

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
1.	What is the maximum building height for ORLC?	<p>The CZBL will implement the policies in the OP which permits a maximum height of 6-8 storeys, depending on location (Note: ORLC OPA is under appeal). SDR 3 includes the following relevant recommendations:</p> <p>SDR3: 6 “6. It is recommended that the CZBL consider, and implement where possible and appropriate, the following general built form regulatory elements, which are consistent with and expand on the findings and recommendations of the Centres and Corridors Building Typology Study, including: a. Minimum and maximum building heights, including base buildings, in consideration of Official Plan minimum and maximum thresholds.”</p> <p>SDR3: 9 “9. It is recommended that the CZBL establish or consider regulations, with respect to building height and transition: a. Implementing the required minimum and maximum limits, and context appropriate limits within ranges provided for in the Official Plan.”</p> <p>SDR3: 12 “12. It is recommended that the CZBL establish or implement, with respect to the built form within the Oak Ridges Local Centre: b. Minimum and maximum heights using a height overlay map, which may be independent of the zones.”</p>	N/A.
2.	There is a sewer issue in ORLC. How will extra high density development address the sewer issue? Will existing homes get problems?	<p>Development cannot occur unless adequate servicing is available as per the following OP policies:</p> <p>3.1.9.1: “The provision of services is guided by this Official Plan, Master Plans, and the City’s Capital Plan. The provision of order only occur when new development is supported by the implementation of planned infrastructure improvements. As such, phasing of new development may be required in order to align the provision of new development with the timing of infrastructure improvements.</p> <p>3.1.9.1.2: “<i>Development</i> may not be permitted to proceed if critical infrastructure required to support <i>development</i> are not in place or identified in the City’s or Region’s Capital Plans and/or Development Charge Background Study.”</p> <p>A new recommendation to SDR 1 has been added to address this comment.</p>	<p>New recommendation in SDR 1:</p> <p>“42. It is recommended that the CZBL consider a section on Hold Provisions and Hold Zones to allow for the phasing of development and addressing conditions for the removal of the Hold such as ensuring adequate servicing is available or ensuring any flood hazards or other hazard risks are mitigated”</p>

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
3.	Are additional residential units (ARUs) permitted in my neighborhood which is located in the Oak Ridges Moraine? ARUs are needed to provide a variety of housing for differing needs.	<p>As per the Planning Act, 3 residential units are permitted on any residential lot that is located within a "Settlement Area Boundary" where singles, semis or townhouses are permitted and where the lot is municipally serviced. This permission includes certain areas of the Oak Ridges Moraine Plan Area in accordance with the policies of the OP. Please note that the City is currently reviewing permitting up to four residential units on residential lots, an increase of one additional residential unit from what is currently permitted. SDR 2 includes relevant recommendations 9 and 10:</p> <p>SDR2: 9 "9. It is recommended that the Comprehensive Zoning By-law update regulations pertaining to Additional Residential Units for areas where three units continue to be permitted (pending City's Housing Accelerator Fund 4 Units Action Plan) to align with provincial legislation."</p> <p>SDR2: 10 "10. It is recommended that regulations for Additional Residential Units be included under specific use regulations in the Comprehensive Zoning By-law."</p>	N/A.
4.	In ORLC there are not amenities for every day needs, except for grocery stores and most people must drive as there is not adequate public transit. Area residents would greatly benefit from better public transit system.	<p>The CZBL will permit a range of mixed uses in the ORLC, consistent with OP policies, as outlined in SDR 3, recommendation 2:</p> <p>SDR3: 2 It is recommended that the CZBL consider zones and development standards from Zoning By-law 111-17 for the Yonge and Bernard KDA, which could also be applied to the Yonge Street and Carrville/16th KDA and, possibly, Local Centres:</p> <p>a. Harmonized zones that permit a range of mixed uses.</p> <p>Access to public transit is outside the scope of the CZBL. The City will forward comments to York Region Transit for consideration.</p>	N/A.
5.	In ORLC if there is re-development of existing plazas, (e.g. No-Frills plaza at North Lake Road and Yonge) would the No Frills grocery store stay in the area at a new location within Oak Ridges during redevelopment, or would Oak Ridges have reduced grocery options during any re-development?	<p>The CZBL can only address which uses are permitted on a site, not whether they are actually developed or which tenants occupy a building. Existing uses are permitted to remain and the CZBL will implement OP policies which require a mix of uses in the ORLC as outlined in SDR 3, recommendation 2:</p> <p>SDR3: 2 "It is recommended that the CZBL consider zones and development standards from Zoning By-law 111-17 for the Yonge and Bernard KDA, which could also be applied to the Yonge Street and Carrville/16th Avenue KDA and, possibly, Local Centres, including:</p> <p>a. Harmonized zones that permit a range of mixed-uses."</p> <p>SDR 3, recommendation 5 speaks to existing stand-alone non-residential uses:</p>	<p>Revision to recommendation 4 (addition of 'e') in SDR 3:</p> <p>SDR 3: 4e: "4. It is recommended that the CZBL consider implementing OP mixed-use requirements through, but not limited to, the following:</p> <p>e. Establishing requirements, as appropriate, to ensure development on lands with existing retail, commercial or office uses retain or exceed the</p>

