

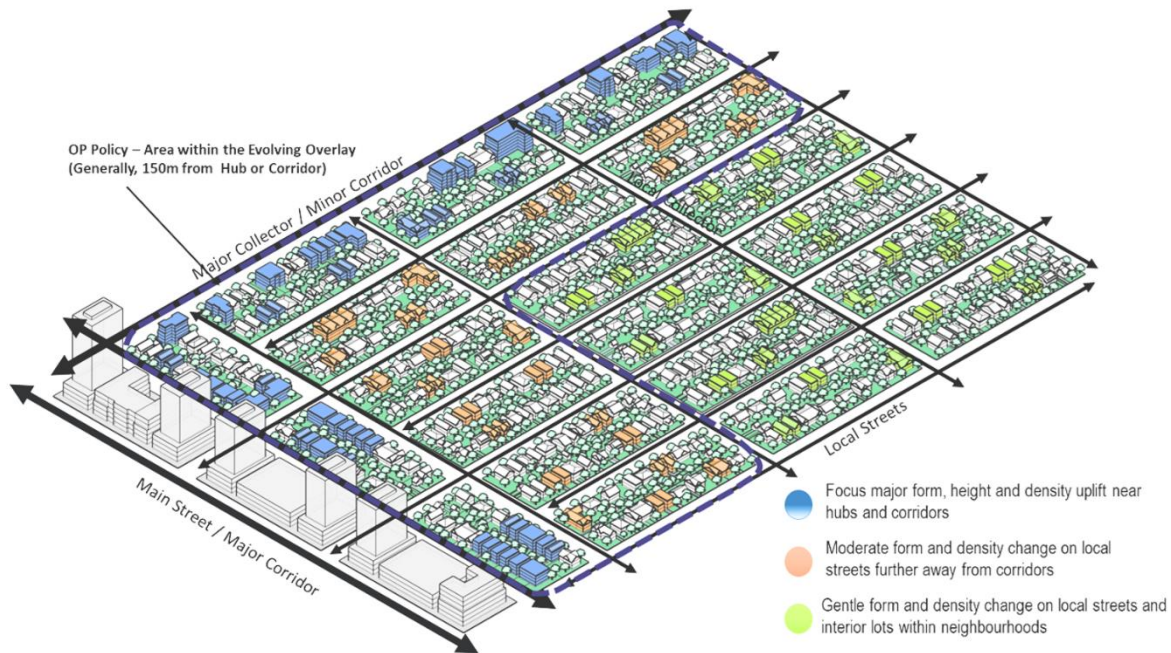


## Document 9 - Evolving Neighbourhood Overlay

### Evolving Neighbourhood Overlay

The Evolving Neighbourhood Overlay (ENO) is an Official Plan policy intended to guide how neighbourhoods will evolve over time. Within the Overlay, it is expected that the neighbourhood will evolve to become more urban, with a wider mix of housing, shops and services. This is an important tool in implementing walkable communities.

The intent of Section 5.6.1, as noted in policy (1), is to provide “guidance for a gradual change in character based on proximity to Hubs and Corridors”, and to shift towards “more urban built form patterns and applicable transportation mode share goals”.



According to Section 5.6.1 of the Official Plan, the ENO applies in areas located within either 400 metres of a rapid transit station, or within 150 metres of a Hub or Mainstreet Corridor designation in Schedule B of the Official Plan.

Areas of the Neighbourhood designation that did not fall within the 400-metre or 150-metre distances are not subject to the ENO, and can be referred to as the "interiors" of neighbourhoods. Properties located close enough to a Hub, Corridor or transit station but which are not a walkable distance from them are treated as part of the “interior” for zoning purposes. These interior areas will be given zoning permissions that are more reflective of the existing neighbourhood context.



## Analysis

To establish which properties should receive a higher density zone in the draft Zoning By-law in accordance with the ENO policies, a network analysis was performed using GIS data for existing pedestrian facilities to measure the walking distances for properties from the Hub and Mainstreet designations and to lands within a 400-metre radius of a rapid transit station.

Staff interpreted the Official Plan policy to determine walking distances for the network analysis, as follows:

- **Hub:** properties that are within 150m of the boundary of Hub – equating to a 400m walk (approx. 5 minutes);
- **Mainstreet Corridor:** properties that are within 150m of a road designated Mainstreet Corridor – equating to a 400m walk (approx. 5 minutes); and
- **Rapid Transit Station:** properties that are within a 400m radius of the centre of a Rapid Transit Station – equating to a 600m walk (approx. 10 minutes).

Following the network analysis, any property that met one or more of the above criteria was determined to be located within the ENO for the purposes of determining which Neighbourhood zone to use. Parcels considered to be within the ENO were subsequently assigned a higher density Neighbourhood (N) zone in the first draft of the By-law (e.g. a R1 zoned lot in the ENO might be assigned N3 zoning where it would otherwise be proposed to be N2).

