

# **Infill Housing**

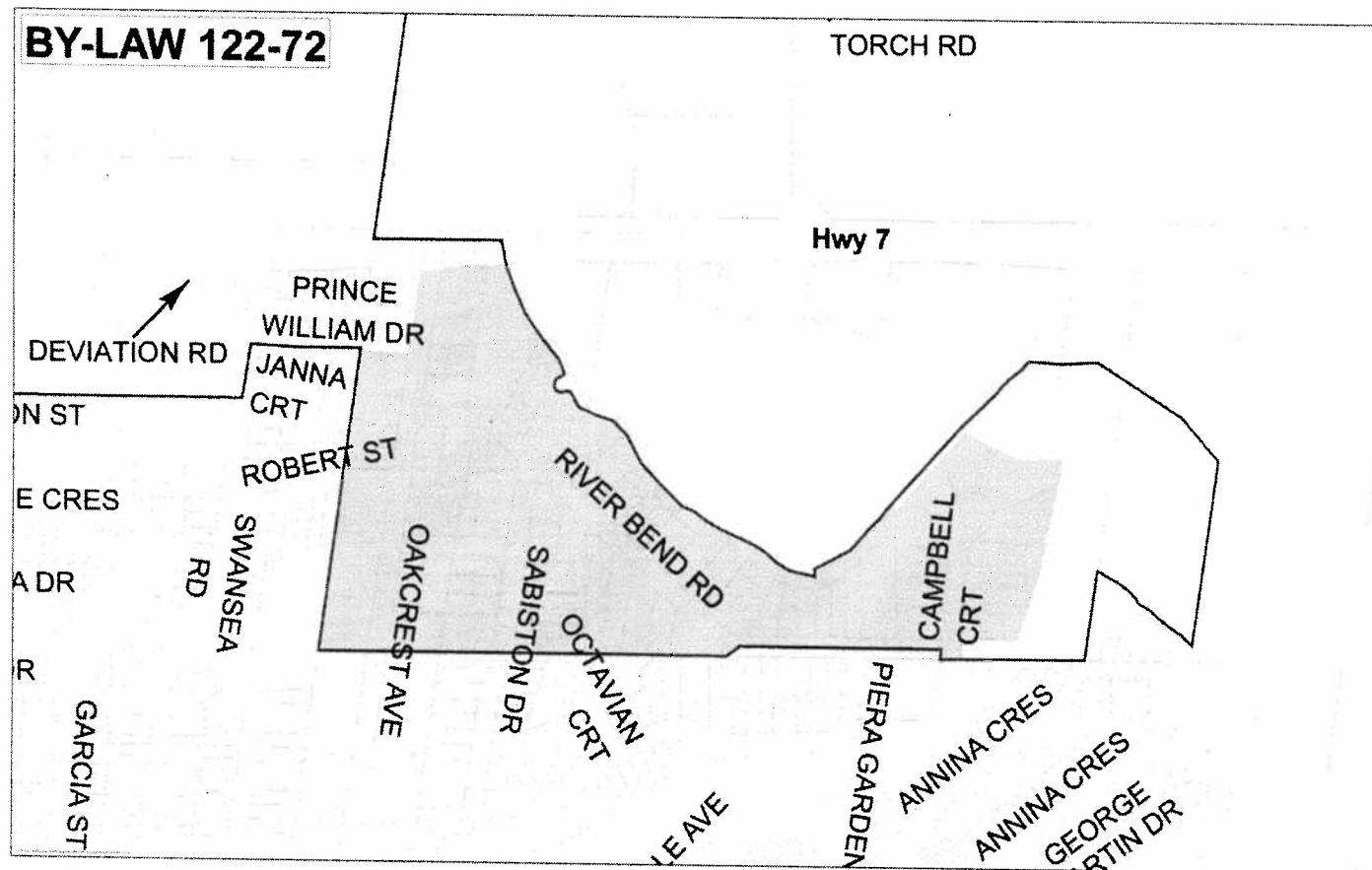
**Proposed refinements to some  
of the development standards  
that apply in the Town's older  
residential areas**