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
		<p>SDR3: 5 “5. It is recommended that the CZBL consider appropriate regulations to address uses not commonly associated with intensification areas, including automotive service commercial based on the technical report by Gladki Associates Planning, and standalone retail, which could continue longer term in locations that are continuing to evolve and intensify.”</p> <p>The CZBL will also implement the following OP policy which speaks to existing commercial uses:</p> <p>Policy 4.3.2.1 (4): “<i>Development</i> on lands with existing retail, commercial, or office uses shall retain or exceed the existing amount of gross leasable floor area devoted to non-residential uses.”</p> <p>SDR3, recommendation 4 has been updated to address the comment provided and implementation of above policy.</p>	<p>existing amount of gross leasable floor area devoted to non-residential uses.”</p>
6.	<p>Who will be paying for the cost of charging at EV charging stations? For charging stations located below grade in garages, has electrical battery fire risk been considered?</p>	<p>The CZBL will only address requirements for the supply of parking containing EV parking chargers/rough-ins and specifications related to charging stations, as outlined in SDR 4, recommendation 11:</p> <p>SDR4: 11 “It is recommended that the Comprehensive Zoning By-Law establish Electric Vehicle (including e-bike) parking rates and requirements in consideration of the recommendation in the draft PTDMS (refer to Table 25 in Appendix 1) to implement standards based on a data-driven approach and scan undertaken of other municipal best practices. Should the City’s EV Strategy be completed within the time horizon of the CZBL, any further recommendations related to zoning resulting from that strategy as appropriate will be considered.”</p> <p>Matters pertaining to the cost for charging is outside of the scope of the CZBL and the PTDMS.</p> <p>Electrical safety and fire concerns may be referred to the appropriate regulatory body: Ontario Electrical Safety Authority.</p>	<p>N/A.</p>
7.	<p>Do not eliminate parking in areas of the City that are auto dependent such as ORLC.</p> <p>There is a concern that public transit will not eliminate or reduce the need for car ownership and parking. It was suggested that the</p>	<p>The City is required to conform to Provincial legislation such as Bill 185 which mandates no parking minimums within PMTSAs (and other specified areas). However, it should be noted that the removal of parking minimums due to Bill 185 is limited to select areas of the City (e.g., PMTSAs), and not the entire City. The ORLC is not a PMTSA. The CZBL will implement the recommendations of the City’s PTDMS which identifies the ORLC as Strategy Area 3 and this area has the second highest parking rates within the City. Please refer to SDR 4, recommendation 4:</p>	

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
	City examine transportation issues specific to each ward to understand the demand for public transportation	<p>SDR 4: 4 “It is recommended that the Comprehensive Zoning By-Law consider establishing minimum and maximum parking rates in accordance with the recommendations of the PTDMS”</p> <p>Comments suggesting that the City examine transportation issues specific to each ward to better understand demand for transportation and parking were considered when developing the PTDMS. Higher parking rates were recommended for more car-centric areas of the City and lower rates for areas along rapid transit corridors.</p>	
8.	Will existing gas stations be eliminated along Yonge Street in ORLC?	<p>Existing gas stations will be permitted to remain and zoned appropriately to ensure compatibility with surrounding uses. SDR 1 includes the following recommendation for specific uses which include gas stations:</p> <p>SDR1: 17: “17. It is recommended that the Comprehensive Zoning By-law establish regulations dealing with specific uses and locate them in their own separate sections of the CZBL in alphabetical order by type of specific use (types of uses are noted in Section 3.6 of this report).”</p> <p>Th OP recognizes that areas planned for intensification are in various stages of transition and accordingly includes policies to recognize and permit certain uses, with conditions. SDR 3, recommendation 5 speaks addresses these OP policies:</p> <p>SDR3: 5 “It is recommended that the CZBL consider appropriate regulations to address uses not commonly associated with intensification areas, including automotive service commercial based on the technical report by Gladki Associates Planning, and standalone retail, which could continue longer term in locations that are continuing to evolve and intensify.”</p> <p>SDR 2, recommendation 18 further recommends:</p> <p>“It is recommended that an Automotive Service Commercial Zone be created in the Comprehensive Zoning By-law and that a series of new definitions be added relating to automotive service commercial uses to reflect the Official Plan definition. Additionally, it is recommended that only existing automotive service commercial uses be recognized in the Comprehensive Zoning By-law. Any new uses of this type would require approval of a zoning by-law amendment to be permitted.”</p>	N/A.
9.	If short term rental accommodations are permitted in the CZBL the City should require	The CZBL can only addresses permitted uses on properties and requiring permission from the Condo Board is outside of the scope of the CZBL. Confirmation from the Condo Board as to whether	N/A.

