

Planning Services Department

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To: Mayor and Members of Council
Cc: CAO and Department Heads
From: Carlo Pellarin, Manager, Development Review
Date: May 22, 2020
Subject: **Report PSD-015-020 – Proposed Official Plan Amendment and Rezoning to Implement the Bowmanville Neighbourhood Character Study**

While discussing Report PSD-015-020 at the Planning and Development Committee Meeting on May 19, 2020, Staff agreed to provide Council with a memo, including illustrations to show how garages and parking can be accommodated based on the proposed regulations contained in the Zoning By-law amendment. This memo also addresses a question that came up about porch depths and comments provided by delegates regarding height.

Attached are illustrations of 9 metre (29.5 foot) semi-detached dwelling lots and 12 (39.3 ft), 15 (49.2 ft) and 16 (52.4 ft) metre lots for single detached dwellings. Different scenarios are provided to depict how parking spaces can be accommodated with attached, detached and no garages. Most garages have been shown with a double car depth, which is a design option that can provide either two parking spaces or storage and a parking space. A 30 metre (98.4ft) lot depth was assumed. This is a conservative depth measurement for the area which has lots averaging depths of 40 metres. Each scenario complies with the proposed lot coverage, landscape open space, side and rear yard setbacks and size of garage doors in relation to the lot frontage. Front yard setbacks can vary in the subject area as the minimum setback is proposed to be within two metres of the established building line, or the average house setback generally for the block.

An illustration is also provided depicting a porch. The General Provisions of Zoning By-law 84-63 allow for porches and steps to project into the front yard by 1.5 metres (4.9 ft). The proposed zoning allows for a house to be set back an additional 2 metres (6.5 ft) from the established building line, therefore there would be the potential depth of 3.5 metres (11.4 ft) for a porch. In greenfield areas the Zoning By-law allows for a setback of 2 metres (6.5 ft) to a porch. It must be recognized that a projection is from the minimum front yard setback, if a dwelling is setback further it can still project 1.5 m into the yard.

The delegates commented that an 8 metre maximum height makes it difficult to construct a 2-storey dwelling, while staff believe it is possible to construct a 2-storey dwelling with a 8 m maximum height, to provide more flexibility, the by-law has been amended to permit a maximum height of 8.5 metres for all three study areas. This

would still maintain the intent of the zoning amendment. A second modification is to replace the term “street line” with “front line” in the new definition of fixed grade used for measuring building height. This ensures that on a corner lot, height is always measured from the front lot line and not the exterior lot line.

We were not proposing any additional changes to the proposed zoning by-law amendment at this time. Rather we reaffirm that the recommendations are based on the work done by MHBC, the comments we heard from the public through the walking tours, open houses and the public meeting. The proposed regulations are intended to balance maintaining character while allowing investment and redevelopment that fits with the existing neighbourhood. Staff will monitor the implementation of the regulations to determine if revisions are necessary to strike a better balance going forward. If that is the case, staff can either initiate an amendment, or incorporate revisions into the new Zoning By-law through the ZONE Clarington project.

Sincerely,



Carlo Pellarin

Corporation of the Municipality of Clarington

By-law Number 20____ - _____

being a By-law to amend By-law 84-63, the Comprehensive Zoning By-law for the Corporation of the Municipality of Clarington

Whereas the Council of the Corporation of the Municipality of Clarington deems it advisable to amend By-law 84-63, as amended, of the Corporation of the Municipality of Clarington for ZBA 2019-0019;

Now Therefore Be It Resolved That, the Council of the Corporation of the Municipality of Clarington enacts as follows:

1. Section 12. Urban Residential Type One (R1) Zone is amended by adding a new section 12.2.1 as follows:

“12.2.1 Neighbourhood Character Overlay

The following alternate regulations shall apply to the “Urban Residential Type One (R1) Residential Zone” and all special exceptions to that zone located within the Neighbourhood Character Overlay identified on Schedule ‘3’:

- a. For the purpose of Section 12.2.1, the term:
 - i) Height of Dwelling means the vertical distance, measured between the lowest fixed grade, and
 - a) In the case of a flat roof, the highest point of the roof surface,
 - b) In the case of a mansard roof, the deck roof line, and
 - c) In the case of a gable, hip or gambrel roof, the average height between the eaves and the ridge.
 - ii) Established building line means the average yard setback from the street line to existing principal buildings on one side of the street measured a minimum of four lots on either side of the lot within the same zone category.
 - iii) Fixed grade means the elevation of the ground at the front line measured at the midpoint of a lot.
 - iv) Soft landscaping means the portion of a lot comprised of any combination of flowers, grass, shrubs, sod, trees or other horticultural elements that is not covered with impervious surfaces. It does not include any buildings or structures, any hard surface areas such as, but not limited to, driveways, parking areas, decorative stonework, walkways, patios, screening or other landscape architectural elements.

b. Yard Requirements

i) Front Yard and Exterior Side Yard

- a) 6.0 metres minimum to the garage or carport
- b) Minimum to the dwelling is the established building line
- c) Maximum to the dwelling is 2.0 metres from the established building line

ii) Interior Side Yard (minimum)

- a) 3.0 metres on one side where there is no attached garage;
- b) 1.2 metres for dwellings 1.5 storeys or less; and
- c) 1.8 metres for dwellings greater than 1.5 storeys

c. Lot Coverage (maximum)

- i) For dwellings 1.5 storeys or less 35 percent
- ii) For dwellings greater than 1.5 storeys 30 percent
- iii) A covered and unenclosed porch/balcony having no habitable floor space above it is excluded from the maximum lot coverage subject to the following:
 - a) In the case of an interior lot, the maximum total area of 12.0 square metres is permitted within the front yard.
 - b) In the case of an exterior lot, the maximum total area of 20.0 square metres is permitted within the front yard and/or exterior side yard.

d. Landscaped Open Space (minimum)

- i) Overall 40 percent
- ii) Front yard 50 percent, which must be soft landscaping

e. Building Height (maximum) 8.5 metres

f. Special Regulations

- i) The maximum permitted width of a garage door is 3 metres and the combined width of garage doors on an attached garage shall not exceed 6 metres and the following, whichever is less:
 - a) Where facing the exterior side lot line for all dwellings 25 percent of the exterior side lot line
 - b) Where facing the front lot line for single detached dwellings 25 percent of the front lot line
 - c) Where facing the front lot line for semi-detached dwellings 35 percent of the front lot line
- ii) A garage or carport doors or openings shall be setback a minimum of 1.0 metres from the front or exterior side wall of the dwelling.

- iii) Height of floor deck of an unenclosed porch above finished grade must not exceed 1.0 metres.
- iv) Entrances for an apartment-in-house can be in the front yard through a common entrance with the principal dwelling. Where a separate entrance is provided it must be in the side or rear yard.

g. Exceptions

- i) Minimum front yard setback for a garage at 73 and 74 Lambs Lane is 9.8 metres.
- ii) Maximum lot coverage for a single detached dwelling at 79 Division Street is 43 percent.
- iii) Notwithstanding 12.2.1 b. i) c., c.i), d. ii), and f. ii), 10 Victoria Street shall be subject to the following zone regulations:
 - a. Front yard setback (maximum) 6.5 metres
 - b. Lot coverage (maximum) 43 percent
 - c. Front yard landscape open space (minimum) 35 percent
 - d. A garage door may not extend in front of the front wall of the dwelling.