# **Infill Housing**

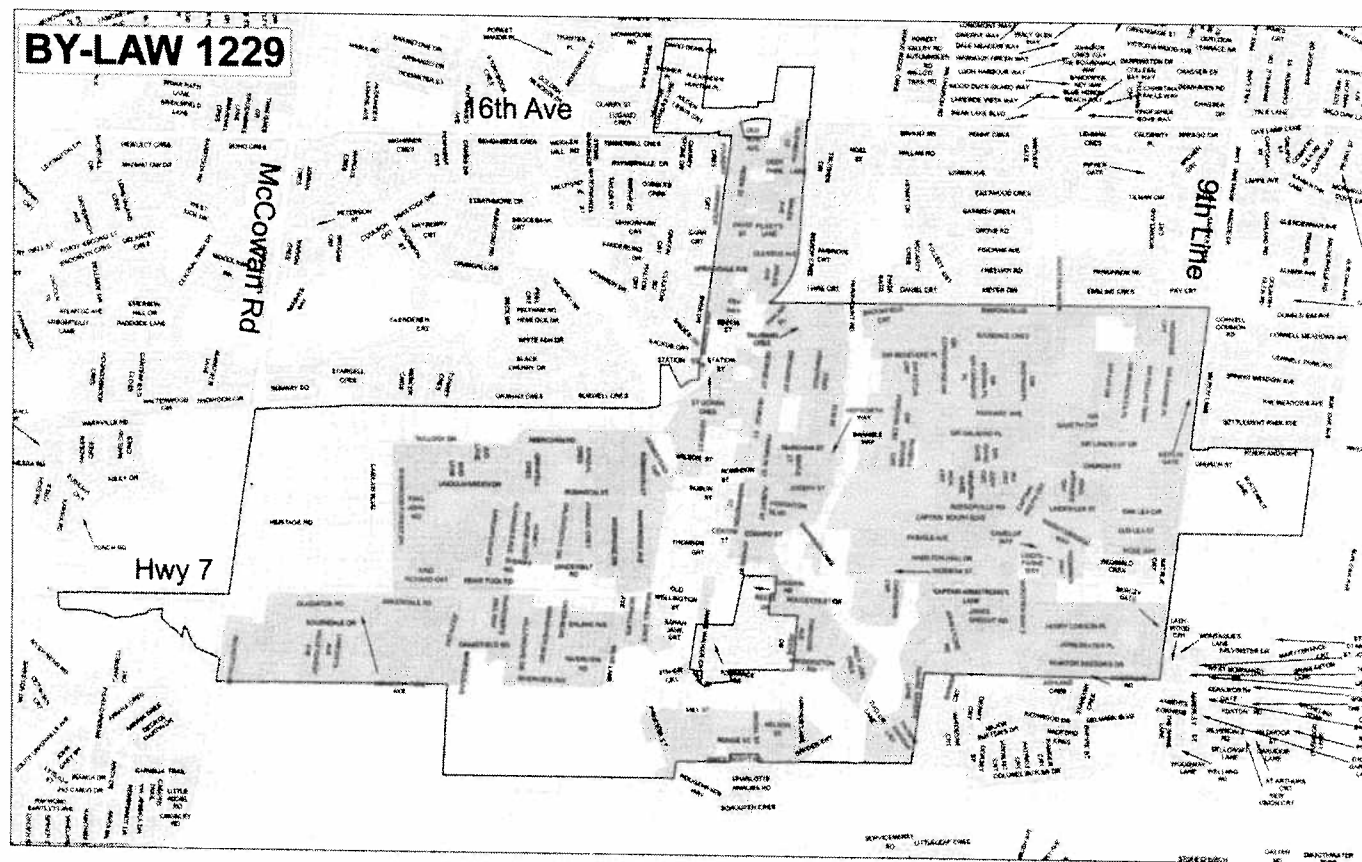
## **Proposing refinements to development standards in:**

- **four Infill Zoning By-laws;**
- **older established area zoning by-laws (not OPA 5); and**
- **heritage area zoning by-laws.**