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
	<p>written confirmation from Condominium Boards, where applicable, that STRA rental of units is permitted under their Declaration By-laws and rules.</p> <p>Disallow STRAs and encourage long term rentals or purchasing homes for families.</p>	<p>condominium rules, by-laws, insurance, etc. permit rental of units for STRAs would be up to the STRA operator.</p> <p>Based on a review of other jurisdictions (e.g. Markham and Vaughan) and the recommendation of CZBL project phase 1 Technical Paper on Short-Term and Shared Accommodations it is recommended that the CZBL allow STRAs in areas where residential uses are permitted, provided the STRA is in a primary residence of the operator. This addresses the issue of houses being purchased as investments and enables people to monetize their primary residences to help with addressing housing affordability. Please note SDR 2, recommendation 13 & 14:</p> <p>SDR2:13 "It is recommended that Short Term Rental Accommodations be permitted in all zones that permit residential in the full range of housing types including single-detached, semi- detached, townhouses, apartments and accessory dwelling units based on the technical analysis that was completed by Gladki Planning Associates."</p> <p>SDR2:14 "It is recommended that a definition and regulations be introduced for Short-Term Rental Accommodations into the Comprehensive Zoning By-law. For example, requiring the dwelling unit in which the Short Term Rental Accommodation is located to be the principal residence of the short-term accommodation operator. It is also recommended that the definition clarifies the length of stay permitted to separate Short Term Rental Accommodations from other residential uses that are subject to the Residential Tenancies Act."</p>	
10.	<p>Will the CZBL include a minimum requirement for soft landscaping on properties? The CZBL should include definitions for both soft and hard scaping and soft scaping should not include artificial materials due to pollution and climate change impacts. How will the CZBL address storm water management to minimize flooding given that more impermeable surfaces will be added in future with development?</p>	<p>Recommendations for minimum soft landscaping requirements were included in SDR 2 for the City's Neighbourhoods and in SDR 3 for the Yonge and 16th KDA and Newkirk LC. Recommendations were also included to explore opportunities to require minimum soil depths to support healthy tree growth. Soft landscaping requirements and minimum soil depths will assist with stormwater management and flooding concerns by requiring permeable surfaces. Relevant recommendations are outlined in SDR2, recommendation 24(j) and 25(i) and SDR3, recommendations 10(k) and 13(K):</p> <p>SDR2: 24(j) "It is recommended that the Comprehensive Zoning By-law consider, and implement where appropriate, the following general built form regulatory elements, which are consistent with Built Form and Neighbourhoods policies of the Official Plan, including:</p>	<p>Revision to recommendation 6 (addition of 'p, q, & r'), recommendation 11 (addition of 'i') and recommendation 12 (addition of 'j') in SDR 3:</p> <p>SDR3: 6p, 6q, and 6r "6. It is recommended that the CZBL consider, and implement where possible and appropriate, the following general built form regulatory elements, which are consistent with and expand on the findings and recommendations of the Centres and Corridors Building Typology Study, including:</p>

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
	<p>How will CZBL address potential flooding due to improper downspout location and reverse slope driveways? Reverse slope driveways also pose a safety concern when backing out of a driveway.</p>	<p>j. Establishing minimum landscaping requirements, which set maximum percentage of lot areas for hard landscaping and minimum areas for soft landscaping to ensure there is adequate soft landscaping on sites to provide stormwater management and climate change benefits, as well as aesthetic and contextual fit benefits. The Comprehensive Zoning By-Law will consider incorporating landscaping regulations that require adequate area and soil depth for tree planting and growth”</p> <p>SDR2: 25(i) “It is recommended that the Comprehensive Zoning By-Law consider, and implement where appropriate, the following general built form regulatory elements, which are consistent with and expand on the findings and recommendations of the Low-Rise Medium Density Building Typology Study, including: i. Creating adequate soft landscape areas to help retain mature trees, including root space for trees on neighbouring properties where the trees are close to the property line and to achieve an extensive and resilient tree canopy”</p> <p>SDR3: 10(k) “It is recommended that the CZBL consider, with respect to the built form within the Yonge Street and Carrville/16th Avenue KDA: k. Maximum lot coverage requirements, which also include minimum setbacks, and minimum soft and hard landscaping requirements with minimum soil depths to encourage plant growth”</p> <p>SDR3: 13(k) “It is recommended that the CZBL establish or implement, with respect to the built form within the Newkirk Local Centre: k. To achieve appropriate and compatible landscape areas, establishing a maximum lot coverage with minimum setbacks and minimum landscaping requirements (both soft and hard)”</p> <p>To address the comment, recommendations pertaining to minimum landscape requirements have been added to SDR 3 for the Village Local Centre and Oak Ridges LC, similar to recommendations 10(k) and 13(k) which pertain to the Yonge and Carrville/16th KDA and Newkirk LC. In addition, recommendations have been added to SDR 2 and SDR 3 regarding appropriate definitions for lot coverage, soft landscaping, and hard landscaping.</p> <p>SDR2, recommendation 26, will be amended to address the comment provided on reverse slope driveways.</p>	<p>p. Establishing an appropriate definition for “lot coverage.” q. Establishing an appropriate definition for “hard landscaping.” r. Establishing an appropriate definition for “soft landscaping.”</p> <p>SDR3: 11i “11. It is recommended that the CZBL consider or establish, with respect to the built form within the Village Local Centre: i. To achieve appropriate and compatible landscape areas, establishing a maximum lot coverage with minimum setbacks and minimum landscaping requirements (both soft and hard).”</p> <p>SDR3: 12j “12. It is recommended that the CZBL establish or implement, with respect to the built form within the Oak Ridges Local Centre: j. To achieve appropriate and compatible landscape areas, establishing a maximum lot coverage with minimum setbacks and minimum landscaping requirements (both soft and hard).”</p> <p>Revision to recommendation 24 in SDR2 (addition of ‘k, l, & m’):</p> <p>SDR2: 24k, 24l, and 24m “24. It is recommended that the Comprehensive Zoning By-law consider, and implement where appropriate, the following general built form regulatory elements, which are consistent with Built Form and Neighbourhoods policies of the Official Plan, including: k. Establishing an appropriate definition for “lot coverage.”</p>