2. Section 26 is amended by adding a new section 26.8 as follows:

“26.8 Overlay Zones

In addition to the permitted uses and zoning regulations for each zone there are Overlay Zones. Where applied the Overlay Zones are read together with the zone regulations. In the event of conflict, the more restrictive regulation applies except in the case of a special exception. The Overlay Zones are shown on the Schedules to this By-law.”

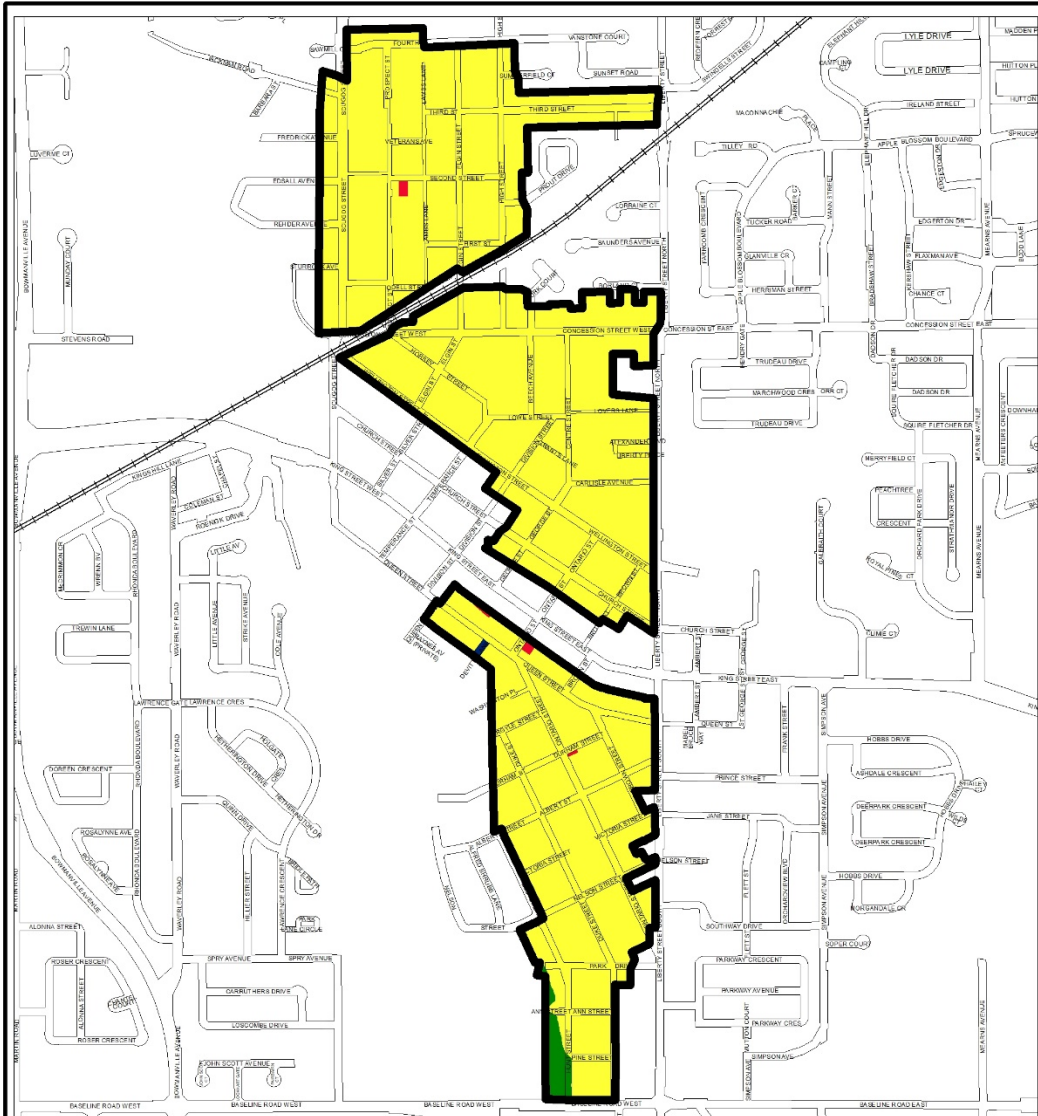
- 3. Schedule ‘3’ to By-law 84-63, as amended, is hereby further amended by adding the “Neighbourhood Character Overlay” as illustrated on the attached Schedule ‘A’ hereto.
- 4. Schedule ‘A’ attached hereto shall form part of this By-law.
- 5. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Section 34 of the Planning Act.

By-Law passed in open session this _____ day of _____, 20____

Adrian Foster, Mayor

C. Anne Greentree, Municipal Clerk

This is Schedule "A" to By-law 2020- , passed this day of , 2020 A.D.



