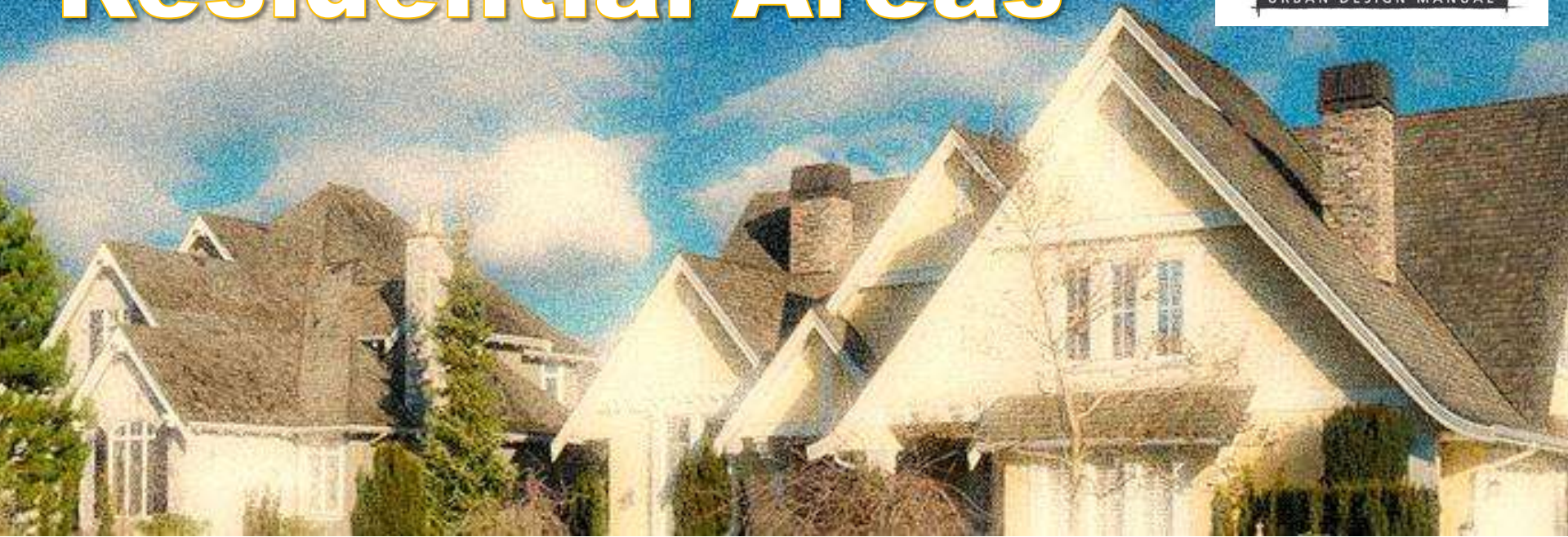


# Zoning and Design Guidelines in Residential Areas





# Presentation Overview

1. Purpose of the Open House
2. Required Building Approvals
3. What is a Zoning By-law?
4. What a Zoning By-law Regulates
5. Current Issues in Residential Neighbourhoods
6. Example of a Residential Zoning Issue
7. Next Steps
8. What are Design Guidelines?
9. For what Types of Dwellings do the Guidelines Apply?
10. Who Uses the Guidelines and When?
11. Document Contents
12. Next Steps



URBAN DESIGN MANUAL

# Purpose of the Open House

- To demonstrate how *Zoning* and *Urban Design* work together, to guide development of homes in residential neighbourhoods.
- To illustrate key issues that are being addressed in the new Zoning By-law and Design Guidelines for Residential Neighbourhoods.
- To solicit your feedback on these issues.



# Required Building Approvals

- A *building permit* is required when building a new home or when renovating or adding to a home.
- Only issued by the Town if a proposed new home or modification to an existing home complies with Ontario Building Code.
  - Includes zoning compliance
- Other applicable approvals:
  - Site Plan Control (limited scope)
  - Minor Variances
  - Conservation Authority permit (limited scope)
  - Heritage Permit (limited scope)
  - Lot Grading and Drainage Approval



# Low Density Residential Zoning in Oakville



## What a Zoning By-law Regulates

Items zoning regulate comes directly from the *Planning Act* (Section 34):

- Where buildings and structures can be located on a lot.
- Amount of buildable area on a lot.
- What types of uses are permitted and how they can be used.
- Lot sizes, building sizes, yard requirements, parking requirements, among others.