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
			<p>l. Establishing an appropriate definition for “hard landscaping.”</p> <p>m. Establishing an appropriate definition for “soft landscaping.”</p> <p>Revision to recommendation 26 in SDR 2 (addition of ‘f’):</p> <p>SDR2: 26f “26. It is recommended that regulations pertaining to location of parking including driveways and driveway width be included in the Comprehensive Zoning By-law, in particular: f. Establishing a maximum driveway slope.”</p>
11.	<p>How will the CZBL address sustainability given the impacts of urban development? How will CZBL address global warming? We need incentives to have more efficient use of energy (not two furnaces, two air conditioners, two water heaters, etc.)</p>	<p>The CZBL can address sustainability in a general manner by including requirements such as maximum building coverage, minimum landscaping requirements including soft landscaping requirements, and restricting development within flood prone areas, as identified and regulated by the Conservation Authority. SDR 1, SDR 2 and SDR 3 include such recommendations.</p> <p>The City’s Sustainability Metrics Program encourages developers and builders to achieve healthy, complete, and sustainable communities. The Sustainability Metrics quantify and evaluate the sustainability performance of new developments and promote sustainable design targets that go beyond provincial and municipal requirements. This Program supports the City’s “greening our growth” principle by integrating climate and ecological resiliency into our communities.</p> <p>Providing incentives for more efficient use of energy is outside of the scope of the CZBL.</p>	N/A.
12.	<p>How will the CZBL help with achieving zero vehicular emissions by 2035 and improving public transit?</p>	<p>Public Transit is outside of the scope of the CZBL.</p> <p>The CZBL will establish reduced (and no minimum) parking rates in certain areas of the City, in accordance with Bill 185 and the recommendations of the City’s PTDMS. The CZBL will also establish requirements for EV (including e-bikes) parking/charging stations. These recommendations are outlined in SDR 4, recommendations 4 & 11 and will assist with lowering vehicular emissions.</p> <p>SDR4: 4 “It is recommended that the Comprehensive Zoning By-Law consider establishing minimum and maximum parking rates in accordance with the recommendations of the draft PTDMS [refer to Tables 14, 15, 16 and 17 in PTDMS (Appendix 1)]”</p>	

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
		<p>SDR4: 11 “It is recommended that the Comprehensive Zoning By-Law establish Electric Vehicle (including e-bike) parking rates and requirements in consideration of the recommendation in the draft PTDMS [refer to Table 25 in the PTDMS (Appendix 1)] to implement standards based on a data-driven approach and scan undertaken of other municipal best practices. Should the City’s EV Strategy be completed within the time horizon of the CZBL, any further recommendations related to zoning resulting from that strategy as appropriate will be considered.”</p>	
13.	How will the CZBL address safety as it relates to traffic calming measures, pedestrian crossing and reducing accidents?	This is outside of the scope of the CZBL and the PTDMS. The City has a Traffic Safety and operations Strategy.	N/A.
14.	Follow the recommendations outlined in the Aging in Place Phase 1 Technical Paper	A new recommendation has been added to SDR2 and SDR3 to address this comment.	<p>New recommendations in SDR 2:</p> <p>SDR2: 30, 30a, 30b, 30c, and 30d “30. It is recommended that the CZBL consider, where appropriate, recommendations from the Aging-In-Place Technical Paper such as:</p> <ul style="list-style-type: none"> a. Recognizing the legal status of existing aging in place uses that were originally constructed for that purpose; b. Establishing a general provision for all existing non-conforming aging in place uses; c. Providing broad permissions for aging in place uses such as seniors citizen dwelling, nursing home or rest home, home for the aged, retirement residence, and long-term care facility in residential zones to improve access for Richmond Hill residents; d. Providing broad permissions for community and commercial uses to be co-located with aging in place uses, where appropriate.” <p>New recommendation in SDR 3:</p> <p>SDR3: 17, 17a, 17b, 17c, and 17d</p>

