard Setbacks                                                    |                        | Class 2 permit may be issued subject to the intent of the standard being achieved through an alternative method to the satisfaction of the Approval Authority | <Class 2        |
| Maximum Building Height                                                  | 4 m                    | 6 m                                                                                                                                                           | >Class 2        |

## Special Circumstances –

- Sensitive Uses (residential, day care, long-term care) requires greater setback to Business Employment zoned land, subject to Land Use Compatibility Study and implementation of any mitigation measures

# Development Standards – Other Structures

- Architectural Features
- Barrier-free Access Ramp
- Bay Window
- Canopies and Balconies
- Deck, Stoop, Steps, Porch
- Eaves and Eavestrough
- Elevator Penthouse
- Fence
- Fence (temp. construction)
- Flagpole, Light Standard
- Fire Escape, Exterior Stairs
- Individual HVAC Units
- Mechanical Equipment
- Patio
- Rooftop Amenity Building or Structures
- Swimming Pool (exterior)
- Telecommunications Antenna
- Uncovered stoop, uncovered steps, uncovered porch

# Development Standards - Variations

- Class 2 and Class 3 Variations are identified within the development standards chart for each permitted use, discretionary use or accessory buildings and structures
- Class 2 Variation for 'Other Structures' considered up to 50% beyond the minimum or maximum requirement. Any Variation beyond 50% requires a Class 3 Permit.
- Variations beyond Class 1 standards for maximum FSR and/or maximum Building Height are subject to Community Benefits

# Community Benefits

Facilities, Services and Matters in Exchange for Additional Development

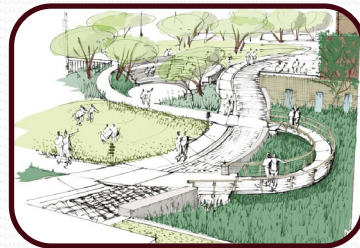
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# Community Benefits [Facilities, Services, and Matters]

- Development of permitted or discretionary use exceeding Class 1 max FSR or height may be permitted up to Class 2 and 3 max, subject to criteria and in exchange for community benefits:



Affordable  
Housing



Public Realm  
Improvements

AND  
/OR



Sustainable  
Development

AND  
/OR



Transportation  
Demand Mgt.  
/ Active  
Transportation

# Community Benefits – Affordable Housing

| Community Benefit - Required | Facility, Service or Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Additional Development                                                                                                                                                                                                                                                                                                                          |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Affordable Housing           | Provision of:<br><br>> 5% of units in the building as Affordable Housing<br>OR<br>> 10% of units in the building as Affordable Housing<br>OR<br>> 33% of units in the building as Affordable Housing<br>OR<br>> 10% of units in the building at or below 80% of Average Market Rent<br>OR<br>> 25% of units in the building at or below 80% of Average Market Rent<br>OR<br>A cash-in-lieu contribution towards St. Thomas-Elgin Social Services affordable housing programs<br>OR<br>A mix of Affordable Housing and cash-in-lieu contribution for the required Affordable Housing | 1 storeys in building height and 0.25 FSR<br><br>2 storeys in building height and 0.5 FSR<br><br>5 storeys in building height and 1.0 FSR<br><br>5 storeys in building height and 1.0 FSR<br><br>10 storeys in building height and 2.0 FSR<br><br>For every \$500,000: 1 storey in building height and 0.25 FSR<br><br>Combination of the above |

# Community Benefits - Other

| Community Benefit - Other                                         | Facility, Service or Matter                                                                                                                                                                                                                                                                                       | Additional Development                                                                                                           |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Public Realm Improvements<br/>(Parks, Trails, Streetscape)</b> | Provision of privately-owned, publicly accessible park or outdoor amenity space and facilities/equipment (over and above any parkland dedication requirements)                                                                                                                                                    | For every 500 m <sup>2</sup> : 2 storeys in building height and 0.5 FSR to a maximum of 4 storeys in building height and 1.0 FSR |
|                                                                   | OR<br>Provision of funding towards community or recreational facilities, enhanced streetscape elements such as street tree planting, LID planting bed infrastructure, decorative pedestrian-scale lighting, decorative crosswalks/ intersections, burying utilities underground, seating areas, public art, etc . | For every \$500,000: 1 storey in building height and 0.25 FSR to a maximum of 2 storeys in building height and 0.5 FSR           |
| <b>Sustainable Development</b>                                    | Net Zero Energy                                                                                                                                                                                                                                                                                                   | 1 storey in building height and 0.25 FSR                                                                                         |
|                                                                   | District Energy System                                                                                                                                                                                                                                                                                            | 3 storeys in building height and 0.75 FSR                                                                                        |

# Community Benefits – Other

| Community Benefit - Other                                       | Facility, Service or Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Additional Development                                                                                                                                      |
|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Transportation Demand Management / Active Transportation</b> | <p>Type A -</p> <p>Provision of a minimum of \$100,000 towards infrastructure, facilities or services for public transit or active transportation. AND/OR</p> <p>Provision of enhanced trail(s) and rest area(s) connected to the active transportation network that is through or on site and fully publicly accessible (either land dedication above and beyond requirements or through easement).</p> <p>AND Type B -</p> <p>Provision of bicycle parking stalls at least 50% over and above the minimum required with at least 75% of those additional stalls being Type 1. OR</p> <p>Provision of an exterior publicly accessible covered bikeshare facility with a minimum of 20 spaces, a publicly accessible bicycle repair station and rest stop. OR</p> <p>Provision of a minimum of 6 dedicated and signed motor vehicle car-share spaces and the purchase of at least 1 dedicated motor vehicle for car-share. OR</p> <p>Installation of accessible transit stop and shelter on-site beyond standard requirements. OR</p> <p>Provision of subsidized monthly transit passes available to all occupants. OR</p> <p>{Additional provision(s) to be added}.</p> | <p>At least 4 items:</p> <p>1 storey in building height and 0.25 FSR</p> <p>OR</p> <p>At least 8 items:</p> <p>2 storeys in building height and 0.5 FSR</p> |

