



# Residential Infill Working Group

## Summary of RIWG Recommended Amendments to Zoning Bylaw 20001

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# Amendment to 2.10 RS Zone, Table 4.1



**Support Amending** RS Zone Table 4.1 Site & Building Regulation, 4.1.8 Maximum length of buildings on an interior site 30 m - 25 m pr 50% lot depth

**Move** the current 5.6 Landscaping Regulation 3.2 to the RS Zone Table 4.1 Site and Building Regulations to: *Require a Minimum 30% Soft Landscaping Area (SLA)*

Providing this regulation with other Site & Building Regulations will make sure it is considered and complied with during the planning, design & permit review stage & not substituted with parking or other hard surfacing.

# Amendment to 2.10 RS Zone Table 4.3

**Add** to Table 4.3 Setback Regulation 4.3.2 - *Minimum Rear Setback on an interior site 10 m - **except where an alley exists the Rear Setback shall be 35% of lot depth.***

This will allow buildings in areas without rear lanes to have a 10 m Rear Setback.

## Mature Neighbourhood Development Pattern where a rear lane exist



This ensures new infill housing is compatible with the development pattern in redeveloping areas where access is from a rear lane, front principal dwellings are aligned to the front street and rear garages, and backyard housing is aligned to the lane.



## Add to Table 4.3 Setbacks

- There shall be *no main entrances* accessed from the interior side setback.
- Secondary suite entrances facing an interior side setback *shall not have exterior stairs that exceed one step.*

These are simple and clear regulations that will eliminate the main problem of having up to 4 principal entrances facing the interior side setback, providing little room for stairs and increasing nuisance impacts to neighbours.

UPE02698 Attachment 6 Amendments do not solve the problem of main entrances located in the side yard, no matter what direction they face.

The RS Zone Design Regulations should apply to main entrances for all housing types in the RS Zone.

# 5.0 Design Regulations

Illustrations of Front facade architectural design features



18.6% Windows	16.8% Windows	5% Windows
37% Arch Design Features	66% Arch Design Features	34% Arch Design Features

A regulation requiring the façade to have 15% window glazing is a good start, but does not ensure visual interest will be achieved.

# Amendments to Design Regulations

- *The street facing façade shall present an **active public face** with **3 or more architectural design features** including variations in roof line, vertical or horizontal building wall projection or recessions, visual breaks of building facades into smaller sections, and a variety of forms, colors, materials and styles.*
- *A **Minimum of 40% of front wall area shall provide architectural features** (except garage doors) including windows, doors, front porches or balconies, proportionately integrated with the building to accentuate the main entrance(s) facing the street, minimize massing, eliminate large blank walls, and provide visual interest.*

# Define Architectural / Design Features

**Add** to Glossary - Part 8: General Definitions of Zoning Bylaw 20001, a definition of Architectural design features to ensure it is not interpreted to be 2 different colours or directions of siding, for example:

*Architectural feature means the architectural elements embodying style, design, proportions, general arrangement and components of all surfaces of a building, including but not limited to, the type, colour or texture of the building materials and the type and style of all windows, doors, lights, signs and other fixtures. Landscaping is also considered an architectural feature.*

(Combination of Design Reg #6 St. Catherines, Ontario  
& current Zoning Bylaw 20001, RS Zone Design Regulation)

## 5.6 Landscaping Regulations

**Move** 3.2 30% Soft Landscaping Area to Table 4.1 Site & Building Reg.

**Amend** 5.6 Landscaping Regulation, Regulation 10.1 - to *Require a Landscape Security at time of Development Permit Application for all small-scale residential infill (including single or semi-detached and row housing) to incentivize compliance.*

Recent expansion of the Landscape Securities Program was applied only to multi-unit, cluster housing and non-residential housing types. It is not applied to single or semi-detached and row housing, removing regulatory incentive for compliance, which a 2023 city survey found to be only 11%.