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
			<p>“17. It is recommended that the CZBL consider where appropriate recommendations from the Aging-In-Place Technical Paper in the development of zoning regulations:</p> <ul style="list-style-type: none"> a. Recognizing the legal status of existing aging in place uses that were originally constructed for that purpose; b. Establishing a general provision for all existing non-conforming aging in place uses; c. Providing broad permissions for aging in place uses such as seniors citizen dwelling, nursing home or rest home, home for the aged, retirement residence, long-term care facility, public building (where the definition would allow municipally-run aging in place use), and institutional use (where the definition would allow aging in place uses) in residential zones, commercial zones, and mixed used zones to improve access for Richmond Hill residents; and, d. Providing broad permissions for community and commercial uses to be co-located with aging in place uses, where appropriate.”
15.	Apply vacant home tax so homes may be used for buyers/families who will use them.	Not within the scope of the CZBL	N/A.
16.	A variety of housing types at various price levels, for all age groups. are required to ensure sufficient affordable housing	<p>The CZBL will zone for a greater mix of housing options across the city as permitted by the City's Official Plan. The Housing Accelerator Fund Initiative is also addressing housing affordability. Please note SDR 2 Recommendations 2, 6, 7, 9, & 10:</p> <p>SDR2: 2</p> <p>It is recommended that the Comprehensive Zoning By-law examine lands along arterial streets within the Neighbourhood designation to identify appropriate locations to provide as-of-right permissions for a variety of low-rise medium density housing built forms (e.g. townhouses, walk-up apartments), in accordance with the permissions of the Official Plan."</p>	N/A.

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
		<p>SDR2: 6 It is recommended that the current approach of dividing residential zones by building type be replaced with a more general allowance for low density, low-rise building types to be permitted in most neighbourhood residential zones, to the extent permitted by the Official Plan. Building types that involve the division of land (such as semi-detached houses and street townhouses) would be examined differently outside of infill areas, since they may have the potential to change the character and established lot pattern of a neighbourhood."</p> <p>SDR2: 7 It is recommended that the Comprehensive Zoning By-law provide a variety of zones permitting low and medium density residential with a range and mix of lot sizes, dwelling types, and dwelling sizes to support housing affordability and the differing needs of residents in accordance with the Official Plan."</p> <p>SDR2: 9 It is recommended that the Comprehensive Zoning By-law provide a variety of zones permitting low and medium density residential with a range and mix of lot sizes, dwelling types, and dwelling sizes to support housing affordability and the differing needs of residents in accordance with the Official Plan."</p> <p>SDR2: 10 It is recommended that the Comprehensive Zoning By-law update regulations pertaining to Additional Residential Units for areas where three units continue to be permitted (pending City's Housing Accelerator Fund 4 Units Action Plan) to align with provincial legislation."</p>	
17.	Decreasing waste in infill: tearing down current homes that are still useable and well maintained in order to build more costly larger homes does not provide for more affordable nor more useable homes. Control of this waste is essential. Renovations rather than demolition is more desirable and maintains original community characteristics (as is recognized as desirable in the Official Plan).	Requiring renovation of an existing dwelling rather than demolition and building of new dwelling is outside of the scope of the CZBL.	N/A.

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
18.	How will the CZBL address neighbourhood 'character' and 'fit' and implement OP policies?	<p>The CZBL will address neighbourhood 'character' and 'fit' in accordance with Section 34 of the <i>Planning Act</i> which limits what can be regulated on a property. Zoning cannot regulate architectural styles but can regulate things such as building height, setbacks, density and floor area and landscaping which directly influences the scale, massing and size of a building, all of which are important elements of 'character'. SDR 2, recommendations 5, 24 & 29 address neighbourhood character:</p> <p>SDR2: 5 "It is recommended that the residential zone structure and associated development regulations in the Comprehensive Zoning By-law align as closely as possible with the character of existing established neighbourhoods to reduce the overall number of zones and need for minor variance applications. Essential regulations should address characteristics such as lot frontage, lot size, building height, etc."</p> <p>SDR2: 24 "It is recommended that the Comprehensive Zoning By-law consider, and implement where appropriate, the following general built form regulatory elements, which are consistent with Built Form and Neighbourhoods policies of the Official Plan, including:</p> <ul style="list-style-type: none"> a. Creating regulations for built-form elements, including building height, setbacks, setbacks, elevation of the first living level above grade, that will define building envelopes large enough to accommodate additional units and promote gentle intensification, while also ensuring that new buildings fit in with, and minimize negative impacts on, the surrounding neighbourhood context; b. Organizing zone "standards" in a chart format, which will deal with such regulations as minimum lot frontage, minimum lot area, setbacks, coverage, landscaping, maximum footprint, and the array of permitted residential building types. Further, it is recommended that definitions for residential buildings be standardized; c. Including building height as an overlay. Additional regulations may be included to identify how height should be measured (e.g. metres, storeys), and based on roof type; d. Applying lot coverage rather than floor space index in the Neighbourhoods for zones with ground-related dwellings, as density will be regulated through the combination of other regulations (e.g. building envelopes, heights) to reduce the instance of minor variance applications for these cases. (FSI may be recommended to be included in the chart for medium density mid-rise zones, and that lot coverage regulations be calibrated to reflect local circumstances); e. Establishing minimum and maximum ground floor building heights and interfaces with the public realm, (including pedestrian and vehicular access points) to ensure that the "first living level" of low-rise buildings is ground related and reinforces the adjacent public realm; f. Establishing minimum building separation dimensions and setbacks to ensure compatible transition between and among different building types; 	N/A.