# What a Zoning By-law does not Regulate


A Zoning By-law cannot regulate items like:

- Internal configuration of space within buildings.
- Architectural elements such as external building materials and styles.
- Site specific elements such as privacy, landscaping and integration with neighbouring buildings.
- How a building appears from the street.

These items are best addressed through other means such as Design Guidelines or Site Plan Approvals.

## Current Zoning By-laws in Oakville

North Oakville Zoning By-law 11/01/11



**OAKVILLE**

**North Oakville Zoning By-law**  
 (Schedule "A" to By-law 2009-189)  
 Office Consolidation  
 November 1, 2011  
 (In force except as noted)

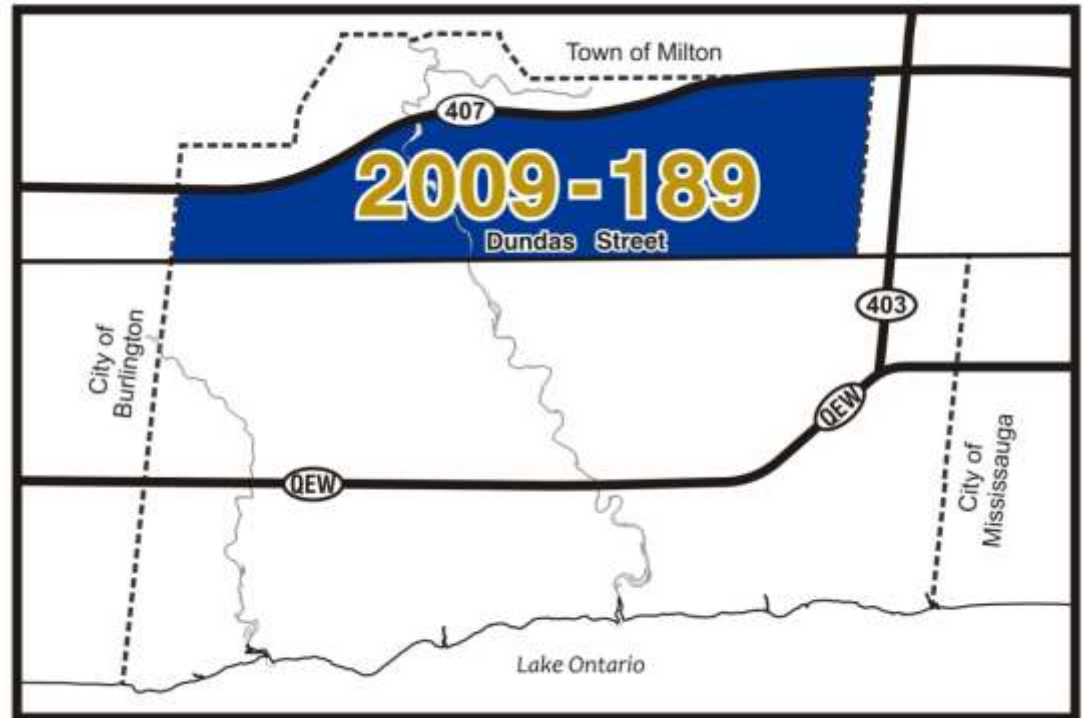
**Approved by Council on November 23, 2009 and amended by:**

Ontario Municipal Board Orders in appeal of By-law 2009-189 (OMB File #PL100043) issued April 15, 2010, July 14, 2010, and October 25, 2010. As of the date of this consolidation, limited sections of the By-law are still subject to appeal as noted.		
By-law 2010-041	Oakville Energy Services Inc.	April 12, 2010
By-law 2010-060	Dave's Munch & Donutery	Approved by OMB in PL101100 - March 26, 2010
By-law 2010-075	Housekeeping, OBC SWM ponds, Joshua Cook Heritage Art Centre	April 13, 2010
By-law 2010-141	Regional Pump Station - Dundas Street	September 27, 2010
By-law 2010-153	Power Generation Facilities	September 27, 2010
By-law 2010-171	Dustin & Associates	December 13, 2010
By-law 2011-006	H. retired, hospital and district energy facility	January 24, 2011
By-law 2011-073	Regional Wastewater Line	July 11, 2011