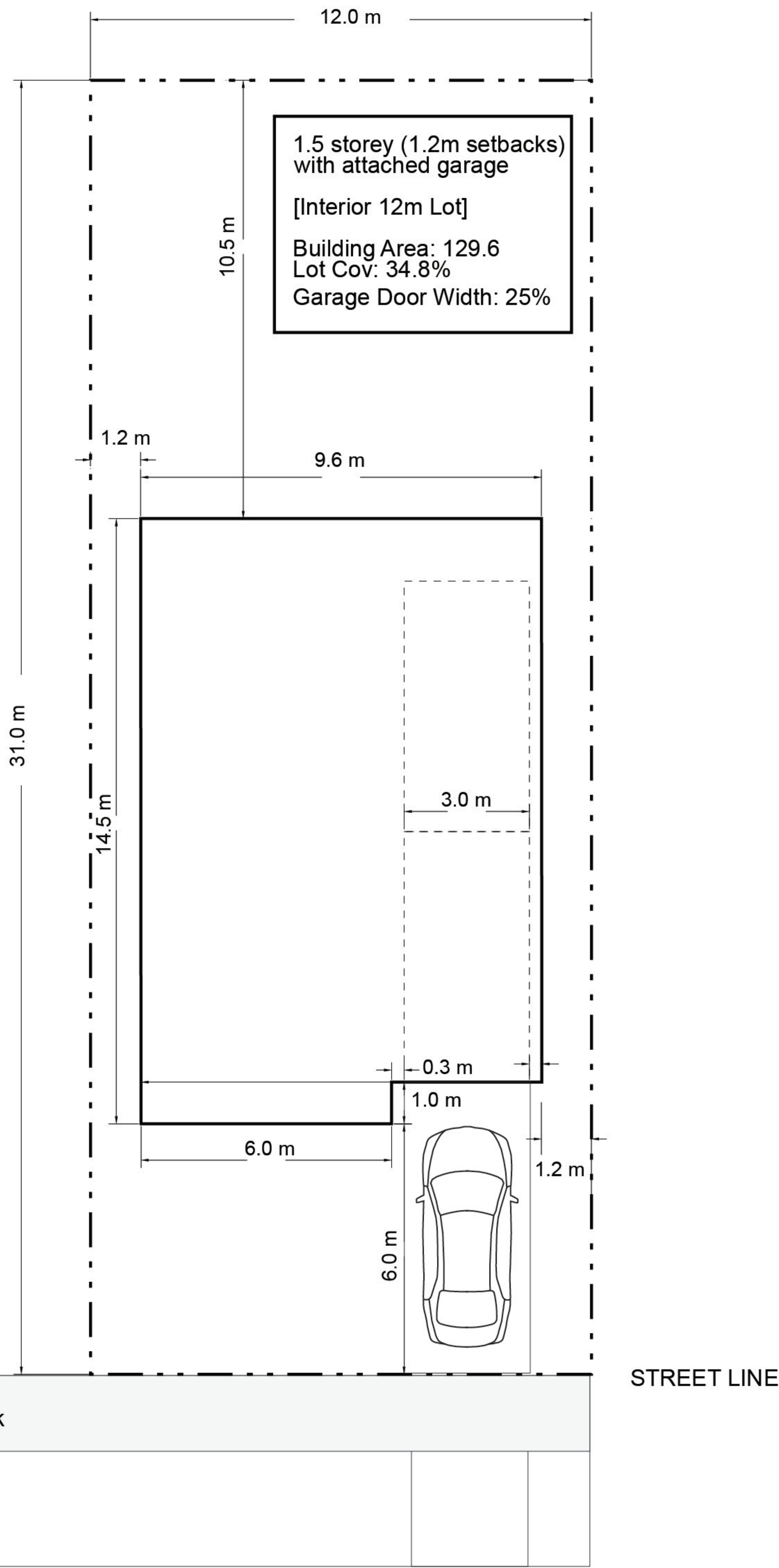
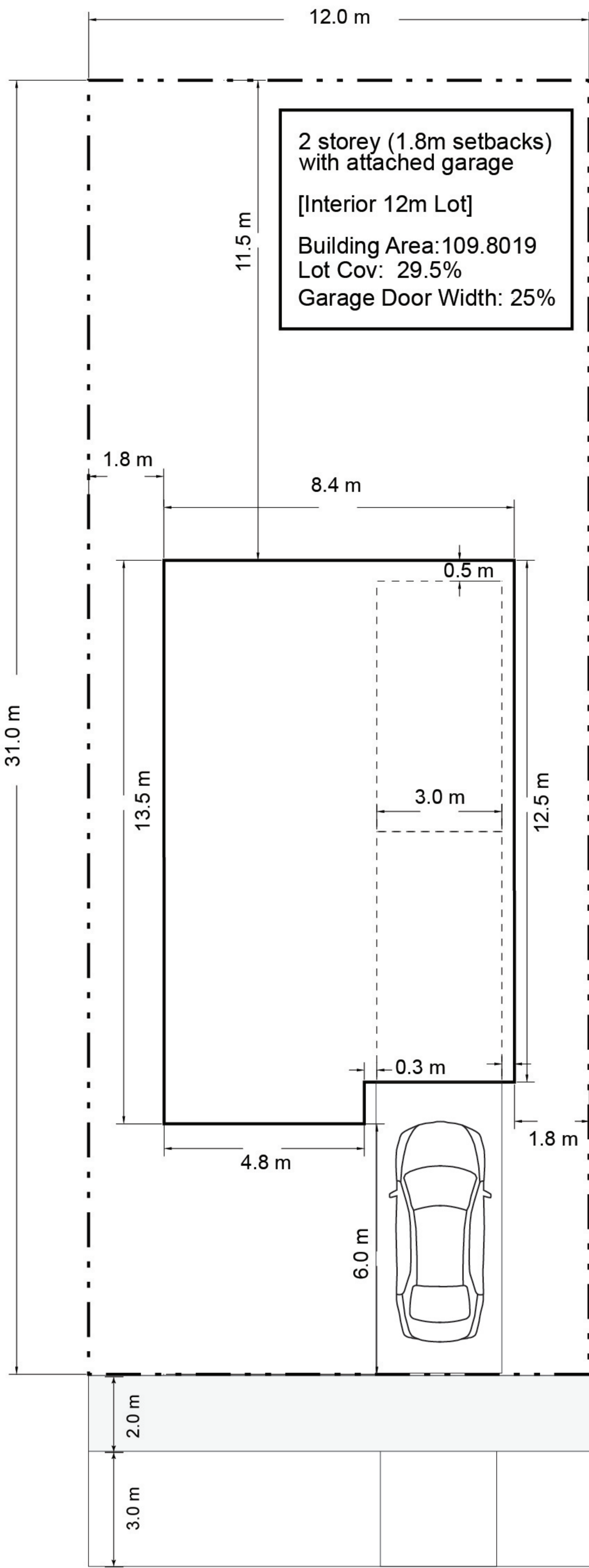
- Neighbourhood Character Overlay
- Commercial
- EP
- Industrial
- Residential

