

WHITBY **MATURE** NEIGHBOURHOODS

Background & Analysis Report

May 2021

Prepared
For:



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1 Introduction



1.1 Why is this Study Being Undertaken?

Large lot sizes and wide lot frontages are hallmarks of older, mature neighbourhoods. When compared to newer residential neighbourhoods, homes within older mature neighbourhoods often tend to be more modest in size with larger front, side and rear yards. These large lots are ripe for infill and intensification. This infill ranges from the replacement of small bungalows with large two storey dwellings, to the severance of larger lots into two smaller lots and to the redevelopment of large lots with multi-unit developments or small subdivisions.

The pressure of intensification has increased due to a focus on intensification in Provincial policy documents, including the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe, coupled with ever increasing land costs in the Greater Golden Horseshoe, denser greenfield development with progressively smaller single detached lots in newer greenfield areas, and a trend for larger single detached houses. These trends and policy shifts have all led to considerable pressure for infill and redevelopment of mature neighbourhoods.

While infill and intensification can lead to profound changes in a neighbourhood, it is also important not to discourage re-investment in homes. There is an important balance to strike between maintaining neighbourhood character and encouraging and promoting re-investment through new development or redevelopment. That balance starts with recognizing the key elements of neighbourhood character that make Whitby's mature neighbourhoods unique.

1.2 What is the Purpose of this Study?

The purpose of this study is to inventory and describe the character of mature neighbourhoods in Whitby, identify infill and intensification trends and pressures affecting mature neighbourhoods, identify options for managing these changes and recommend revised Official Plan policies, zoning provisions and urban design guidelines to manage infill and intensification in mature neighbourhoods. Protection of mature neighbourhoods must be balanced with the Provincial policy direction to accommodate intensification. The majority of intensification should be accommodated in the Town's Intensification Corridors and Intensification Areas. However, it is also appropriate to accommodate "gentle" intensification within mature neighbourhoods in order to improve housing affordability and provide for a broader and more inclusive range of housing options for Whitby's residents. The question for this study will be what constitutes "gentle" intensification and where and under what circumstances should it be considered.

The Town has a variety of planning tools that can be used to provide greater regulation for new dwellings in established neighbourhoods including:

- Policies in the Official Plan that maintain neighbourhood character;
- Zoning regulations that address such matters as lot size, permitted housing types, building height, lot coverage, dwelling depth, floor area, etc.; and/or
- Greater control of the design process through design guidelines, site plan control or architectural control.

These tools will all be explored in this study.

1.3 What is an Interim Control By-law and Why is it Needed?

The Town of Whitby implemented two Interim Control By-laws (ICBL) in December 2020 that apply to the neighbourhood areas generally south of Taunton Road and north of Highway 401, as illustrated on **Figure 1**.

The purpose of the ICBLs is to allow the Town to undertake this study to determine how best to manage infill and intensification in its mature neighbourhoods.

While the ICBLs are in place, the following are not permitted within the area covered by the by-laws:

- A new dwelling or addition to an existing dwelling that is 35%, or more, larger than the previous dwelling on the lot;
- A new dwelling or addition to an existing dwelling that is greater in height than the dwelling that existed on the lot prior; and
- A new dwelling on vacant land or land that becomes vacant through a severance or plan of subdivision.

Those seeking to advance any development that meets the above noted criteria must either wait until the ICBL is lifted or obtain an exemption to the by-law through Council decision. As part of that decision, Council must consider whether an exemption will impact or undermine the purpose of the residential intensification study.

The area covered by the ICBLs make up the “Study Area” for this study and are generally referred to as Whitby’s mature neighbourhoods in this report.

1.4 What is Infill and Intensification?

Intensification refers to development at a greater density than what currently exists, whether this is development of a single property, a site or a broader area. Different forms of intensification can include:

- redevelopment of a previous development, including brownfield sites, which include, for example, former industrial or commercial properties;

- development of empty or underutilized lots in developed areas;
- infill; and
- enlargement or adaptation of a building.

Infill is a type of intensification, which consists of either development of a vacant lot or redevelopment that creates new additional residential units or commercial space.

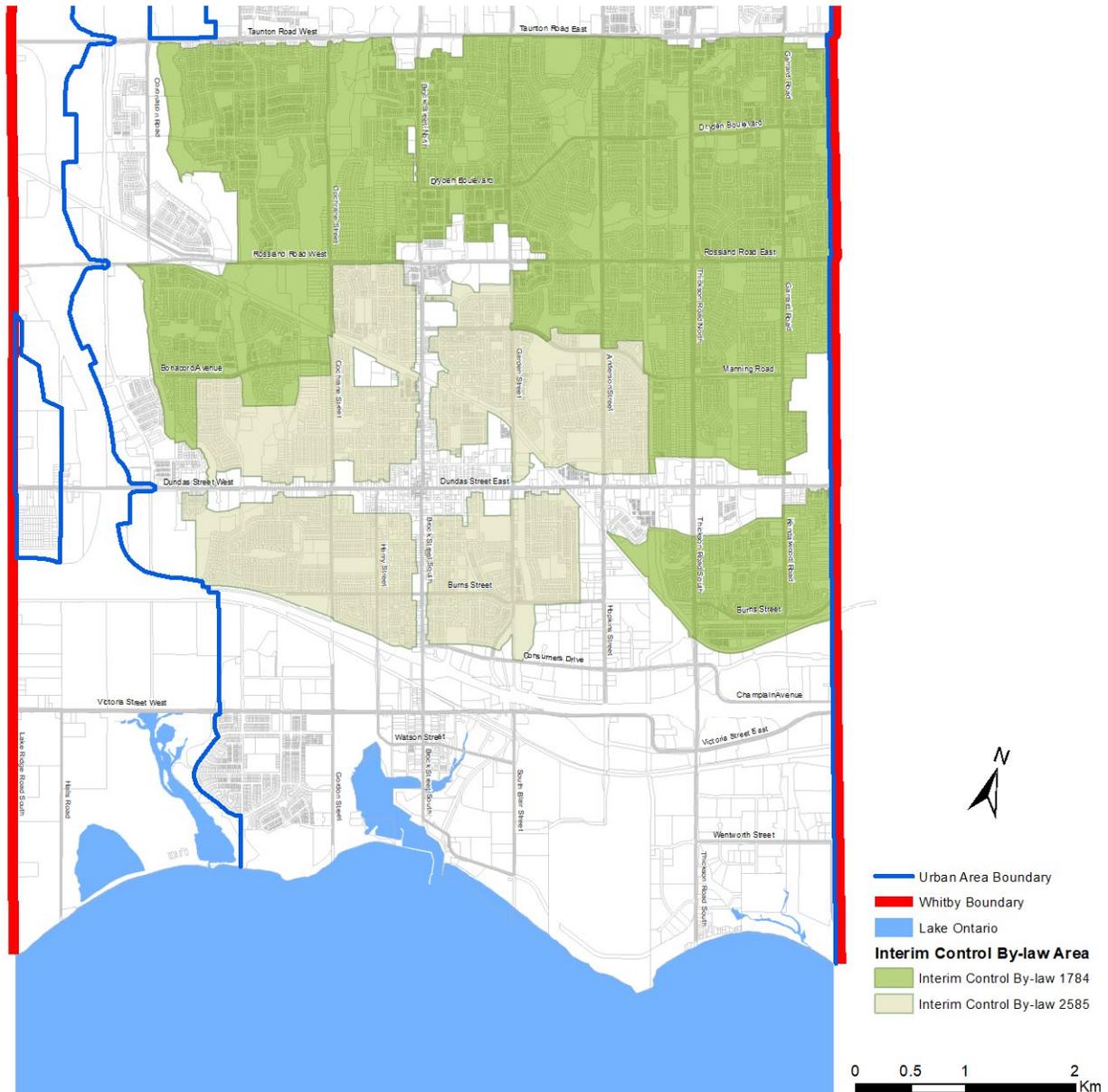


Figure 1. Interim Control By-law Areas

The key element of intensification and infill, as defined by the Town of Whitby in the context of this study, is the creation of one or more new additional residential units.