The following amendment has been approved by Council and is subject to appeal to the Ontario Municipal Board:

By-law 2010-004	Housekeeping - Memorial Gardens (OMB File # PL100591)	April 12, 2010
-----------------	---	----------------

Town of Oakville





# Current Zoning By-laws in Oakville



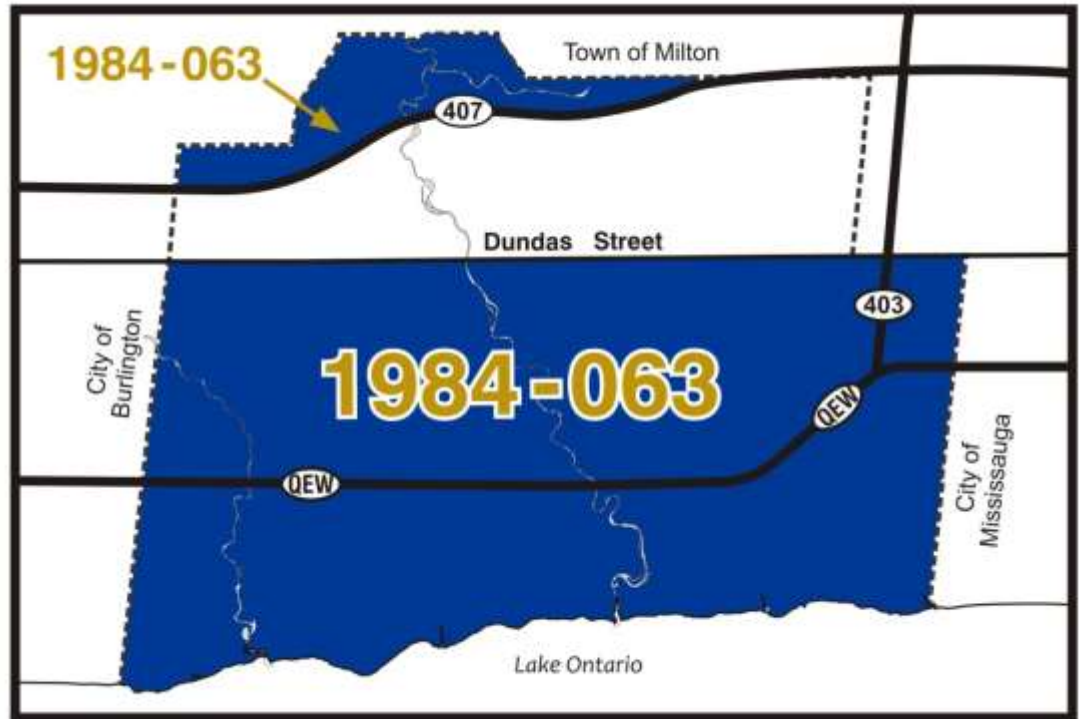
## OAKVILLE Office Consolidation

### Zoning By-Law 1984-63

This edition is prepared for purposes of convenience only.  
For precise reference please consult the Planning Department.

Note:

Passed by Council on November 22, 1984  
O.M.B. Approved on August 1, 1985  
Updated as of November 25<sup>th</sup>, 2011



# Current Issues in Residential Neighbourhoods

A number of issues come up when addressing the following items normally regulated through zoning:

- Building Size and Lot Coverage
- Height
- Accessory Buildings (sheds, garages, gazebos etc.)
- Front Yards
- Accessory Uses (Home Office, Bed and Breakfast etc.)