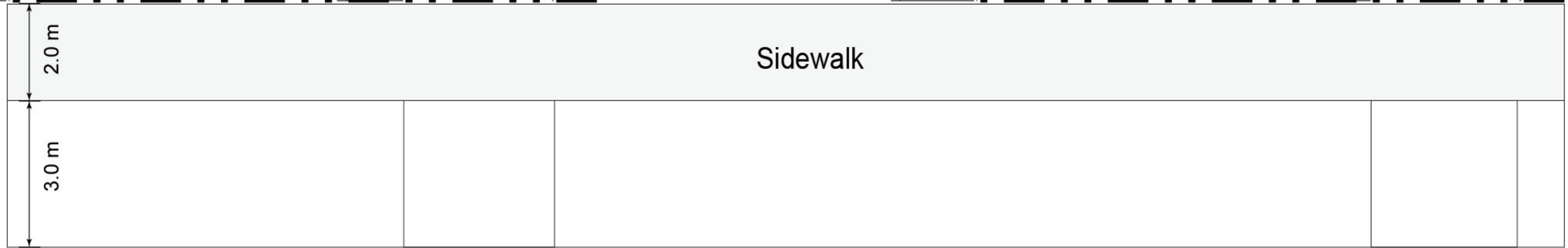
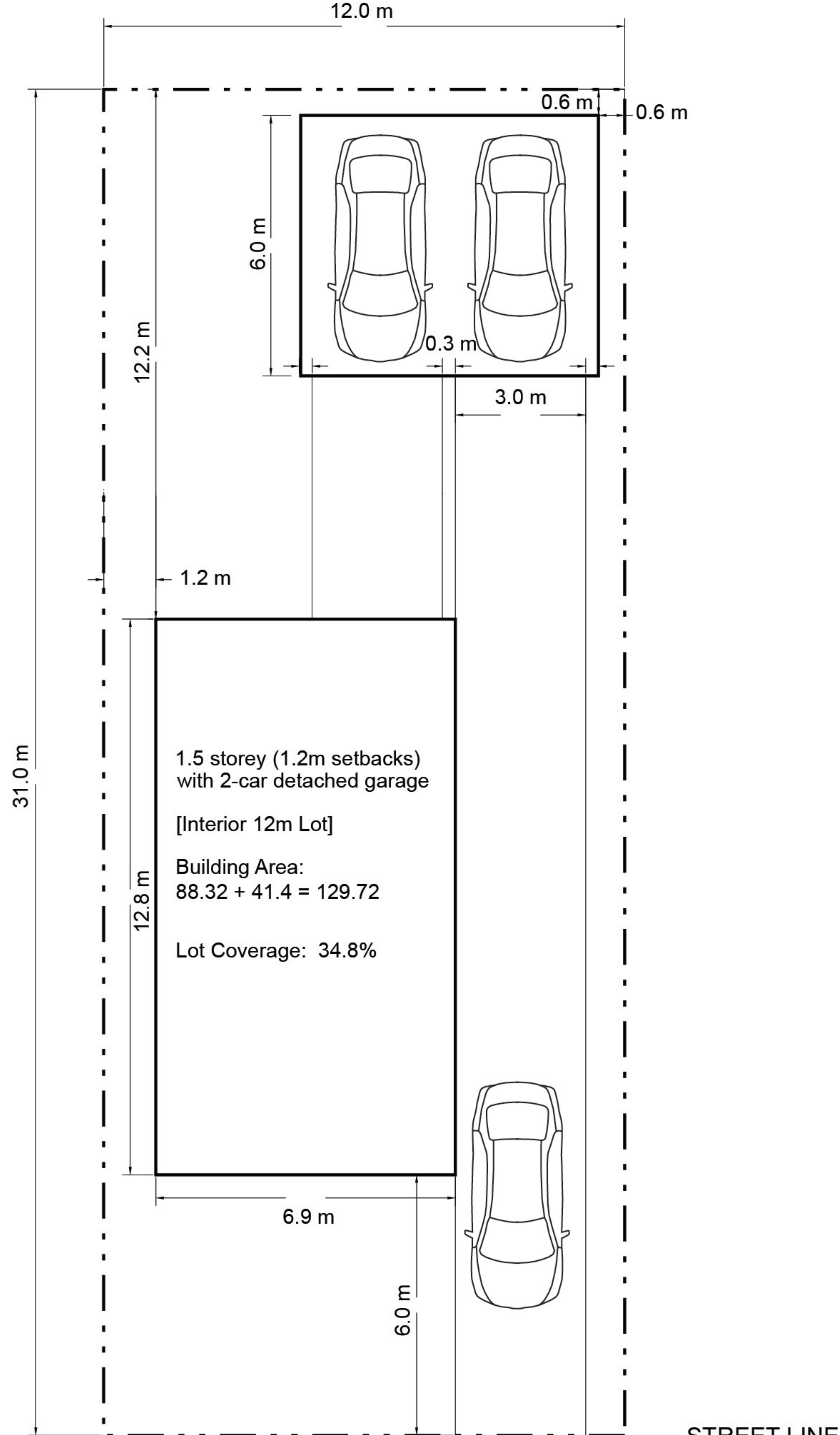
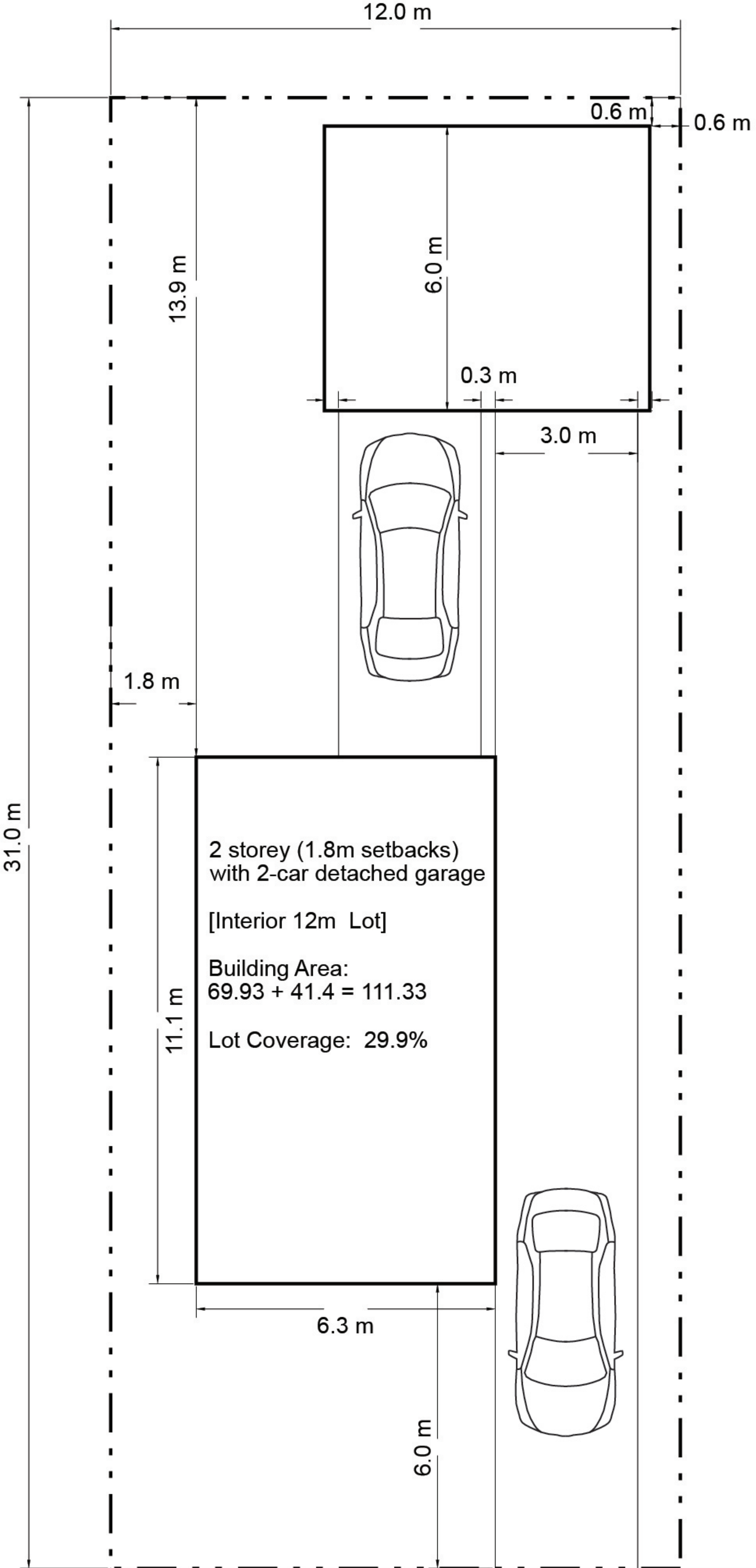