The following are example forms of infill and intensification in established residential areas:

- A single detached dwelling is developed on a vacant lot;
- A lot is severed into two lots and two new single detached dwellings are constructed;
- A large lot is subdivided into multiple lots for single, semi-detached or townhouse dwellings; or
- Multiple lots are assembled and redeveloped for a multi-unit development such as townhouses or an apartment building.

Some of these examples are illustrated in **Figure 2** below.

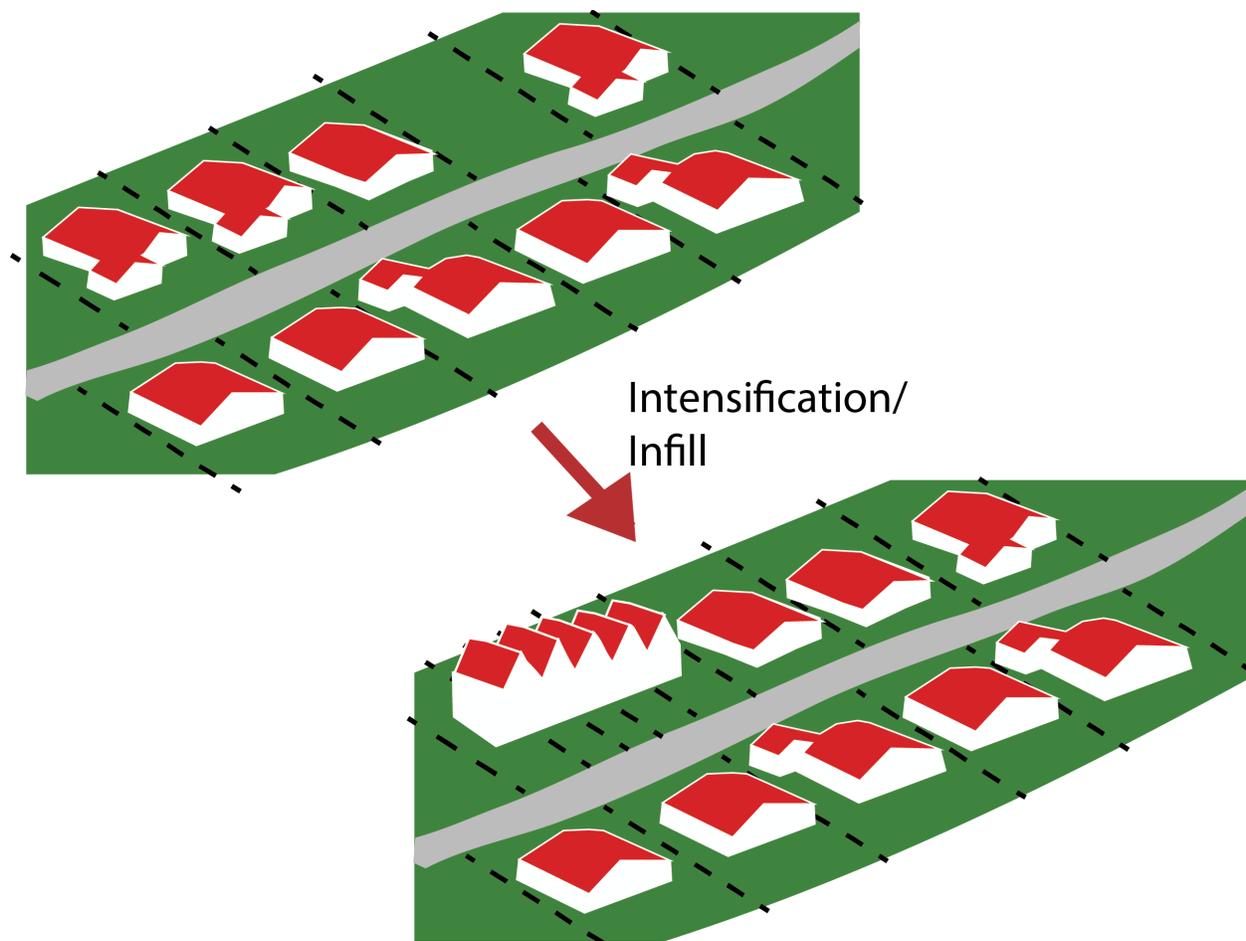


Figure 2. Example of Intensification/Infill in Residential Neighbourhoods

Infill is sometimes defined to include situations where a smaller single detached dwelling on a lot is demolished and replaced with a larger single detached dwelling. While this scenario does not meet the Town's definition of infill as there is no increase in the number of units, this type of development can create significant changes to a neighbourhood and can be a concern of existing residents. While this type of

development is not the sole focus of this report, the study will provide recommendations which addresses built form compatibility in these replacement housing situations.

While the addition of accessory apartments, sometimes known as secondary suites, is also a form of intensification, these units are not being considered as part of the study, owing to the Planning Act permission for these dwellings.

1.5 What is the Purpose of this Report?

This Background and Analysis Report provides an overview of the Town's existing policy and zoning context as it relates to mature neighbourhoods, as well as a summary of existing conditions and preliminary observations of Whitby's mature neighbourhoods. This report provides the basis for the next phases of the study, which will focus on developing and providing recommendations in order to appropriately manage development in the Town's mature neighbourhoods.

The report is structured as follows:

Section 1 – Introduction: Provides an introduction to the study including its purpose, as well as background on the Town's mature neighbourhood Interim Control By-laws and infill and intensification.

Section 2 – Upper Tier Policy Review: Provides a high level review of the relevant Provincial and Regional policy direction related to growth.

Section 3 – Official Plan and Urban Design Review: Provides a review of the Town of Whitby Official Plan and draft Urban Design Guidelines with a focus on existing direction pertaining to mature neighbourhood areas.

Section 4 – Zoning Review: Examines permitted uses, as well as lot size, lot frontage and lot coverage in Whitby's residential zones within the Study Area.

Section 5 – Development Trends: Provides an overview of recent residential development applications within the Study Area, with a focus on infill and intensification pressures within mature neighbourhoods.

Section 6 – Character Areas Analysis: Provides an overview of the character areas and their defining features within the Study Area.

Section 7 – Conclusion: Provides conclusions and next steps for the study.

2 Upper Tier Policy

Residential intensification is a key component of the Provincial Policy Statement (“PPS”), A Place to Grow Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) and Durham Official Plan.

2.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) encourages planning authorities to permit and facilitate residential intensification to provide an appropriate range and mix of housing options and densities that meet the projected market-based and affordable housing needs of current and future residents. In settlement areas, such as within the developed part of Whitby, the PPS directs that planning authorities “identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas...” (Section 1.1.3.3). The PPS also requires municipalities to create appropriate development standards that facilitate intensification, redevelopment, and compact built form. Planning authorities are also required to “establish and implement minimum targets for intensification and redevelopment within built-up areas” (Section 1.1.3.5).