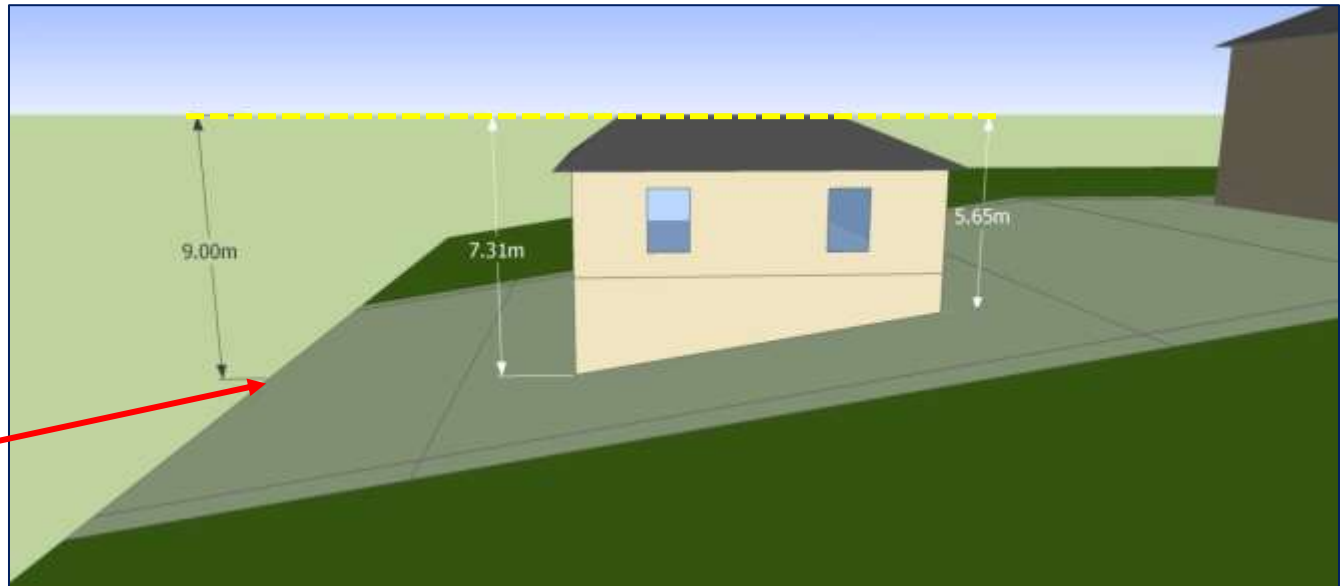
The display panels summarize key issues relating to the above items along with potential ways to address those issues.

# Example of a Residential Zoning Issue

## Item: *Building Heights*

- Measured from: *Established Grade.*

*Established Grade* is measured at the centre point of the *front lot line*, for this interior lot.



# Example of a Residential Zoning Issue

## Item: *Building Heights*

- Measured to: R1-R8 zones regulate “*Building Height*”, while R10-R13 and R0 (infill) zones regulate “*Overall Height*”.

It is assumed that this lot is on level ground (i.e. *Established Grade* is the same everywhere on the lot).



## Next Steps

**December 3, 2012**

Technical Paper on Residential Zones presented to inZone Committee

**February-March 2013**

Draft Zoning By-law presented to inZone Committee (for comment only)

**April-May 2013**

Draft ZBL to Planning and Development Council (to authorize open houses)