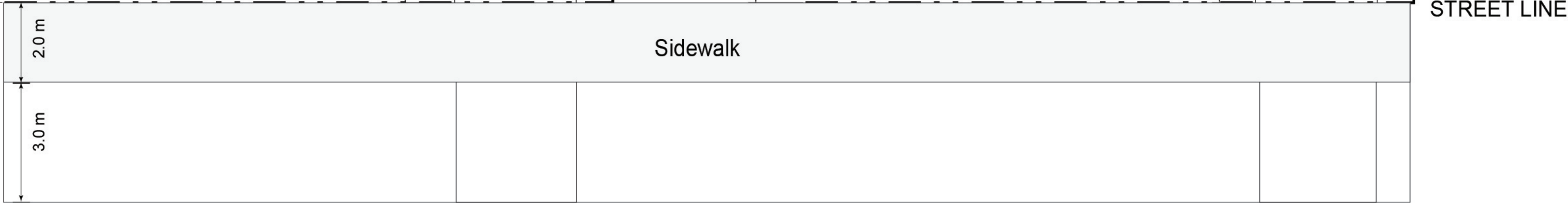
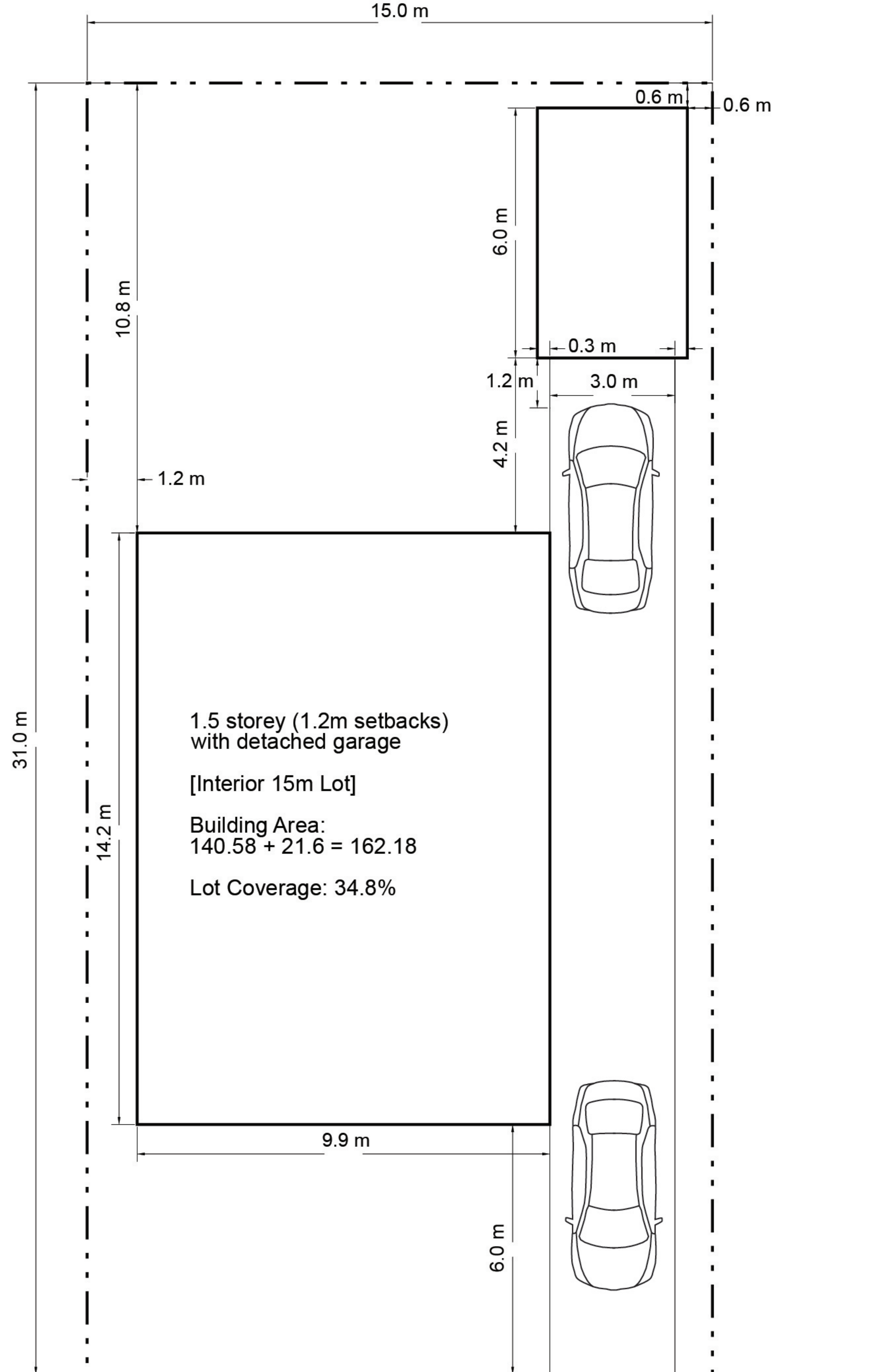
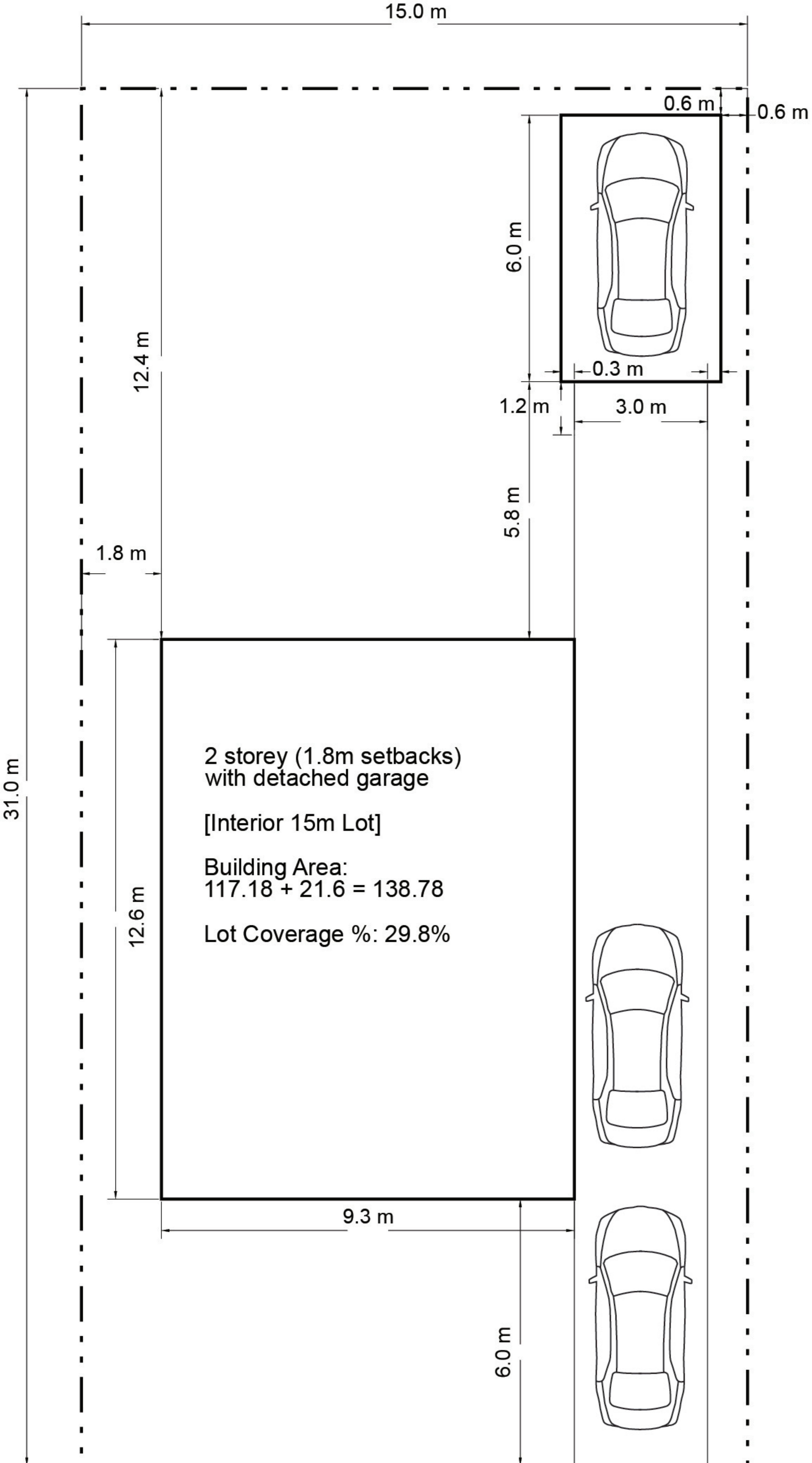
Adrian Foster, Mayor