Staff adjusted the exact boundary of these higher density zones where determined to be appropriate. For example, where 75% or more of a block (i.e. the same street) was deemed to be within the ENO in the above exercise, the entire block was proposed to receive the higher density N zone as noted above.

## Implementation

To support growth and intensification, areas subject to the Evolving Neighbourhood Overlay (ENO) will be given increased primary zones or subzones relative to the interiors of neighbourhoods.

Part 8 of the proposed Zoning By-law divides Neighbourhood zones into primary zones (N1, N2, N3, N4, N5, N6) and subzones (A, B, C, D, E, F). The primary zones are intended to regulate density and building height permissions, whereas the subzones are



intended to regulate built form and character, in particular on a spectrum from “fully urban” (the A subzone) to “fully suburban” (the F subzone).



Urban Character



Suburban Character

A	Full Urban
B	Very Urban
C	Urban
D	Suburban
E	Very Suburban
F	Full Suburban

While the ENO is presented as an overlay in the Official Plan, planning staff have chosen not to implement this policy in the form of an overlay in the Zoning By-law. The fact that the Official Plan uses an overlay does not compel the Zoning By-law to also implement these regulations in the form of an overlay. Given that primary zones N1-N6 and subzones A-F address permitted density and built form character respectively, staff are of the opinion that the intent of the ENO can be achieved through the use of different primary zone/subzone combinations.

Consequently, the ENO is reflected in the new Zoning By-law via the application of higher-density Neighbourhood (N) zone designations. For example, where a currently R1-zoned neighbourhood in the Outer Urban transect is generally proposed to be zoned N2 in the draft By-law, areas subject to the ENO would instead be proposed to be zoned N3, which would permit a greater level of density. The same applies to subzones, as there is direction in the ENO policies to gradually shift development towards a more “urban” character compared to the interior of the neighbourhood.



The framework for the conversion of existing zones into new primary zones is as follows:

### Downtown Transect

	Existing Zone	Evolving Overlay	Interior
	R1	N4	N3
	R2	N4	N3
	R3	N4	N4
	R4	N4	N4
	R5	N5/N6	N5/N6

### Inner-Urban Transect

	Existing Zone	Evolving Overlay	Interior
	R1	N3	N2
	R2	N3	N3
	R3 R4A-L, UA, UB	N4 H(11)	N3
	R4M, O, Q, R, U, V, X, ZZ, UC	N4 H(11)	N4 H(11)
	R4N, P, S, T, Y, Z, UD	N4	N4
	R5	N5/N6	N5/N6



## Outer-Urban Transect

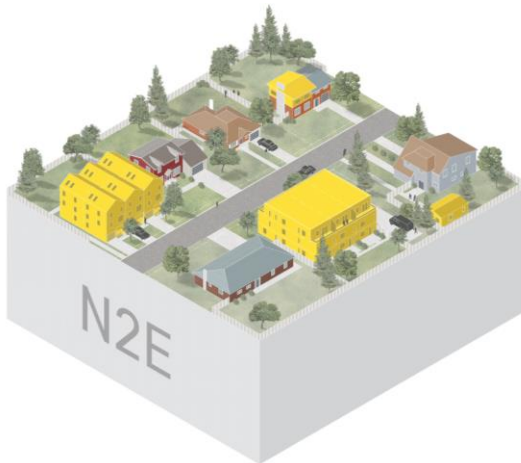
	Existing Zone	Evolving Overlay	Interior
	R1	N3	N2
	R2	N3	N2
	R3 R4A-L, UA, UB	N4 H(11)	N3
	R4M, O, Q, R, U, V, X, ZZ, UC	N4 H(11)	N4 H(11)
	R4N, P, S, T, Y, Z, UD	N4	N4
	R5	N5/N6	N5/N6

## Suburban Transect

	Existing Zone	Evolving Overlay	Interior
	R1	N2	N1
	R2	N3	N2
	R3	N3	N3
	R4A-L	N4 H(11)	N3
	R4M, O, Q, R, U, V, X, ZZ	N4 H(11)	N4 H(11)
	R4N, P, S, T, Y, Z	N4	N4
	R5	N5/N6	N5/N6



*A comparison of a N3B zone in the Inner Urban transect located outside the Evolving Neighbourhood Overlay with a N4B zone in the same transect located within the Overlay. N4 zones allow up to 14.5 m (four storey) building heights with no maximum limit on the number of units permitted.*



*A comparison of a N2E zone in the Outer Urban transect located outside the Evolving Neighbourhood Overlay with a N3D zone in the same transect located within the Overlay. Both zones are proposed to allow up to 11 m (three storey) building heights, with the N2 zones allowing a maximum of six units per building and the N3 zones allowing a maximum of ten units per building.*