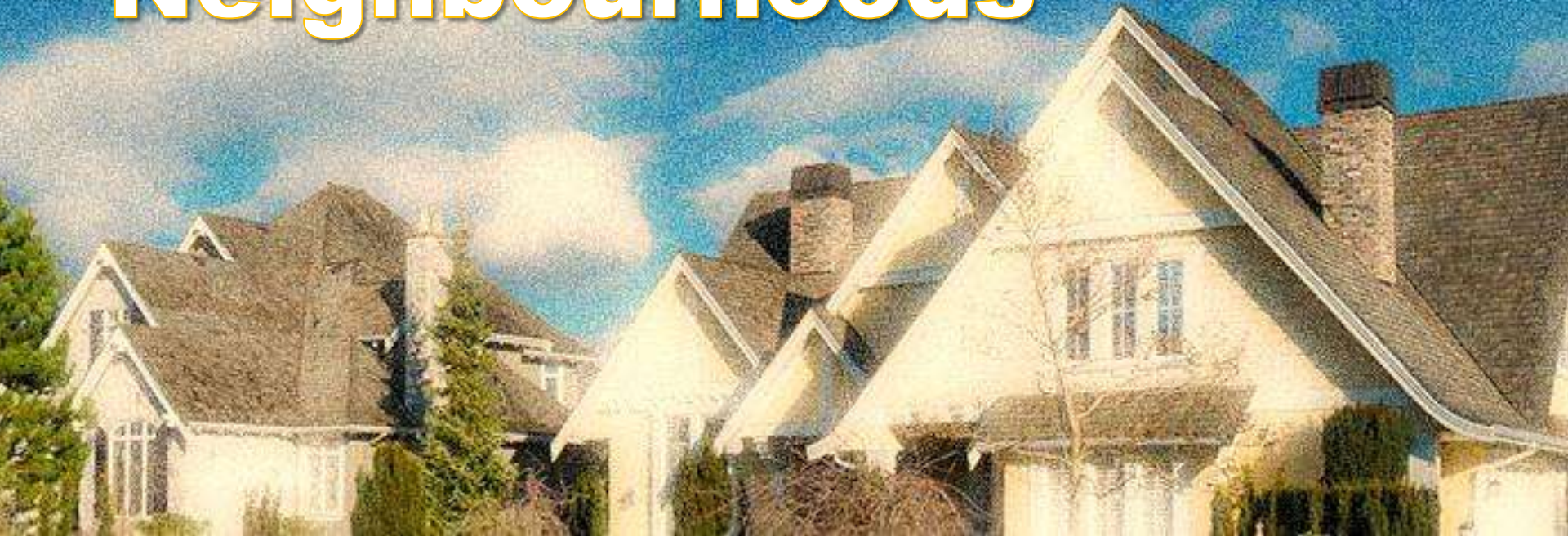
**May-June 2013**

First round of public open houses

**Spring 2014**

Final ZBL to Planning and Development Council for adoption

# Design Guidelines for Stable Residential Neighbourhoods



*Livable*  
by design

URBAN DESIGN MANUAL

# What are design guidelines?

*design-based direction, through text and illustrations, for proposed small-scale changes in a neighbourhood.*

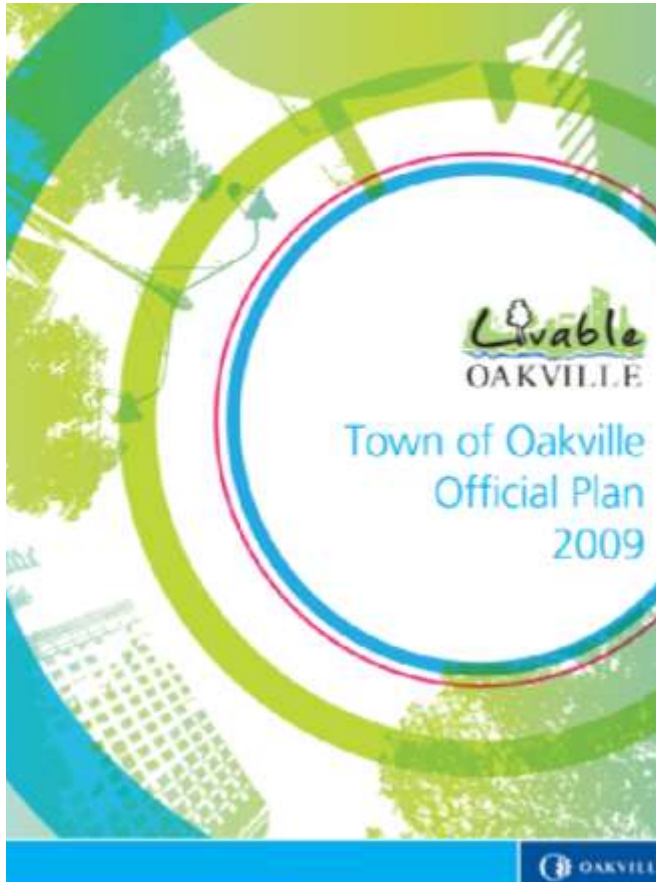
## What they **can do** ... provide guidance

- describe how to achieve a desired end result
- make decision-making more predictable
- an assessment tool for ‘compatible fit’