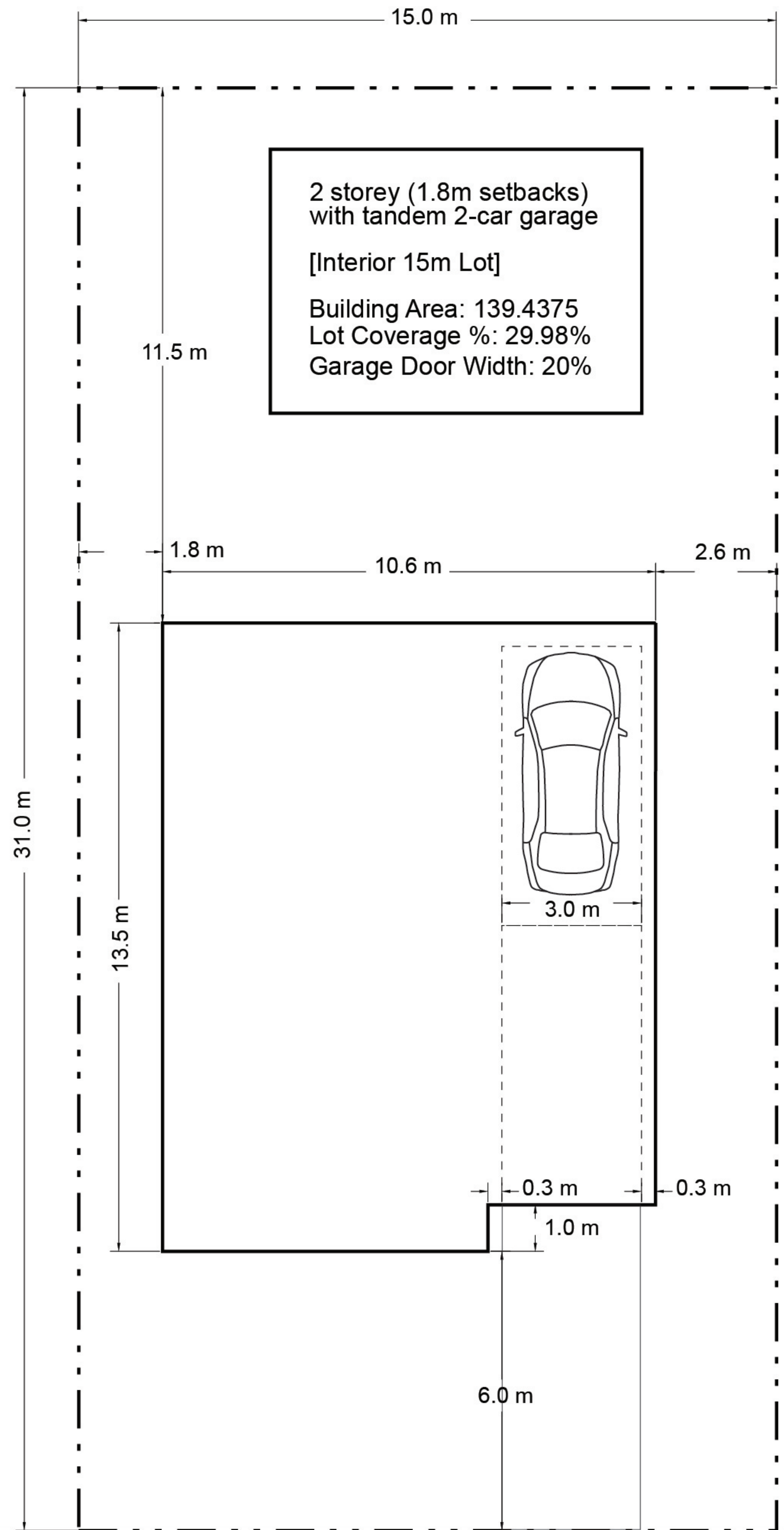
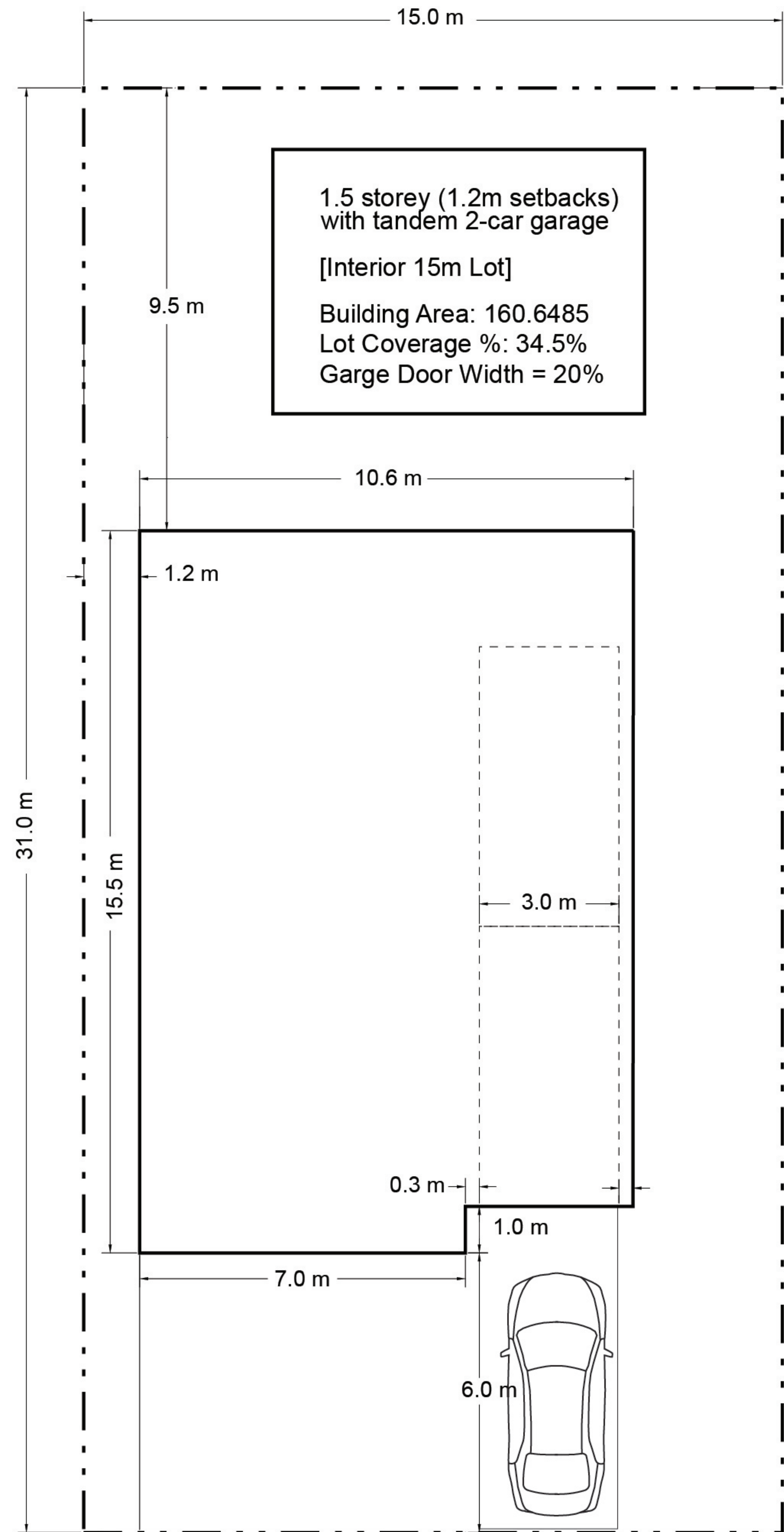
Bowmanville • ZBA 2019-0019 • Schedule 3