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
		<p>g. Avoiding inappropriately long horizontal building form, as prescribed in the Official Plan, and establishing regulations for maximum building length along lot frontages, and requirements for vertical articulation along street-facing mid-rise building facades;</p> <p>h. Controlling the percentage of transparent or semi-transparent glazing on ground floor facades to ensure an active and safe public realm;</p> <p>i. Restricting projecting balconies along the primary street frontages for residential buildings in mixed use areas; and,</p> <p>j. Establishing minimum landscaping requirements, which set maximum percentage of lot areas for hard landscaping and minimum areas for soft landscaping to ensure there is adequate soft landscaping on sites to provide stormwater management and climate change benefits, as well as aesthetic and contextual fit benefits. The Comprehensive Zoning By-Law will consider incorporating landscaping regulations that require adequate area and soil depth for tree planting and growth”</p> <p>SDR2: 29</p> <p>“It is recommended that the Comprehensive Zoning By-Law include regulations aimed at ensuring that new development will fit in, and be compatible, with the character and patterns of the buildings in the adjacent and surrounding area (in accordance with OP 4.9.1(3) and 4.9.2.4) and particularly in the City’s identified special places. Regulations should be considered in respect of neighbourhood patterns including:</p> <p>a. Establishing size and configuration of lots (with some areas permitting severances and smaller lots);</p> <p>b. Establishing maximum limits on height, scale, density;</p> <p>c. Applying limits on the location and height of the first living level – relative to the grade of driveways and garages;</p> <p>d. Requiring compatible setbacks from the front (and street-related side) property line;</p> <p>e. Requiring compatible setbacks from side and rear property lines;</p> <p>f. Establishing minimum areas for front and rear yard landscaped open space areas that are reflective of neighbourhood character; and,</p> <p>g. Establishing definitions and metrics for “mature trees” and “contributing green space features” and creating regulations that will assist with their preservation”</p> <p>Urban Design Guidelines can further influence the design of a building and can be used in addition to zoning to help protect and enhance neighbourhood character.</p>	
19.	How will the CZBL address privacy of neighbours due to tall rear building protrusions and high decks and balconies? Can privacy	<p>SDR 2, recommendations 24f & 25g & 25i generally address this comment:</p> <p>SDR2: 24</p>	<p>Revision to recommendation 24 in SDR 2 (addition of ‘n’)</p> <p>SDR2: 24n:</p>

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
	screens be required to address privacy concerns?	<p>"24. It is recommended that the Comprehensive Zoning By-law consider, and implement where appropriate, the following general built form regulatory elements, which are consistent with Built Form and Neighbourhoods policies of the Official Plan, including:</p> <ul style="list-style-type: none"> f. Establishing minimum building separation dimensions and setbacks to ensure compatible transition between and among different building types;" <p>SDR2: 25g & i:</p> <p>"25. It is recommended that the Comprehensive Zoning By-Law consider, and implement where appropriate, the following general built form regulatory elements, which are consistent with and expand on the findings and recommendations of the Low-Rise Medium Density Building Typology Study, including:</p> <ul style="list-style-type: none"> g. Providing standards regarding minimum size and location of outdoor amenity spaces on site to achieve high quality, appropriately sized outdoor amenity spaces, for multifamily medium density buildings; i. Creating adequate soft landscape areas to help retain mature trees, including root space for trees on neighbouring properties where the trees are close to the property line and to achieve an extensive and resilient tree canopy." <p>A new recommendation has been added to SDR 2 to more specifically address the comment provided.</p> 	<p>"24. It is recommended that the CZBL consider, and implement, where appropriate, the following general built form regulatory elements, which are consistent with the built form and Neighborhoods policies of the OP, including:</p> <ul style="list-style-type: none"> n. establishing regulations for high decks and balconies including, but not limited to, maximum deck and balcony projections, setbacks, and privacy screens, as appropriate, to address privacy concerns."
20.	The definition of porch should be changed so that if a porch is built on top of a basement foundation it is included in the calculation of lot coverage as it may be closed in (enclosed) in the future.	SDR 2 has been revised to address this comment. The CZBL will consider the definition of 'coverage' to ensure appropriate elements are included in the calculation of coverage.	<p>Revision to recommendation 24 (addition of 'k') in SDR 2:</p> <p>SDR2: 24k</p> <p>"24. It is recommended that the Comprehensive Zoning By-law consider, and implement where appropriate, the following general built form regulatory elements, which are consistent with Built Form and Neighbourhoods policies of the Official Plan, including:</p> <ul style="list-style-type: none"> k. Establishing an appropriate definition for "lot coverage."
21.	Infill housing should be designed to allow existing trees to remain. The priority should be to preserve, not destroy the existing tree canopy.	The City has a Tree Protection and Preservation By-law which deals with the protection and preservation of trees. The CZBL will include regulations to support tree growth.	N/A.