It is important to note that the Town already conducted an extensive analysis on intensification opportunities and revised its Official Plan to identify appropriate locations for intensification. Further the PPS does not indicate that intensification is unlimited but rather the municipality needs to take into account existing building stock or areas which includes mature neighbourhoods and also is to establish appropriate standards for intensification which may vary depending on the area and characteristics of the area.

2.2 Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) directs growth to settlement areas, again, such as within the developed part of Whitby. The Plan, under Section 2.2.2, sets minimum intensification targets including a minimum target of 50 per cent of all residential development in Durham Region. The Plan further requires that each municipality establish a strategy for intensification by identifying growth areas and the type and scale of development within strategic growth areas and transition of built form to adjacent areas, as well as generally encouraging intensification throughout built up areas. Local municipalities are required to implement these directions through their Official Plans and zoning frameworks.

Again the Town has previously identified intensification areas and intensification corridors in its Official Plan which would be considered strategic growth areas under the

2020 Growth Plan. This study focuses on those residential areas outside of the intensification areas and intensification corridors.

2.3 Durham Official Plan

Section 7 of Durham Region's Official Plan establishes the Regional Structure, and includes among other policies, the direction that in built-up areas (until 2031), 40% of residential growth will be through intensification (Section 7.3.9). Further, the Official Plan provides that councils of area municipalities should ensure the inclusion of policies and implementation procedures related to intensification in the preparation of area municipal Official Plans, requiring that local municipalities, such as Whitby, develop intensification strategies that identify appropriate locations for intensification throughout the built up area and in specific intensification areas.

As indicated previously, Whitby has done that in terms of where intensification should be focused. What the Mature Neighbourhoods Study is focusing on is those parts of the Built-up Area where intensification is not to be focused, what types and scale of infill and intensification are appropriate.

3 Official Plan and Urban Design Review

The following section provides a review of the Town of Whitby Official Plan with a focus on existing direction pertaining to mature neighbourhood areas. This focus includes policies relating to residential uses and areas within the Study Area, permitted housing types, neighbourhood character, infill, built form and design. While the Official Plan includes a number of policies related to intensification within the Town, many of these policies are directed towards Intensification Areas and Intensification Corridors, as well as areas of intensification specified within Secondary Plans. These areas are located outside of Whitby's mature neighbourhoods and are thus not discussed in this section.

This section also provides a review of the Town's draft Urban Design Guidelines that will apply across the Town once they are implemented.

3.1 Whitby Official Plan

The following section makes policy references to the 2018 Consolidation of the Whitby Official Plan.

3.1.1 Vision, Goals and Strategic Objectives

According to the Official Plan, Whitby's vision is "to be a healthy, sustainable and complete community providing for balanced residential and employment growth, while maintaining a high quality of life and enhancing its cultural and natural heritage attributes" (Policy 2.1). Section 2.1.1 sets out guiding principles that assist in implementing this vision, which are to be considered in planning decisions.

Policy 2.1.1.f provides the following guiding principle, which provides a strong basis for the protection and enhancement of mature neighbourhoods:

"To require that new development and redevelopment is compatible with the scale and density of the existing built form and that the character of existing and well established residential neighbourhoods is maintained and enhanced over time".

Based on the Town's vision and guiding principles, the Official Plan sets out goals and strategic objectives. Under the "Community Character" heading, Policy 2.3.4.1 sets the goal "to protect and enhance the character of existing and future urban areas". The first strategic objective to achieving this goal is:

"To maintain and enhance the character and stability of existing and well-established residential communities by requiring that development and

redevelopment is compatible with the scale and density of existing development” (Policy 2.3.4.2.1).

The Official Plan provides the following definition for “Character”:

“The collective qualities, features, and attributes that comprise the physical and natural aspects of a particular place, area, or neighbourhood.”

3.1.2 Residential Land Use

Section 4.4 sets out policies for the Town’s Residential land use designation, with the goal to establish complete communities through the development and redevelopment of neighbourhoods that accommodate a range of housing options and supporting uses (Policy 4.4.1.1). Four objectives are set out to meet this goal, with the following objective relating to mature neighbourhoods:

“To encourage residential intensification in appropriate locations while maintaining and enhancing the character and identity of established residential neighbourhoods” (Policy 4.4.2.2).

Whitby’s Secondary Plans identify locations for Low Density, Medium Density and High Density Residential development, while the parent Official Plan only identifies one Residential designation on Schedule “A” (**Figure 3**). Where there is no Secondary Plan in place, as in the Study Area, Policy 4.4.3.3 of the Official Plan directs new residential development and redevelopment be subject to the policies and locational criteria of the following sections:

- Section 4.4.3.5: Low Density Residential;
- Section 4.4.3.6: Medium Density Residential;
- Section 4.4.3.7: High Density Residential; and
- The additional criteria in Section 4.4.3.10.2 for Medium Density and High Density Residential development.

3.1.2.1 Low Density Residential

Section 4.4.3.5 sets out policies for development within Low Density Residential areas. These areas “shall generally be located in the interior of residential neighbourhoods on local or collector roads”, and permit single detached, semi-detached and duplex dwellings, along with other similar ground related built forms to a maximum density of 30 dwelling units per net hectare (Policy 4.4.3.5.1 a and b).

Policy 4.4.3.5.2 provides the following criteria for the development of new residential units through intensification:

“a) the sizes of the lots, and the width and location of new driveways shall be compatible in relation to adjacent lots and other lots on the street and area;

- b) consideration is given to the potential for retaining existing trees and vegetation and compensation for any loss of trees and vegetation; and
- c) the proposal complies with any applicable provisions of Section 10.1.13.1”.

Section 10.1.13.1 sets out direction for severances, which is summarized in a later section of this report.

Policy 4.4.3.5.3 sets out the following criteria for minor variance and zoning by-law amendment applications on existing lots:

- “a) The interior side yard setback is generally consistent with existing dwelling(s) on the same side of the street; and
- b) The front yard setback for the new dwelling unit(s) is generally consistent with the front yards that exist on the same side of the street.”

3.1.2.2 Medium Density Residential

Section 4.4.3.6 provides direction for the development of Medium Density Residential areas, which shall generally be located in the interior or at the edges of neighbourhoods in proximity to transit, as well as in areas that are outside the Study area, including Central Areas, Intensification Areas and Intensification Corridors. Medium Density Residential areas are to provide a transition of density and intensity of uses (Policy 4.4.3.6.1 a).

Permitted uses include street and block townhouses, apartments and other forms of multiple dwellings to a maximum height of 4 storeys, with a density range of 30 to 65 dwelling units per net hectare (Policy 4.4.3.6.1 b). According to Policy 4.4.3.6.1 c, applications for new development or residential intensification shall be based on Section 4.4.3.10: Redevelopment and Intensification, as discussed in further sections of this report.

There are limited Medium Density Residential designations within the Study Area, occurring only in small areas in the Downtown Secondary Plan, Rossland/Garden Urban Central Area Secondary Plan and the Thickson/Taunton Community Central Area Secondary Plan.

3.1.2.3 High Density Residential

High Density Residential areas are generally permitted at the edge of neighbourhoods along arterial roads, as well as in areas that are outside the Study Area, including Central Areas, Intensification Areas and/or Intensification Corridors (Policy 4.4.3.7.1 a). Townhouses, apartments and other forms of multiple dwellings are permitted with a density range of 65 to 135 dwelling units per net hectare (Policy 4.4.3.7.1 b).