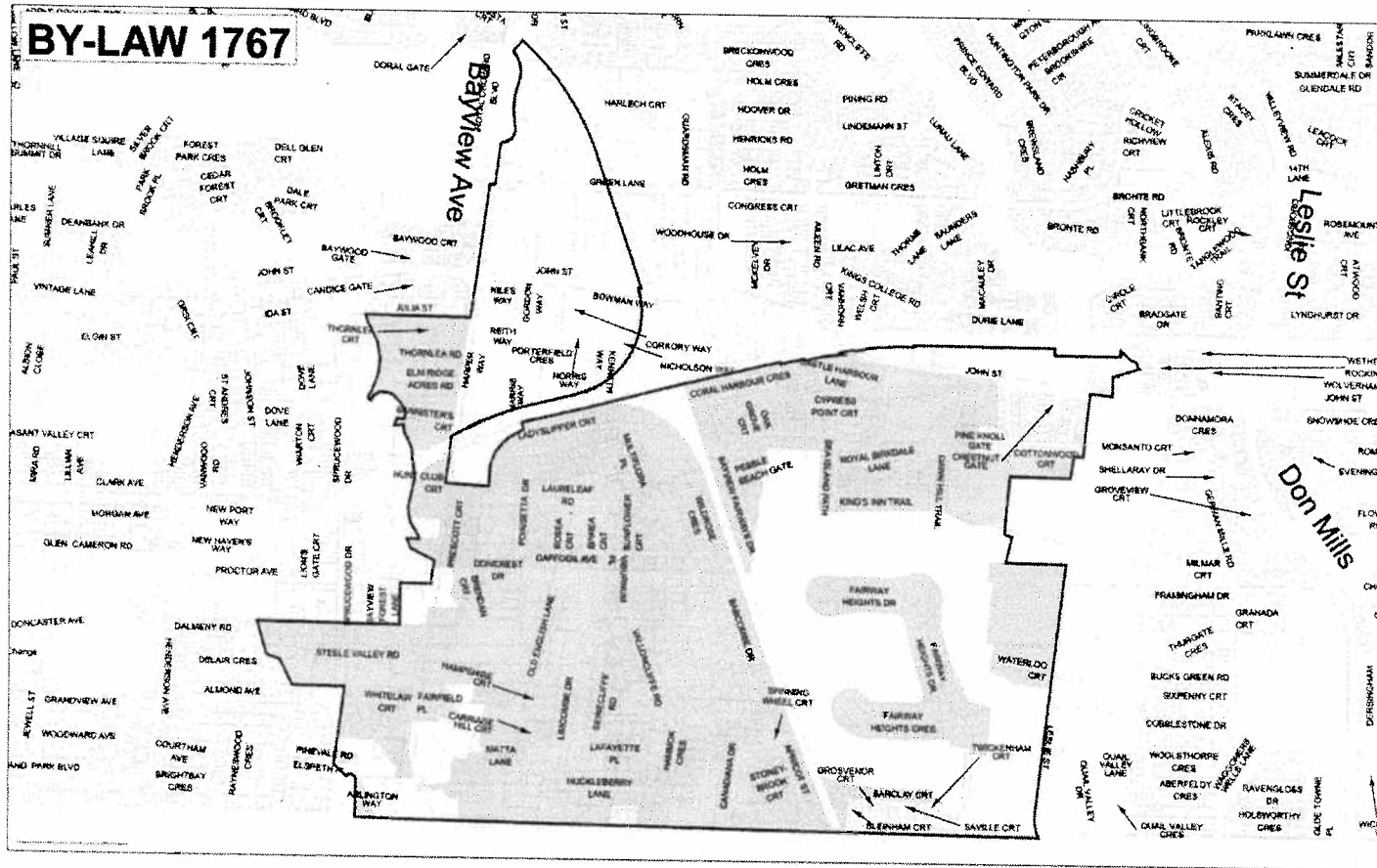
# Infill By-laws Have Been Adopted In Four Areas



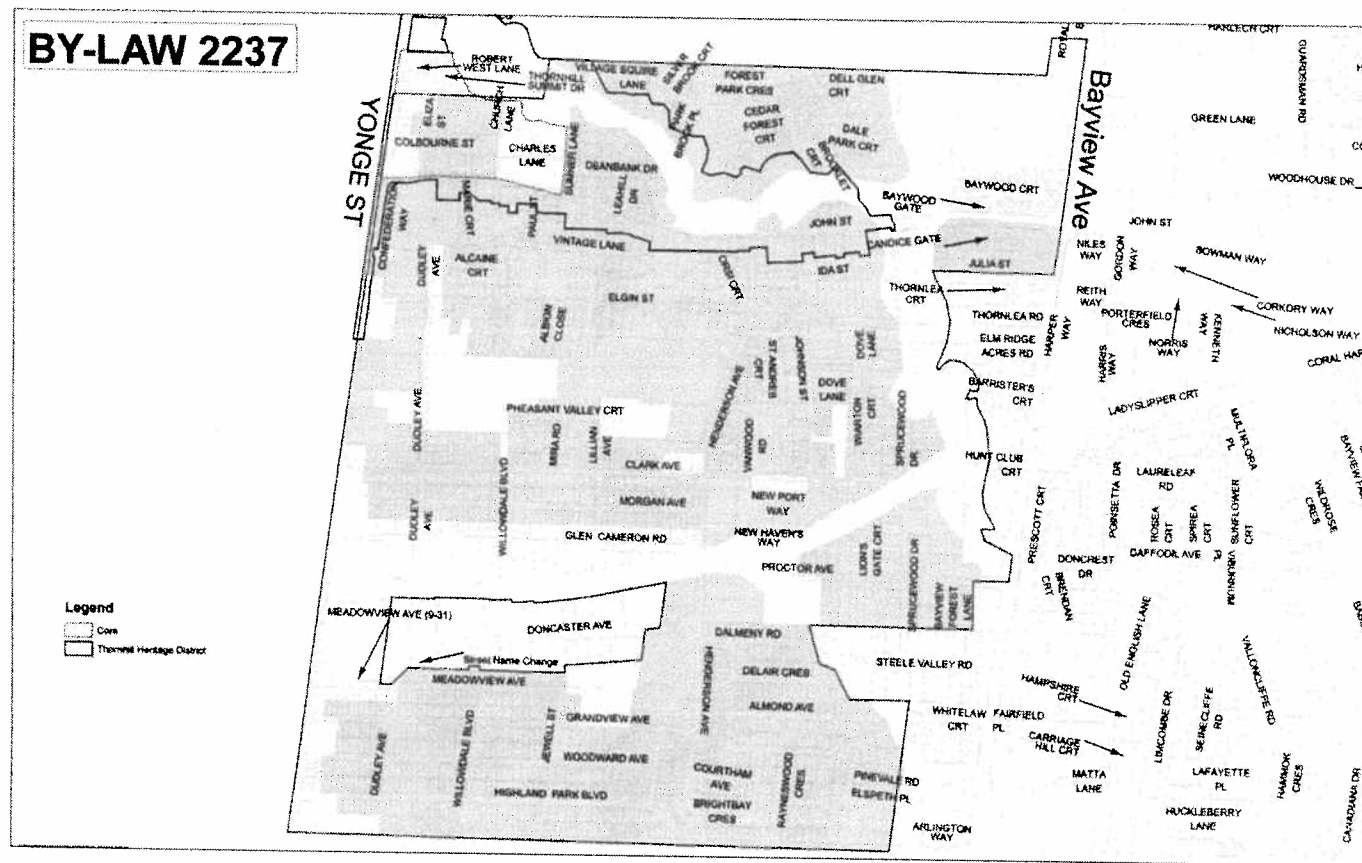
# Infill By-laws Have Been Adopted In Four Areas