## What they **cannot do** ... regulate the proposal

- not mandatory and not enforceable

# Policy Implementation



Create it! Vision 2057





# Where do the guidelines apply?



# For what types of development do the guidelines apply?



**a new dwelling on a vacant lot or newly-created lot**



**a new dwelling to replace an existing dwelling**



**an addition to an existing dwelling**

# When are the guidelines used?

## Mandatory:

- **Committee of Adjustment applications**
  - variances and severances [creating a new lot(s)]
- **Site Plan applications**
  - only those considered ‘development’ as defined by the *Planning Act*

## Encouraged:

- when designing any low-density residential project [to ensure compatibility with the neighbourhood]

# Who will use the guidelines?

**those proposing a new dwelling**

Who: **property owner, homebuilder, design consultant**

**those evaluating the proposed dwelling**

Who: **Town of Oakville staff and Committee Members**

**those residing in the neighbourhood**

Who: **neighbourhood residents**

# Neighbourhood Context



**Character**  
**Lot pattern**  
**Scale**  
**Priority Lots**  
**Front Yards**  
**Rear Yards**



# Architectural Context



**Height**  
**Massing**  
**Setbacks**  
**Primary**  
**Facade**





# Architectural Context

**Architectural Elements**  
**Attached Garages**  
**Accessory Structures**  
**Service Elements**







# Site Development Context



**Landscaping**  
**Tree Preservation**  
**Driveways**  
**Grading**



# Heritage Resource Context

Additions to Listed Heritage Resources  
Adjacent to Heritage Resources



## Sample of a Design Document

Urban Design Guidelines for Low-Medium Density

Infill Housing

### 3.2 Mass/Height

**3.2.1** Construct at both a residential scale as well as a scale, mass and proportion that contributes to the quality of the streetscape.



Figure 18: The stacked townhomes on the left are larger in scale than the adjacent properties, but through the use of quality materials and design, they contribute to create a positive streetscape.

**3.2.2** In cases where new buildings back on to low-scale residential properties or public open space, set the building back so that it does not project into a 45 degree angular plane from the rear property line, in order to reduce the impact of potential loss of sunlight or privacy on neighbouring properties. (A 45 degree angular plane is measured from a rear lot line and projects at a 45 degree angle toward the development.) For larger infill development, design within an appropriate angular plane, and provide a suitable buffer zone in order to protect a neighbour's right to adequate light, view and privacy.

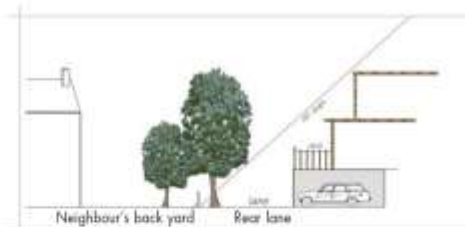


Figure 19: Building within angular planes from this rear lane protects existing neighbour's back yard privacy and access to sunlight.

**3.2.3** Create a transition in building heights if the new development is higher than the existing buildings, through the skilful harmonization and manipulation of mass. Add architectural features such as porches, bays and other building elements to visually reduce the mass of the new building. In addition, the appropriate selection of materials, colours and textures can mitigate the perception of mass and height.



Figure 20: This infill project steps down to respect lower neighbourhood character.

# Consultation

<b>internal interviews</b>	Town departments (input in residential development)
<b>external interviews</b>	staff counterparts in other municipalities staff in agencies (input in residential development)
<b>open house</b>	<b>residential property owners and public</b>
<b>workshop</b>	homebuilder association(s) + independent builders architects and consultants

## Next Steps

**December 3, 2012**

- draft document to the inZone Committee
- draft document available for public review

**January 31, 2013**

- consultation and review period closes
- staff will finalizing design document

**March 2013**

- final document + study presented to inZone Committee and Council for endorsement

**April 2013**

- commence implementation of the design document



# Thank You



**General Inquiry:**  
InZone Project Team  
[inzone@oakville.ca](mailto:inzone@oakville.ca)

**Project Manager:**  
Joe Nethery  
Mgr., Zoning By-law  
Project  
[joenethery@oakville.ca](mailto:joenethery@oakville.ca)



**General Inquiry:**  
Urban Design Manual  
Project Team  
[UrbanDesignManual@oakville.ca](mailto:UrbanDesignManual@oakville.ca)

**Project Manager:**  
Christina Tizzard  
Mgr., Urban Design  
[ctizzard@oakville.ca](mailto:ctizzard@oakville.ca)