There are limited High Density Residential designations within the Study Area, occurring only in small areas in the Downtown and Rossland/Garden Urban Central Area Secondary Plans.

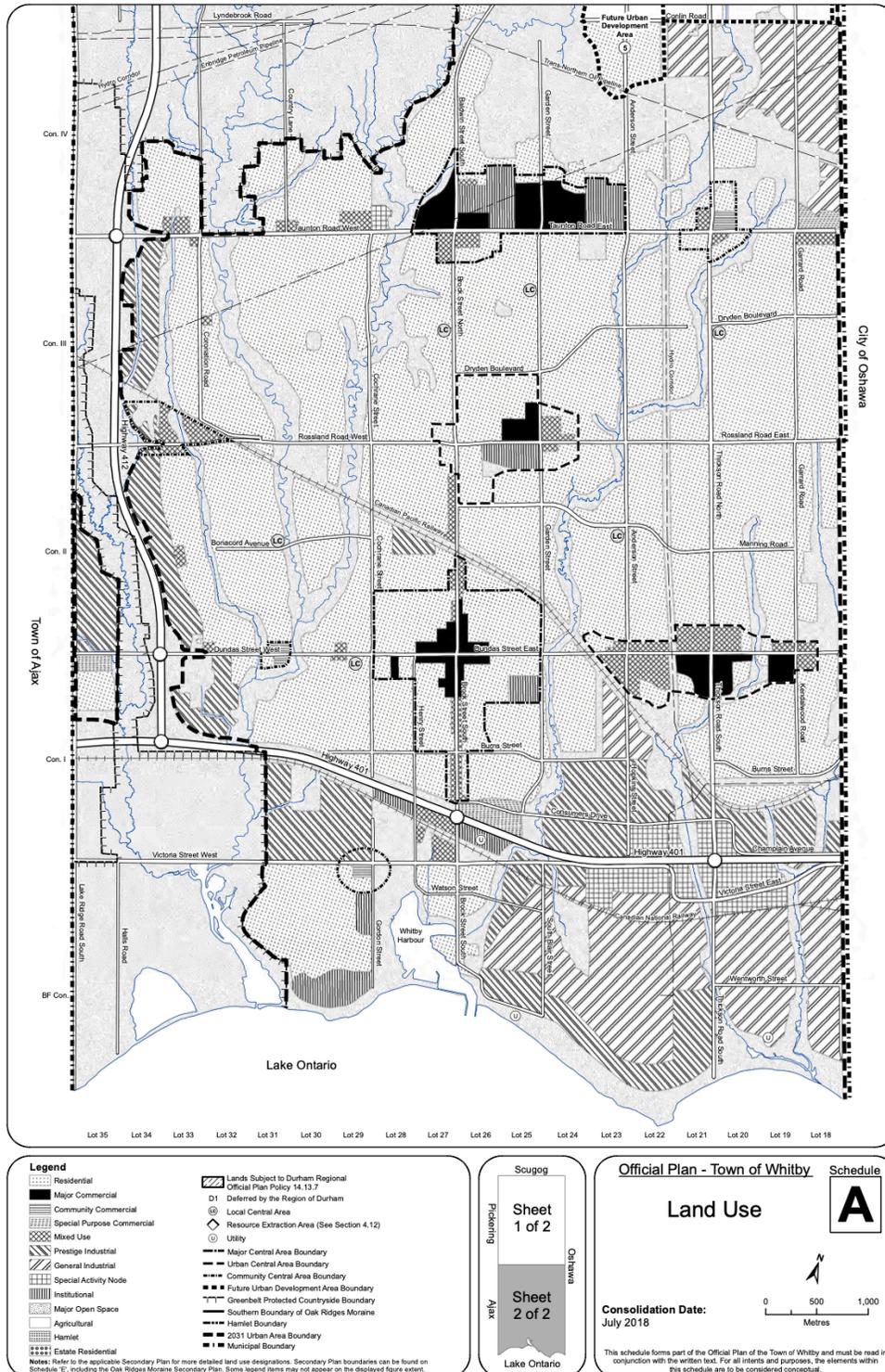


Figure 3. Whitby Land Uses (South)

3.1.2.4 Redevelopment and Intensification

Section 4.4.3.10 sets out overall policy direction for redevelopment and intensification within Residential areas.

Policy 4.4.3.10.1 indicates that Council will support infilling of vacant and underutilized properties in residential areas, subject to the availability of servicing infrastructure.

Policy 4.4.3.10.2 sets out the criteria for assessing the appropriateness of medium and high density residential redevelopment in Residential areas as follows:

- a) The existing or planned capacity of municipal sanitary sewer and water is sufficient to accommodate the proposed use;
- b) Suitable access is available to existing or future roads that can accommodate the additional traffic that is generated by the proposed development;
- c) The site is in proximity to public transit service, where available;
- d) The site is suitable in terms of lot size, setbacks, and side yards to accommodate more intensive use;
- e) The site is within or in proximity to a Central Area or Convenience Commercial Centre, employment opportunities, parks and open spaces, and walking and/or cycling routes;
- f) The site is in proximity to educational and community services and facilities;
- g) The site can provide adequate on-site parking, lighting, and hard and soft landscaping elements;
- h) Consideration is given to the impact upon adjacent uses relating to height, design, and form in order to achieve an appropriate transition of height and density;
- i) The proposed development shall be oriented in a manner that minimizes overshadowing and overlook and maximizes sunlight penetration to adjacent properties and between buildings;
- j) Traffic impacts on the surrounding neighbourhoods can be minimized;
- k) The proposed development provides adequate protection of adjacent components of the Natural Heritage System, where relevant, and incorporates integration and access where appropriate; and
- l) The proposed development provides adequate on-site recreational amenities.”

Policy 4.4.3.10.3 provides direction for medium and high density residential development and redevelopment outside of areas designated for intensification including Intensification Areas and Intensification Corridors. Thus, this policy applies to lands within the Study Area. This policy requires development to address the requirements of Section 4.4.3.10.2 (as previously outlined). It also requires development to demonstrate that the scale and density does not compete with or detract from the potential to establish medium and high density residential or mixed-use development within the designated areas of intensification. Development is limited to a maximum of 6 storeys outside of areas designated for intensification.

According to Policy 4.4.3.10.4, where medium and high density residential uses are approved, they shall be developed through comprehensive site plans that address site details in accordance with Section 10.1.11: Site Plan Control and Section 6.2: Urban Design to ensure development and redevelopment is appropriately integrated and compatible with adjacent properties.

Although these criteria and policies address potential impacts on adjacent residential development, they do not address whether the intensification is appropriate in a given area or fits in to the character of the surrounding neighbourhood.

3.1.3 Urban Design

Section 6.2 sets out the Town's urban design policies, which focus on providing a high standard of urban design principles and excellence in architectural and landscape design. Section 6.2.3.12 sets out direction for built form, scale and massing, with Policy 6.2.3.12.1 requiring new buildings to be compatible with surrounding existing and planned development and the overall streetscape in terms of massing, scale and design.

Policy 6.2.3.12.2 provides criteria for the design of non-residential, mixed-use and multi-residential uses, however no specific built form direction is provided for lower density residential uses. Policy 6.2.3.12.3 provides the following direction for compatible heights:

“Heights for new buildings shall be compatible with adjacent planned development with consideration to an appropriate transition of height, which includes such measures as vertical step backs/terracing and setbacks from property lines, to reduce shadowing and overlook on adjacent properties and to maintain a pedestrian scale at street level...”.