# Infill By-laws Have Been Adopted In Four Areas



# Infill By-laws Have Been Adopted In Four Areas



# **Infill By-law Issues**

## **Net Lot Area/Maximum Floor Area Ratio Definitions (options)**

- **exclude area below top of bank from the calculation of the maximum house size; or**
- **delete the maximum floor area ratio requirement from the Infill By-laws and refine the minimum side yard setback**

# **Infill By-law Issues (con't)**

**Maximum Building Height - 9.8 metres  
(32.15 feet)**

**Except in Thornhill's**

- **R4 and R4S zones: - 8.6 metres (28.2 feet), and**
- **the SR1 and GR zones: - 11.3 metres (37.1 feet)**

**Amend height in R4 and R4S to increase  
from 8.6 to 9.8 metres**



# **Town Wide Issues**

## **Maximum Garage Projection**

- outside of Infill By-law areas, no limit on garage projection
- in Infill By-laws areas, maximum projection – 2.1 metres (6.9 feet)
- in Urban Expansion area, maximum projection – 1.5 metres (4.9 feet)

# **Town Wide Issues (con't)**

## **Maximum Garage Width**

**Urban Expansion By-law permits a maximum garage width of:**

- **3.5 metres (11.5 feet) when frontage is less than 11.6 metres (38 feet); and**
- **6.1 metres (20 feet) when frontage is 11.6 metres (38 feet) or greater**

# **Town Wide Issues (con't)**

## **Maximum Garage Width**

**Infill By-laws (except for River Bend area) permit a maximum garage width of :**

- **7.7 metres (25.3 feet) for any lot having a frontage of less than 18.3 metres (60 feet)**

**Proposed to amend by-laws to limit width of garage to 7.7 metres for lots with frontages less than 18.3 metres**

# **Town Wide Issues (con't)**

## **Reverse Slope Driveways**

- **prohibit basement garages**

## **Lot Coverage Definition**

- **exclude area of the lot below top of bank from the calculation of the maximum house size**

# **Heritage Areas**

## **Maximum Garage Projection**

- maximum permitted garage projection in Infill By-laws – 2.1 metres (6.9 feet)
- maximum permitted garage projection in the Thornhill Heritage Conservation District 1.0 metres (3.3 feet)
- proposed maximum garage projection in all heritage areas - 1.0 metres (3.3 feet)

# **Heritage Areas**

## **Minimum Front Yard Setbacks**

- currently the minimum front yard setback is stated according to the zone category (e.g. 7.5 metres)
- proposing to make the minimum front yard setback equal to the average of the setbacks on adjacent lots

# **Infill Housing**

## **Resolution**

**That the staff presentation be received;**

**And that staff report back to Development Services Committee with recommendations about revisions to the Town's residential development standards**