C. Anne Greentree, Municipal Clerk









Sidewalk

STREET LINE



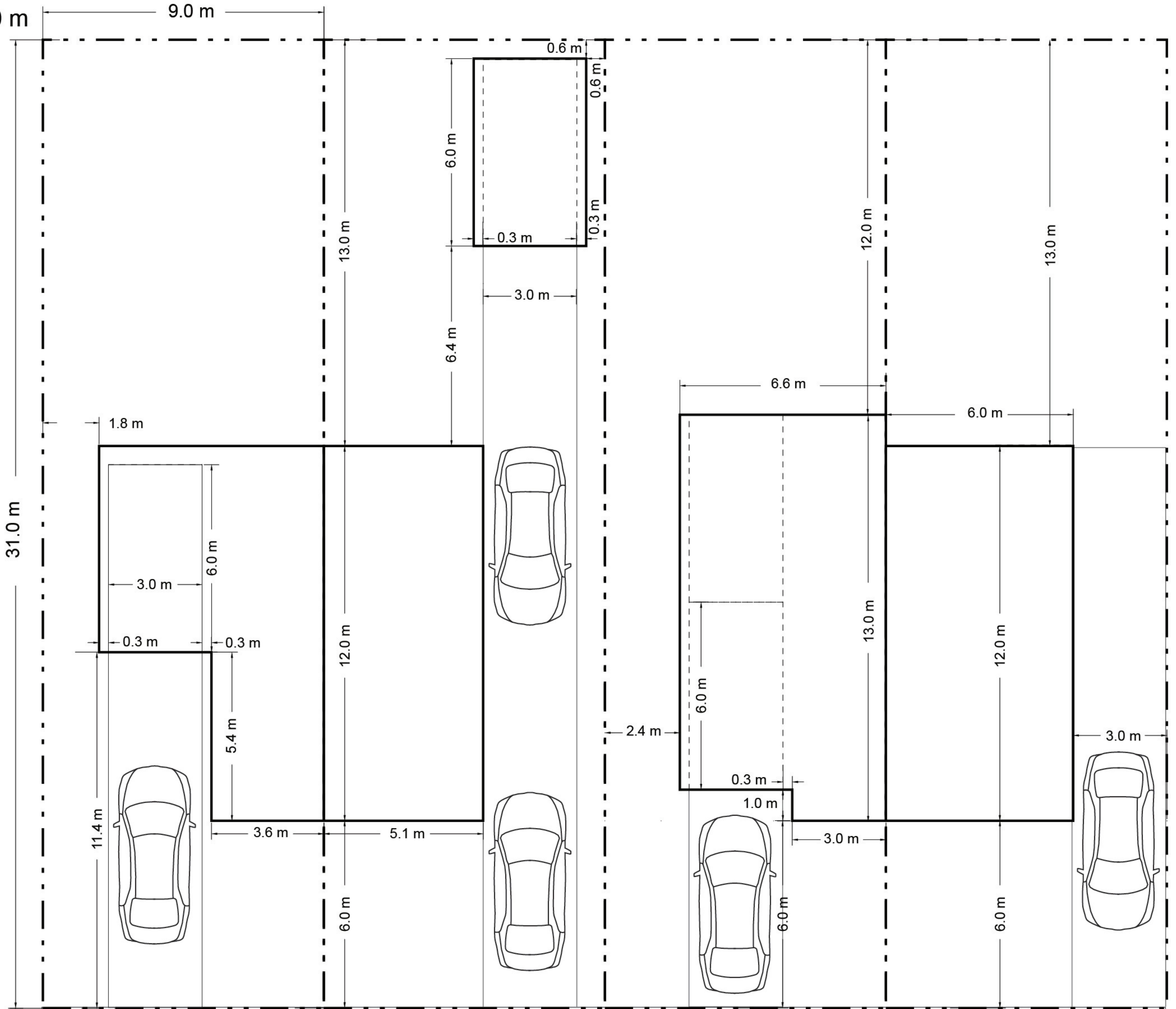
Lot Area
= 279.0 m

Garage Door Width = 33%
Lot Coverage = 23.9%

Garage Door Width = 33%
Lot Coverage = 29.6%

Garage Door Width = 33%
Lot Coverage = 29.4%

Garage Door Width = 33%
Lot Coverage = 25.8%



STREET LINE

Sidewalk

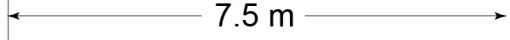