According to Section 6.2.4.3, the Town shall develop a comprehensive Urban Design Manual, which is to include urban design, architectural control and landscaping guidelines and standards. Development and redevelopment applications shall be assessed based on their conformity with the relevant guidelines and standards. The Town is in the process of drafting Urban Design Guidelines that will apply across the Town and will have an impact on development within Whitby's mature neighbourhoods.

The Town's draft Urban Design Guidelines are addressed further within **Section 4** of this report.

3.1.4 Housing

Policies to ensure an adequate supply and range of housing choices within Whitby are set out within Section 7 of the Official Plan. The Town's goal and objectives for housing generally relate to ensuring there is an adequate supply of land for development and redevelopment and a full range of housing options, achieving residential intensification and affordable housing goals and encouraging universal design standards and age-friendly housing.

Section 7.4 sets out policies for housing mix, with Policy 7.4.4 encouraging the preservation, rehabilitation and efficient use of the Town's existing housing stock in order to ensure the vitality of neighbourhoods. Section 7.5 sets out residential intensification policies in order to increase housing supply within the urban area and meet intensification allocation targets (Policy 7.5.1). According to Policy 7.5.2, residential intensification proposals will be considered by the Town in accordance with the relevant policies of the following Sections:

- Section 4.2: Intensification, which outlines provisions for Intensification Areas and Corridors, which is not applicable to this study; and
- Section 4.4: Residential, as previously discussed.

Policy 7.5.3 directs development standards be established within the zoning by-law(s) to facilitate residential intensification in appropriate locations, in accordance with Urban Design Guidelines to address compatibility with surrounding properties and the neighbourhood.

3.1.5 Severances

Section 10.1.13.1 sets out direction for severances. Where plans of subdivision are not deemed necessary, severances require conformity with the Official Plan including Policy 4.4.3.4.2 where applicable (as set out above), as well as the Durham Regional Official Plan and the Planning Act. Severances are to meet the following criteria:

- "a) Severance for non-farm residential development outside the Urban Area boundary shall not be permitted;
- b) Strip development along arterial roads shall be avoided and direct access from arterial roads may be restricted;
- c) Where public sewer and water services are not available, severances shall only be granted with the approval of the Regional Health Unit and Provincial agencies involved;

- d) The land shall front on an open public road which is of a reasonable standard of construction and is maintained on a year-round basis;
- e) The size of any parcel of land created by severance should be appropriate for the use proposed and no parcel shall be created which does not conform to the provisions of this Plan and the implementing Zoning By-law;
- f) Access can be obtained without creating a traffic hazard because of limited sight lines on curves or grades;
- g) Approved severances may be conditional upon an agreement being entered into with the Municipality, pursuant to the provisions of the Planning Act;
- h) The fulfilment of the requirements of the Durham Regional Official Plan; and
- i) The Municipality is satisfied that a plan of subdivision is not required.”

There is no policy direction to ensure that the severances are in keeping with the character of the surrounding neighbourhood.

3.2 Urban Design Guidelines

The Town of Whitby is in the preliminary stages of drafting Urban Design Guidelines that will apply across the Town. The Town has a number of area-specific urban design and development guideline documents that apply to areas including Brooklin and West Whitby. However, these documents provide guidance for areas located outside of the Study Area of Whitby’s mature neighbourhoods. The Town is also in the process of drafting Architectural Design Guidelines, which will have a key role to play in guiding development within Whitby’s mature neighbourhoods.

3.2.1 Vision and Guiding Principles

According to the draft Urban Design Guidelines, new infill and development shall be designed in accordance with the following four principles:

1. **A Distinct Community Identity**
2. **A Sustainable Approach to Design: Building Community Resilience into Placemaking**
3. **Connectivity: Creating a Vibrant, Accessible, Pedestrian-Friendly Public Realm**
4. **Compatibility: Designing in Harmony with Context.**

3.2.2 Building Design/Building Typology

The Building Design and Building Typology sections of the Urban Design Guidelines are currently under development. These sections are intended to describe the general built form reflecting the Town of Whitby Architectural Guidelines, which are also in the process of being drafted. The draft Table of Contents will set out criteria for low-rise residential buildings, which includes single and semi-detached dwellings and townhouses. As well, the Urban Design Guidelines will provide additional direction for infill development and the expansion of existing dwellings.

4 Zoning Review



There are over 30 different residential zones in the Study Area, many of which have unique provisions for lot frontage, size and coverage, building setbacks and even permitted uses. Some of the zones permit only one dwelling type, such as single detached dwellings or semi-detached dwellings, while others permit more than one dwelling type.

More than 15 different zones within the Study Area permit only single detached dwellings, all with varying provisions. Within these zones, requirements generally range for minimum lot frontage from 8 metres to 24.5 metres, minimum lot area from 240 to 1020 square metres and maximum lot coverage from 20 to 40%, save and except in certain areas where site specific zones or approved minor variances are applicable

The following section examines existing permitted uses, as well as lot size, lot frontage and lot coverage in the residential zones within the Study Area.

4.1 Permitted Uses

A telling analysis examined the as-of-right permission for more than one dwelling type within Whitby's mature neighbourhoods. This permission is particularly relevant in areas where single detached dwellings currently exist as it allows for intensification, potentially without the need for a minor variance or zoning by-law amendment.

Figure 4 identifies the zones in the Study Area that permit more than one dwelling type as-of-right, compared to where single detached dwellings currently exist. As is evident from the figure, there are large areas of zones, particularly in and around Downtown Whitby and extending north, where the zoning permits intensification in the number of dwellings on a lot by permitting multiple dwelling types such as townhouses and apartments. These areas, due in large part to comprising older areas of the Town, have a more varied and mixed character, which is discussed in further sections of this report.

In comparison, **Figure 5** provides a high-level analysis of areas generally occupied by single detached dwellings.

Phase 2 of the study will further consider the level of as-of-right intensification that should be permitted in these areas.

