

## Summary of Draft Amendments

The proposed consultation regulation for the Mature Neighbourhood Overlay was presented to Urban Planning Committee on February 1, 2017. This report presents the revised regulations for the six other Overlays that contain similar consultation requirements.

### Section 815 - Medium Density Residential Overlay

The proposed amendments clarify that the development regulations of the Medium Density Residential Overlay only apply to Apartment Housing, while other Overlays apply to other uses. The proposed amendments require that the consultation process only apply to new Apartment Housing, while other uses follow the processes of the applicable Overlay. Because of the larger scale of development within the Overlay, property owners and residents within 60 metres of the Site of the proposed development, and the President of each applicable Community League, are proposed to be notified of all variances.

### Section 816 - High Rise Residential Overlay

The proposed amendments provide clarification that the development regulations of the Overlay only apply to Apartment Housing, while the Medium Scale Residential Infill Overlay applies to Stacked Row Housing, and the Mature Neighbourhood Overlay applies to other uses. This clarification currently exists in the Medium Density Residential Overlay. It is proposed that a parallel clarification be added to the High Rise Residential Overlay.

As with the Medium Scale Residential Overlay, the consultation process in this Overlay would only apply to Apartment Housing. Property owners and residents within 60 metres of the Site of the proposed development, and the President of each applicable Community League, will continue to be notified of all variances.

### Section 818 - Secondhand Stores and Pawn Stores Overlay

The Secondhand Stores and Pawn Stores Overlay requires that the consultation process be undertaken for all development permit applications for Secondhand Stores and Pawn Stores within the boundaries of the Overlay. The proposed amendments would require notification where these are listed as discretionary uses. The Development Officer can use public input in using their discretion to approve or refuse the proposed use.

### Section 819 - Pedestrian Commercial Shopping Street Overlay

The proposed amendments would continue to require that notification of proposed variances be sent to property owners and residents within 60 metres of the site of the proposed development, the President of each applicable Community League, and each applicable Business Improvement Area, as commercial main streets are community hubs and impacts have a wider reach.

### Section 821 - Alberta Avenue Pedestrian Commercial Shopping Street Overlay

As with the Pedestrian Commercial Shopping Street Overlay, the proposed amendments would continue to require that notification of proposed variances be sent to property owners and residents within 60 metres of the site of the proposed development, the President of each applicable Community League, and each applicable Business Improvement Area.

### Section 823 - Medium Scale Residential Infill Overlay

The consultation process in the Medium Scale Residential Infill Overlay is proposed to only be required for new Apartment Housing and Stacked Row Housing. The Mature Neighbourhood Overlay applies to other uses within this Overlay.

As with the Mature Neighbourhood Overlay, a tiered approach is proposed. For most building form regulations, building design regulations, and vehicular access and parking, property owners and residents within a distance of 60 metres of the site of the proposed development, and the President of each applicable Community League, would be notified. For side setbacks, landscaping, and amenity area regulations, property owners and residents next door to and across a lane from the site would be notified, and Community Leagues will receive notification for information purposes. The levels of notification and associated regulations are outlined in the table below.

Tier Number	Recipient Parties:	Affected Parties:	Regulation proposed to be Varied:
Tier 1	Property owners and residents within 60 metres of the site of the proposed development and the President of each applicable Community League	Property owners and residents within 60 metres of the site of the proposed development and the President of each applicable Community League	<ul style="list-style-type: none"> <li>● <u>823.3(1)(a)</u> – Building orientation</li> <li>● <u>823.3(1)(c)</u> – Front setback</li> <li>● <u>823.3(1)(b)</u> – Determination of front lot line</li> <li>● <u>823.3(1)(f)</u> – Height</li> <li>● <u>823.3(1)(g)</u> – Building length</li> <li>● <u>823.3(2)</u> – Building design</li> </ul>

			<ul style="list-style-type: none"> <li>● <u>823.3(5)</u> – Access and parking</li> <li>● <u>823.4</u> - Additional Development Regulations for Specific Areas</li> </ul>
Tier 2	Property owners and residents next door and across the lane from the site of the proposed development and the President of each applicable Community League	Property owners and residents next door and across the lane from the site of the proposed development	<ul style="list-style-type: none"> <li>● <u>823.3(1)(d)</u> – Side setback</li> <li>● <u>823.3(1)(e)</u> – Side Setback abutting a property zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone</li> <li>● <u>823.3(3)</u> – Amenity Area</li> <li>● <u>823.3(4)</u> – Landscaping</li> </ul>