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
22.	Request that site specific zoning permissions for 9218 Yonge, as granted by the Ontario Land Tribunal and subject to zoning by-law being finalized in September 2024, be recognized by the CZBL.	<p>SDR1 recommends that site specific amendments be incorporated into the CZBL, as appropriate:</p> <p>SDR1:24 “24. It is recommended that the Comprehensive Zoning By-law process include an evaluation and review of existing site and area specific regulations to consider if they are to be deleted, amended, or remain and carried forward in the CZBL”</p> <p>SDR1 has been updated with a new recommendation to more specifically address this comment.</p>	<p>Recommendation added to SDR 1:</p> <p>“41. It is recommended that any properties subject of OLT matters would not be amended through the CZBL until such time as the matter is resolved at the OLT.”</p>
23.	<p>Regarding recommendation #4 & #5 from SDR 3 as it pertains to Hillcrest Mall which is intended to remain at its existing location for the long-term. It is important that regulations do not hinder the viability of commercial development to respond to changing retail markets and that interim development is permitted with regulations that are supportive of additions and expansions to established buildings.</p> <p>Regulations such as minimum mixed-use requirements for buildings, as a percentage of new gross floor area creates multiple implementation issues within the retail/commercial market. It is important that regulations recognize and respect the existing context to ensure that any such minimums are achievable and do not compete with the viability of existing commercial uses as well as</p>	<p>The intent of the recommendation is to allow existing uses to continue, while including appropriate regulations to support the evolution of those and future uses into a more urban and integrated form, where appropriate and possible.</p> <p>Please note SDR 3, recommendation 10(d) which speaks to interim development and expansions of existing uses:</p> <p>SDR3: 10d “It is recommended that the CZBL consider, with respect to the built form within the Yonge Street and Carrville/16th Avenue KDA: d. Height restrictions for interim development, including expansions to existing standalone retail building(s), to support the retention and expansion of existing retail and commercial uses in the KDA.”</p> <p>The minimum commercial/retail GFA requirements are long-term targets established in the OP. It is the intent of the recommendation to consider appropriate regulations to reach longer term targets while responding appropriately to more immediate- and medium-term trends and demands. Recognizing and respecting the existing context is imperative to ensure that any such minimums are achievable and not competing with the viability of existing commercial uses as well as the function of the proposed buildings.</p> <p>Future consultation with landowners, including Hillcrest Mall, will take place prior to developing the first draft of the zoning by-law for the Yonge and 16th/Carrville KDA.</p>	N/A

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
	the function of the proposed buildings		
24.	<p>Regarding recommendations 6 and 10 from SDR 3, it is proposed that nearly every aspect of building design be regulated, from: base building heights; minimum building separation dimensions/setbacks; minimum/maximum floor plates; first floor building heights and interface with public realm; general design standards; angular plane standards; height range for mid-rise and high-rise buildings, measured in storeys and metres; avoiding 'inappropriately' long horizontal building form; limiting projections of balconies.</p> <p>Much of these regulations are framed by the Official Plan policies and the addition of these policies as regulations in the zoning by-law may hinder area specific design solutions to accommodate growth and regulating all aspects of the built form will result in all buildings, whether mid-rise or high-rise to mirror one another. The outcome will be a loss of sense of place within any KDA, and likely numerous and time-consuming zoning amendments to address overly rigid performance standards.</p>	<p>The recommendations on what to include in the zoning by-law with respect to building height/built form are based on the policies of the Official Plan. The CZBL may capture all of the policies with respect to height and built form (more regulation) or it can leave it more open (less regulation). It's about finding a balance between more regulation which can provide certainty and contextual fit versus less regulation which can speed up the process and simplify approvals but with less certainty regarding contextual fit.</p> <p>Recommendations 6 and 10 state that the City consider implementation of the specified built form regulations. This provides the City with the flexibility to consider implementation of the specific built form regulations, as appropriate.</p> <p>Future consultation with interested parties, including landowners, will take place prior to developing the first draft of the zoning by-law.</p>	N/A.

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
25.	<p>Recommendation 9 of SDR 3 recommends regulating: building height and transition; expressing the height of non-residential ground floors, and potentially other building elements, in metres; establishing step backs above grade to setback upper storey facades; and providing minimum and maximum ground floor heights.</p> <p>We support the ‘expression’ of height of non-residential uses in metres rather than in storeys as this will allow for greater flexibility of building design. Given that OPA 18.5 policies address matters such as step-backs and shadow impacts, it is unnecessary to further regulate these outcomes and requirements through the zoning.</p>	<p>Many municipalities regulate building heights in both storeys and metres. It is about finding the right balance in terms of wanting to provide certainty and contextual fit versus wanting to reduce regulation and speed up the approval process.</p> <p>The recommendations in SDR 3 with respect to height have been updated to provide the flexibility to regulate height in metres OR storeys. A decision on the preferred approach will be made after further consultation with staff and interested parties, including property owners, prior to drafting the zoning by-law.</p>	<p>Revision to recommendation 6 g, h & i, 9e, 10b, 11b and 13a in SDR 3:</p> <p>SDR3: 6 (g),(h) & (i) “6. It is recommended that the CZBL consider, and implement where possible and appropriate, the following general built form regulatory elements, which are consistent with and expand on the findings and recommendations of the Centres and Corridors Building Typology Study, including:</p> <ul style="list-style-type: none"> g. A height range for mid-rise buildings, measured in storeys OR metres, which is the equivalent of a minimum of five storeys, to a maximum of eight storeys, consistent with the Official Plan. In some areas, angular planes and/or step backs may be used to modify maximum heights and to improve transition to adjacent areas and buildings. h. Exploring a new “tall-mid-rise” building with a height range measured in storeys OR metres, which is the equivalent of a minimum of nine storeys, to a maximum of twelve storeys. In some areas, angular planes and/or step backs may be used to modify maximum heights and to improve transition to adjacent areas and buildings." i. A height range for high-rise buildings, measured in storeys OR metres, which is the equivalent of a minimum of nine (or twelve) storeys. Angular planes and/or step backs will be used to modify maximum heights of the tower and/or the base building and to improve transition to adjacent areas and buildings. <p>SDR3: 9e “9. It is recommended that the CZBL establish or consider regulations, with respect to building height and transition:</p> <ul style="list-style-type: none"> e. Including required heights in both storeys OR metres on the height overlay map.”