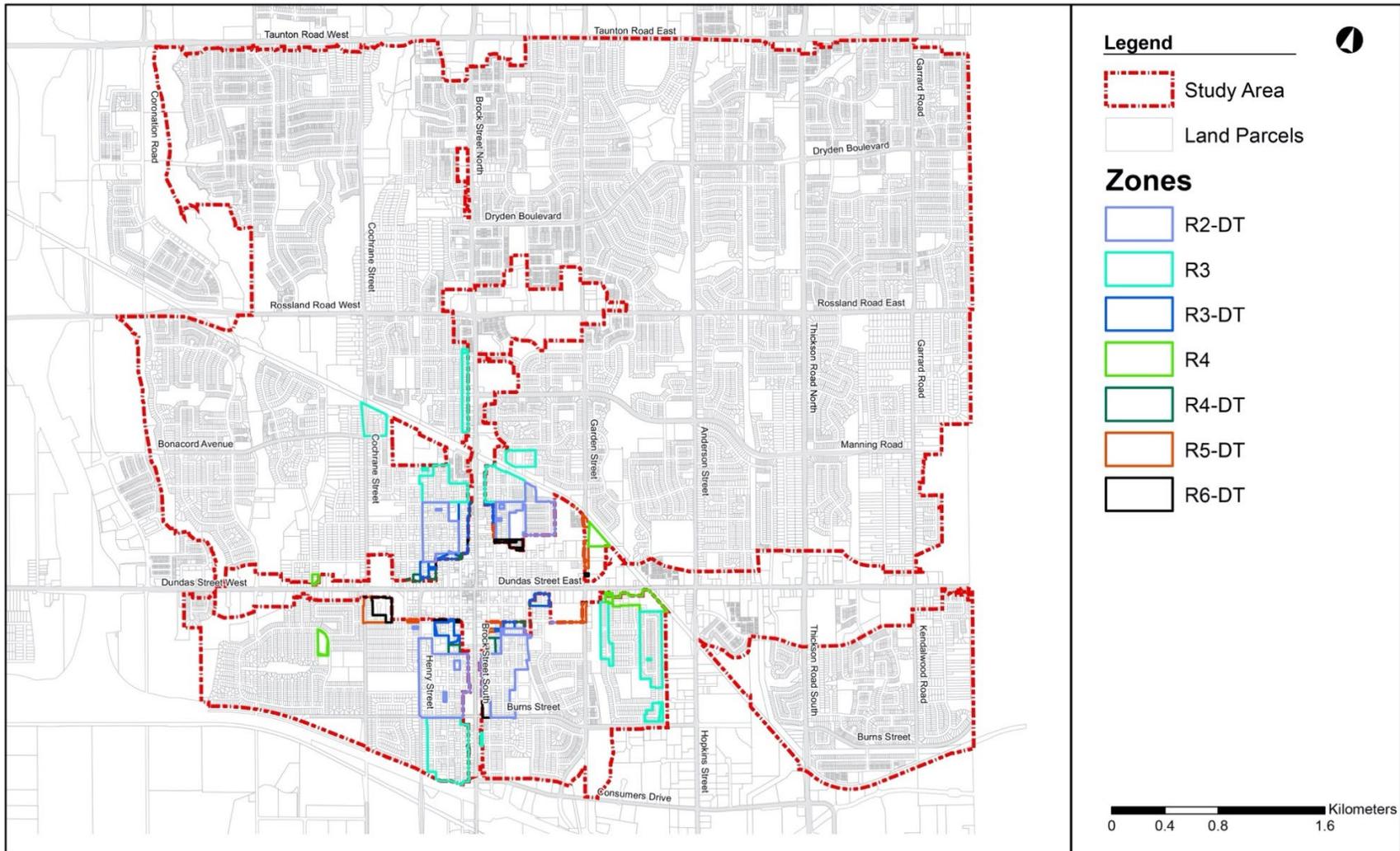


Figure 4. Zones Which Permit Multiple Dwelling Types within the Study Area

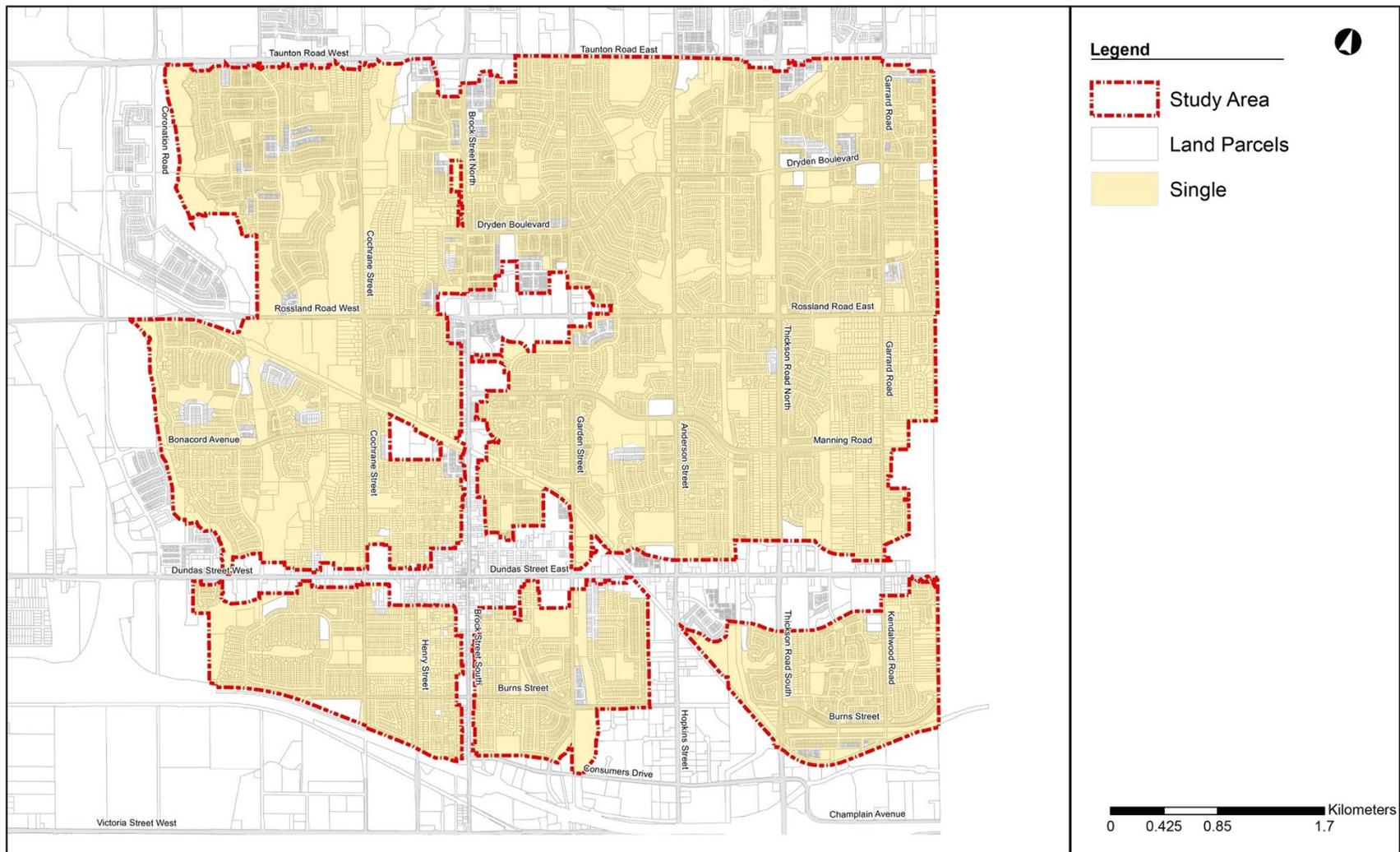


Figure 5: Areas Predominantly Developed with Single Detached Dwellings

4.2 Lot Area

The area of lots within existing residential zones in the Study Area range from smaller than 200 square metres to more than 1,000 square metres, as illustrated in **Figure 6**. The smaller lots are dark blue and the shade changes to a dark red for the largest lots.

There tends to be large, relatively distinct pockets of similar sized lots throughout the Study Area. For example, there are large lots along Garrard Road and west of Thickson Road North, between Rossland Road East and Dundas Street East. Alternatively, the area around Anderson Street and Rossland Road East is generally made up of lots in the 500 to 700 square metre range. This pattern of similar sized lots clustered together is generally indicative of development that occurred via draft plan of subdivision.

The exception to this trend is the area in and around Downtown Whitby where there is significantly more variability in the lot size pattern.

Overall, **Figure 6** is useful in identifying areas that may be subject to evolving development pressures and trends. Larger lots tend to be older and are more likely to contain relatively smaller dwellings and more open space, making them an attractive candidate for infill development. Comparatively, small lots tend to have been more recently developed with generally larger buildings, which offers little incentive for further density, save and except for accessory dwelling units.