# General and Parking Provisions

Types, Rates, Variations

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For Consultation

# General Provisions

Access/Frontage  
on a Street

Accessory  
Buildings &  
Structures

Municipal  
Services

Change of Use

Daylight Corners

Habitation of  
Vehicles

Lighting

Lot Reductions  
from  
Dedications

Outdoor Storage

Multiple Unit  
Development

Rooftop Amenity

Shipping  
Containers

Signs

Sustainable  
Development

Temporary  
Event, Structures

Waste  
Management

# Parking Provisions



General Parking Provisions



Parking Areas, Driveways and Spaces



Bicycle Parking, Long-Term and Short-Term



Shared Use (Reduction if Mixed Use on Site)



Accessible Parking Spaces



Electric Vehicle Parking Spaces



Loading Spaces

# Parking Provisions - Rates

| Use                                             | Minimum Vehicular Parking   | Minimum Vehicular Visitor Parking | Minimum Bicycle Parking, Long-Term                   | Minimum Bicycle Parking, Short-Term                    |
|-------------------------------------------------|-----------------------------|-----------------------------------|------------------------------------------------------|--------------------------------------------------------|
| Apartment Dwelling                              | 1.25 / unit                 | 0.1 / unit                        | 0.5 / unit                                           | 0.1 / unit, 2 spaces min.                              |
| Back-to-Back Stacked Townhouse Dwelling         | 1.25 / unit                 | 0.2 / unit                        | 1 / unit                                             | 0.1 / unit, 2 spaces min.                              |
| Back-to-Back Townhouse Dwelling                 | 1.25 / unit                 | 0.2 / unit                        | 1 / unit                                             | 0.1 / unit, 2 spaces min.                              |
| Day Care                                        | 3 / 100m <sup>2</sup>       | N/A                               | 0.2 / 100m <sup>2</sup> , 2 spaces min.              | 0.3 / 100m <sup>2</sup> , 2 spaces min.                |
| Long-Term Care Facility                         | 0.1 / bed + 1 / 2 employees | 0.1 / bed                         | 1 space / 5 employees                                | 5                                                      |
| Multiple Dwelling                               | 1.25 / unit                 | 0.2 / unit                        | 1 / unit                                             | 0.1 / unit, 2 spaces min.                              |
| Neighborhood Commercial Uses, except Restaurant | 3 / 100m <sup>2</sup>       | N/A                               | 0.1 / 100 m <sup>2</sup> GFA, 2 spaces min.          | 0.1 / 100 m <sup>2</sup> GFA, 2 spaces min.            |
| Neighborhood Commercial Uses, Restaurant        | 5 / 100m <sup>2</sup>       | N/A                               | 0.1 / 100 m <sup>2</sup> GFA, 2 spaces min.          | 0.1 / 100 m <sup>2</sup> GFA, 2 spaces min.            |
| Retirement Home                                 | 0.5 / bed + 1 / 2 employees | 0.2 / bed                         | 5, plus 1 space / 5 employees                        | 5                                                      |
| Stacked Townhouse Dwelling                      | 1.25 / unit                 | 0.2 / unit                        | 1 / unit (where individual garages are not provided) | 0.1 / unit (where individual garages are not provided) |

# Parking Provisions – Rates & Variations

- Home Occupations:
  - If 1 non-resident employee = 1 additional parking space
  - With customer or client attending = 1 additional parking space
  - Without customer or client attending = no additional parking space
- Variations to a parking standard:
  - Up to 10% below the minimum = Class 2 Permit & at least 4 TDM / Active Transportation Community Benefits
  - 10-20% below the minimum = Class 2 Permit & at least 8 TDM / Active Transportation Community Benefits
  - More than 20% below the minimum or w/out the minimum associated Community Benefit provisions = Class 3 Permit
  - Bicycle parking and EV parking variations = Class 2 Permit

# Administration

Definitions

Tables as  
Reference  
Aids

Interpret

Technical  
Revisions

Transition

Validity of  
Permit  
(3yrs, 1yr  
extend)

Repeal of  
Existing  
By-laws

Map of CPP  
Area

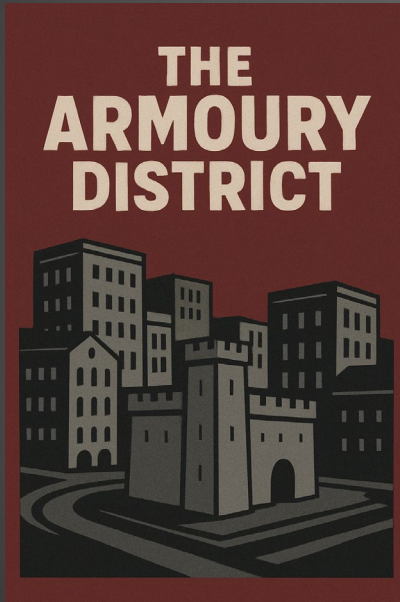


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# Community Planning Permit By-law

DRAFT:

Under Review / For Consultation



Summary Overview