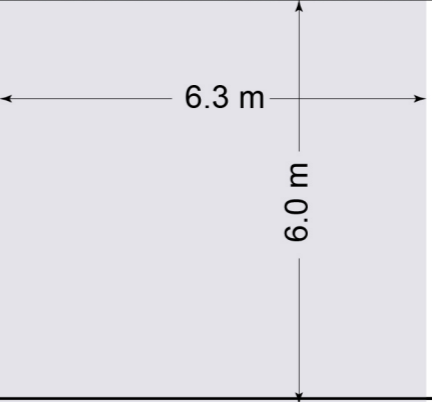
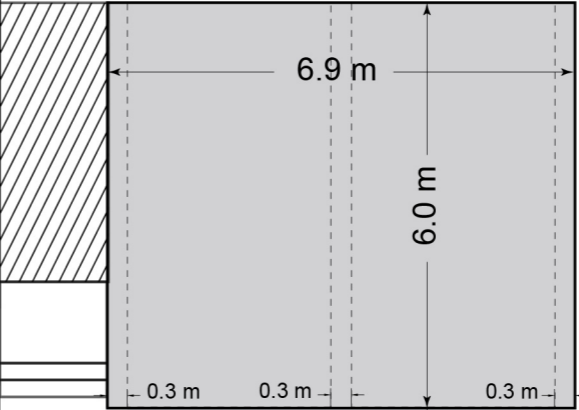
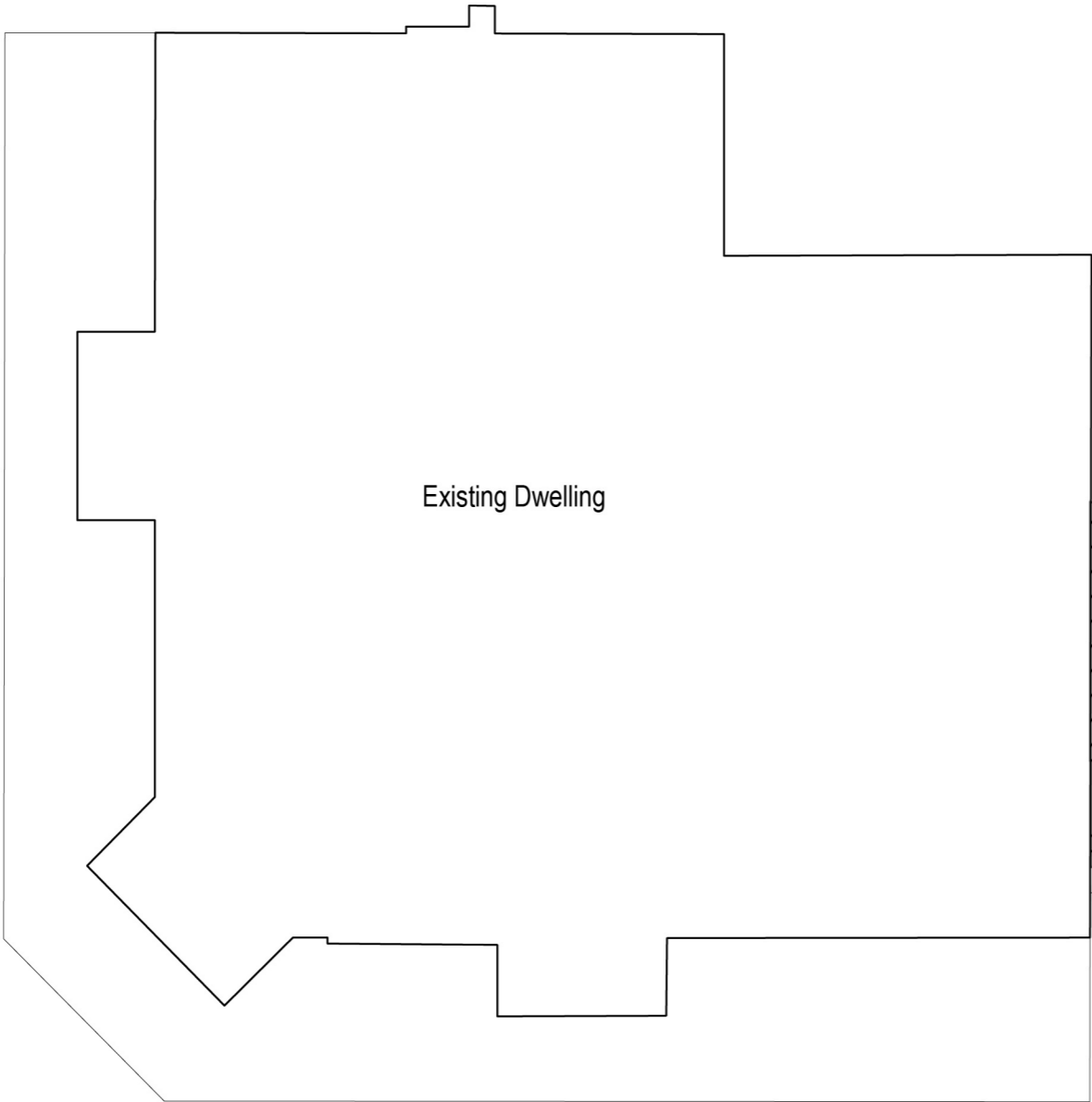
2.0 m

3.0 m

Attached Garage Addition

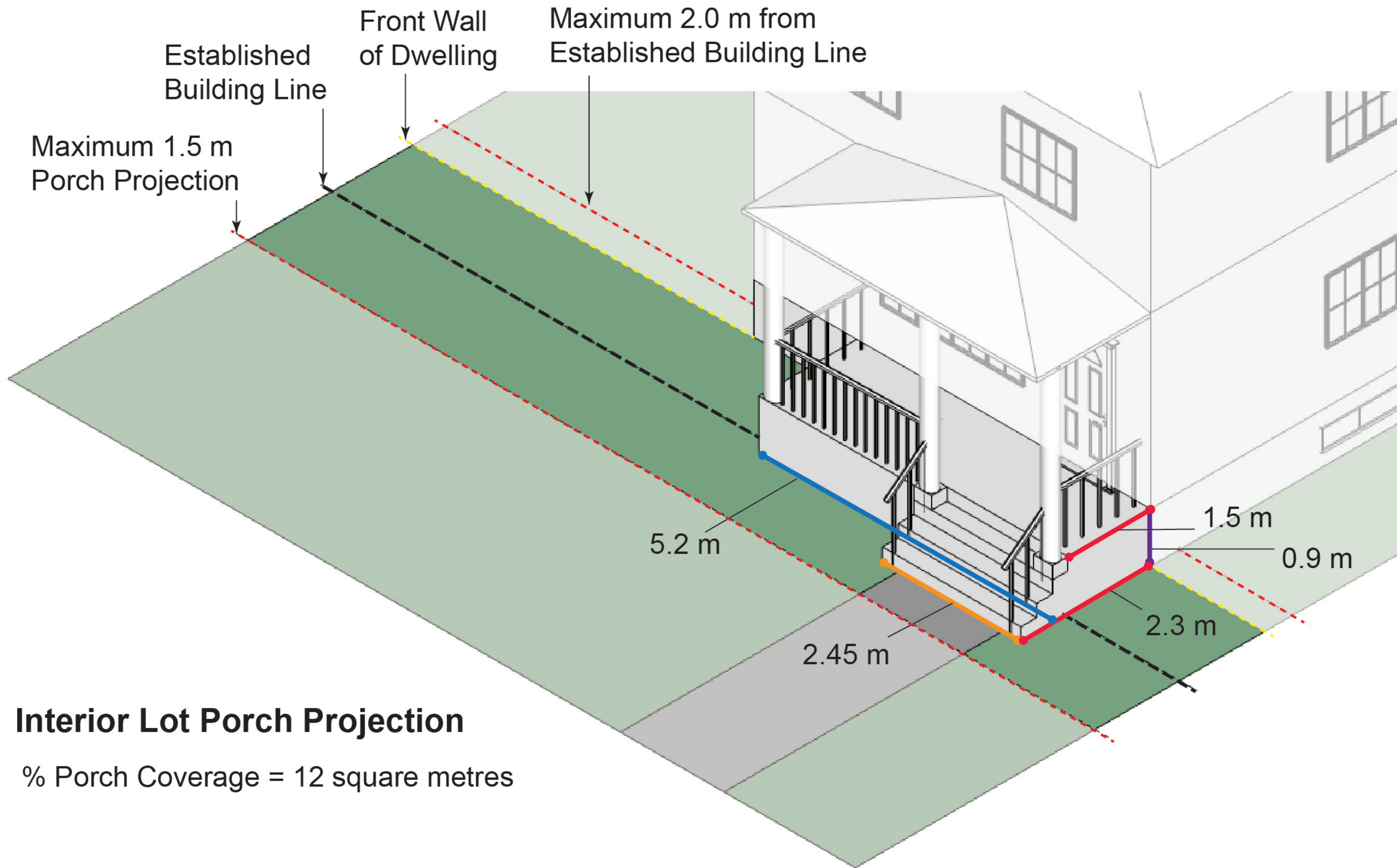
Subject to NCS Regulations:
29.7% Lot Coverage + 58.5% L.O.S.

Shed



STREET

STREET



Interior Lot Porch Projection

% Porch Coverage = 12 square metres