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
			<p>SDR3: 10 “10. It is recommended that the CZBL consider, with respect to the built form within the Yonge Street and Carrville/16th Avenue KDA:</p> <ul style="list-style-type: none"> b. Minimum and maximum heights, expressed in metres OR storeys, consistent with the Official Plan ranges, and through a height overlay map, which may be independent of the zones.” <p>SDR3: 11b “11. It is recommended that the CZBL consider or establish, with respect to the built form within the Village Local Centre:</p> <ul style="list-style-type: none"> c. Height overlay maps that state the minimum and maximum heights in metres OR storeys, which may be independent of the zones.” <p>SDR3: 13a “13. It is recommended that the CZBL establish or implement, with respect to the built form within the Newkirk Local Centre:</p> <ul style="list-style-type: none"> a. Minimum and maximum heights in metres OR storeys, using a height overlay map, which may be independent of the zones.”
26.	Recommendation 2(a)(b), 7 and 10 (a) recommends development standards that regulate the densities and heights of buildings, expressed in floor space index and storeys, along with adding the numeric values to the zone and zone label.	<p>Including height and density in a zoning by-law is not uncommon. It is about finding the right balance in terms of wanting to provide certainty and contextual fit versus wanting to reduce regulation and speed up the approval process.</p> <p>The recommendations in SDR 3 provide the City with the flexibility to consider height and density in the CZBL and further consultation with interested parties, including property owners, will take place prior to drafting of the zoning by-law.</p>	N/A.

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
	<p>Similar to Recommendation 6, these regulations are captured within the Official Plan through Schedule C1 (Density Allocation). Further refining these densities and heights within the Zoning By-law limits the ability to deploy density appropriately within a block and is redundant.</p>		
27.	<p>SDR 3, recommendation 8 speaks specifically to our property wherein the report indicates that it ‘anticipates redevelopment of Hillcrest Mall’ and that such redevelopment will reincorporate 90% of the existing retail and commercial floor area into new development. The retention of Hillcrest Mall should address the policy in itself, but the wording in recommendation 8b(ii) suggests that the requirement of 90% is still required regardless. Requiring 90% of the existing retail and commercial floor area into new development would increase the overall non-residential GFA component substantially. Clarification in the wording of any such provision should be considered to prevent unintended consequences.</p>	<p>Recommendation 8b (ii) in SDR3 has been updated to address this comment. The intent of the OP policy to maintain a minimum of 90% total gross leasable floor area (GLA) of the existing mall and does not apply to other buildings that are separate from the mall but located on lands under the same ownership. This policy may be satisfied if the mall is retained (90% GLA) or if not retained, 90% of the existing mall GLA is redistributed on the lands.</p>	<p>Revision to recommendation 8b(ii) in SDR 3:</p> <p>SDR3: 8b(ii)</p> <p>8. It is recommended that the CZBL consider area- and issue-specific planning objectives including:</p> <ul style="list-style-type: none"> b. In the Yonge Street and Carrville/16th Avenue KDA: <ul style="list-style-type: none"> ii. Establishing a regulation requiring that Hillcrest Mall maintain a minimum of 90% of the existing total GLA of the mall.
28.	<p>SDR 4, recommendation 14 recommends that parking for new major retail developments be located below grade or in structured parking. Bill 185</p>	<p>A revision to recommendation 14 in SDR 3 has been made to address this comment.</p>	<p>Revision to recommendation 14 in SDR 3:</p> <p>SDR3: 14</p> <p>"14. It is recommended that the CZBL, for the Yonge Street and Carrville/16th Avenue KDA, consider:</p>

	COMMENT (Summary)	RESPONSE	SDR UPDATES TO ADDRESS COMMENT
	<p>received Royal Assent on June 6, 2024 and legislated that Official Plan policies and Zoning By-law regulations regarding parking provisions have 'no effect' for lands within any PMTSA. This would apply to the Yonge/16th KDA as it is identified through York Region Official Plan as a PMTSA (PMTSA Area 39). As a result, the proposed Zoning By-law may not contain regulations regarding vehicular parking provisions for the Yonge/16th KDA.</p>		<p>a. Requiring that parking provided for new major retail developments be located below grade or in structured parking integrated at the rear or side of a building."</p>