Thus, as a part of this ongoing analysis, portions of the Study Area with larger lot areas and older housing stock are considered to be subject to increased pressure for infill and intensification.

4.3 Lot Frontage

Existing residential lot frontage was examined based on information provided by the Municipal Property Assessment Corporation (MPAC), although there are some areas within the Town where frontage data is not available. The frontage of lots within existing residential zones in the Study Area generally range from 6 metres to 30 metres. **Figure 7** illustrates existing lot frontages in the Study Area. The smaller lot frontages are dark blue and the shade changes to a dark red for the largest lots.

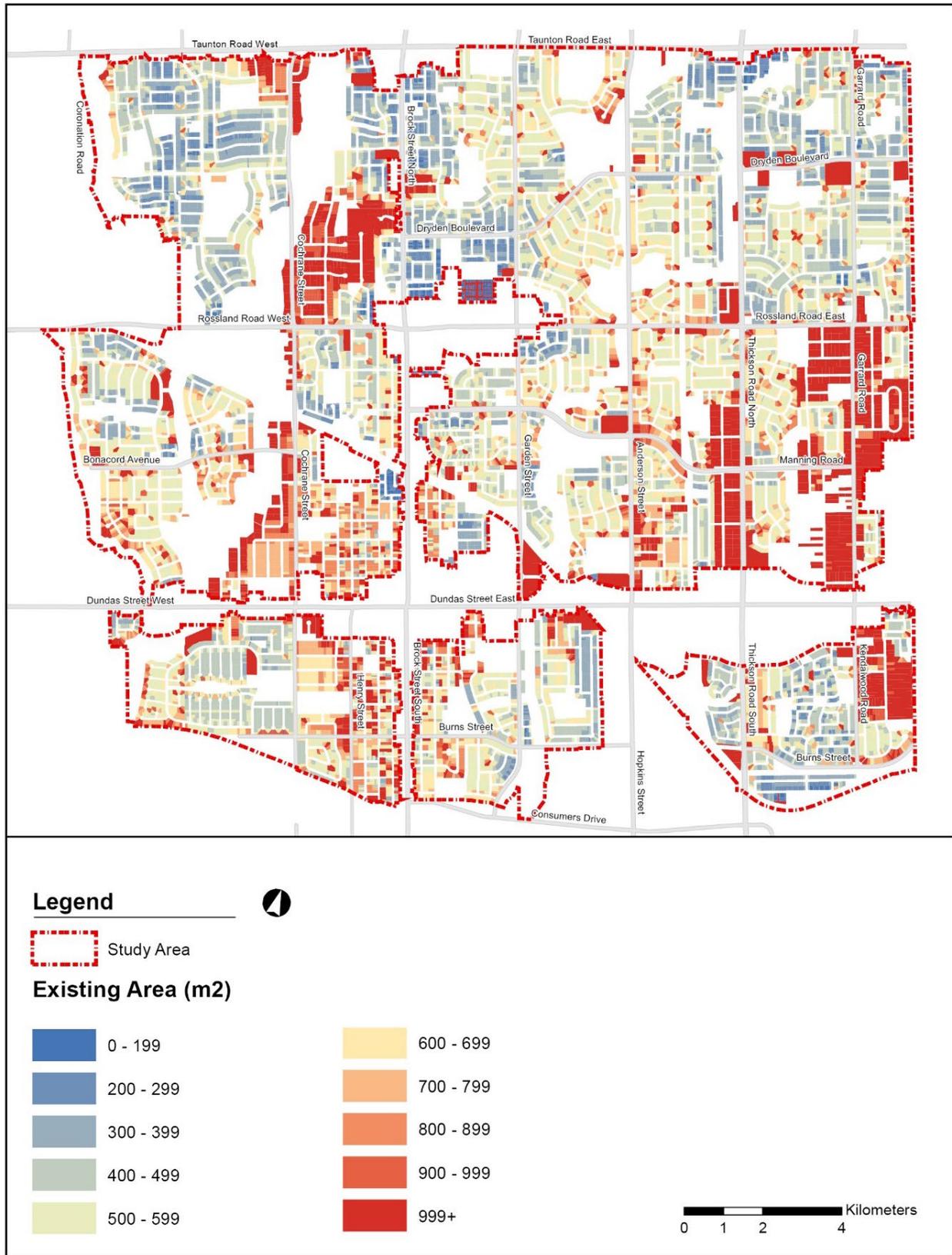


Figure 6. Existing Lot Area within the Study Area

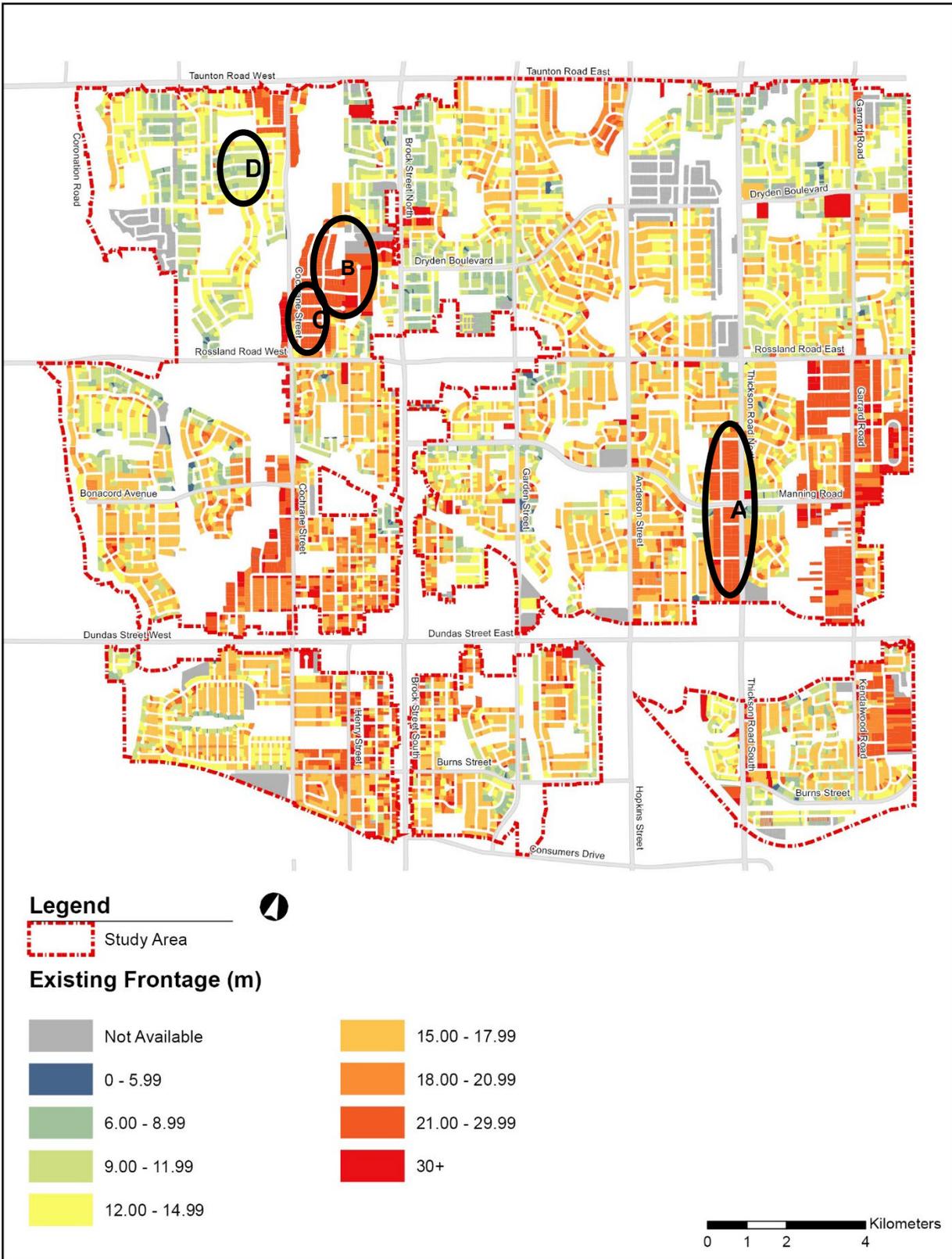


Figure 7. Existing Lot Frontage within the Study Area

To an even greater extent than with lot area, there are many pockets of lots in proximity to one another with similar frontages. For example, in the area around Anderson Street, between Dundas Street East and Dryden Boulevard, lot frontages are predominantly within the 15 to 18 metre range.

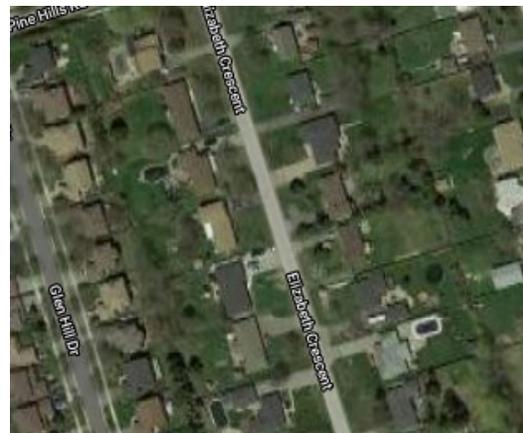
Similar to lot area, residentially zoned lots in and around Downtown Whitby have inconsistent frontages and at this high-level analysis, lack the homogeneity noted in some other areas of the Study Area.

In order to determine the relationship between the as-of-right permission in the zoning and the as-built condition, the existing lot frontages were compared to the minimum requirement for that zone. Lot frontage was chosen as it is generally a limiting factor when considering severing a lot. The purpose of this analysis was to determine if there were locations within the Study Area where the as-of-right permission for lot frontage was significantly narrower than the existing condition, creating opportunities for lot severances without the need for a minor variance or zoning by-law amendment.

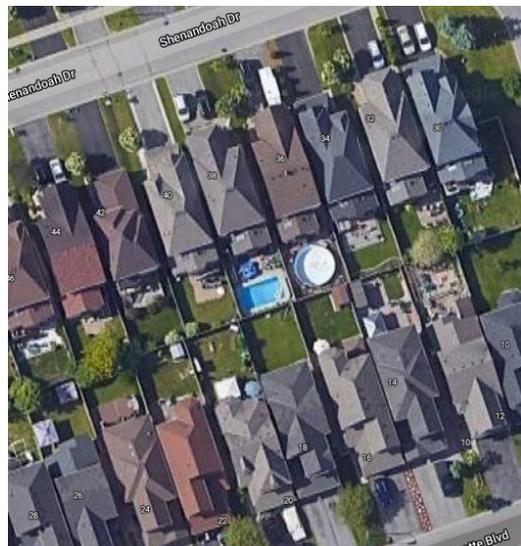
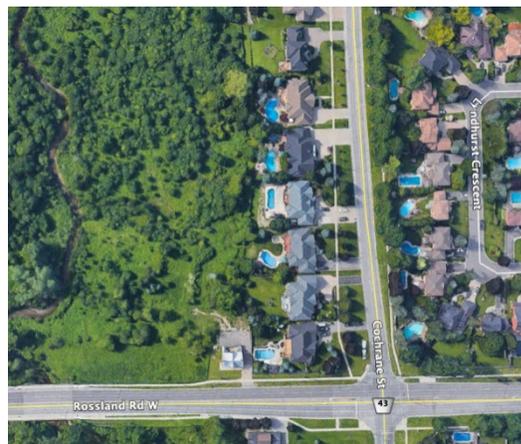
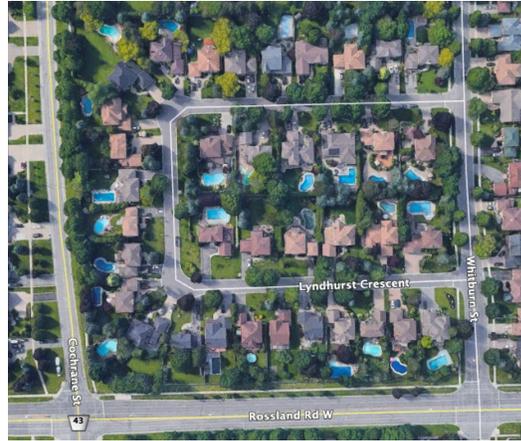
The analysis undertaken was not comprehensive, as site specific exceptions were not considered, however, it is still relevant and appropriate at the macro level. The undertaking identified that the majority of existing lots are either within the lot frontage range permitted by the Town's zoning by-laws or slightly larger. For example, most of the lots in zones that permit lot frontages of 12 to 15 metres do in fact primarily contain lots in the 12 to 15 metre range. Pockets of lots in proximity to one another were not always completely homogenous, but generally contained lots close in size.

There were, however, some locations identified where the discrepancy between the permission and existing lot frontages could exacerbate development pressures. These areas are identified on **Figure 7** with circles and letters, and include:

- The section of the R3 Zone along Elizabeth Crescent North and Elizabeth Crescent South: many of the lots are in the 23 metres range, while the minimum lot frontage is 18.5 metres (**Circle A on Figure 7**).



- The section of the R1A* Zone northeast of Cochrane Street and Rossland Road West: many of the lots have a frontage of 20+ metres while the zoning requires 18 metres. However, owing to the relatively small size of the lots, being shallower than those on Elizabeth Crescent, having a greater coverage and being a more comparatively recent development, this area is not expected to experience development pressure (**Circle B on Figure 7**).
- The R1A* Zone northwest of Cochrane Street and Rossland Road West: 30m+ frontage lots are located in a zone that requires 18 metre frontage. As these are recently constructed large executive homes, severances into multiple lots are unlikely, especially given the relatively shallow lots (**Circle C on Figure 7**).
- Sections of the R3B* Zone permit semi-detached dwellings with a minimum width of 7.5 metres, whereas the as-built lots seem to be closer to 9m. Since quite a few lots would need to be amalgamated and divided to add a new unit, these areas are not expected to see development pressure (**Circle D on Figure 7**).



Overall, with the exception of Elizabeth Crescent South and North, this analysis did not identify any significant differences between the zoning permissions and existing lot frontages that would allow significant development without a zoning by-law amendment or minor variance. However, there is still the potential for the severance of larger lots into two lots through a minor variance or zoning by-law amendment.

4.4 Lot Coverage

A lot coverage analysis was prepared based on available building polygon and lot data. Where building data was not available, lots that may contain existing buildings or structures show up as having 0% coverage. Although not perfect, the data allows for some high-level analysis that is useful to this study.

A map illustrating the lot coverages in the Study Area is found in **Figure 8**. The lowest lot coverages are dark blue and the shade changes to a dark red for the highest coverage.

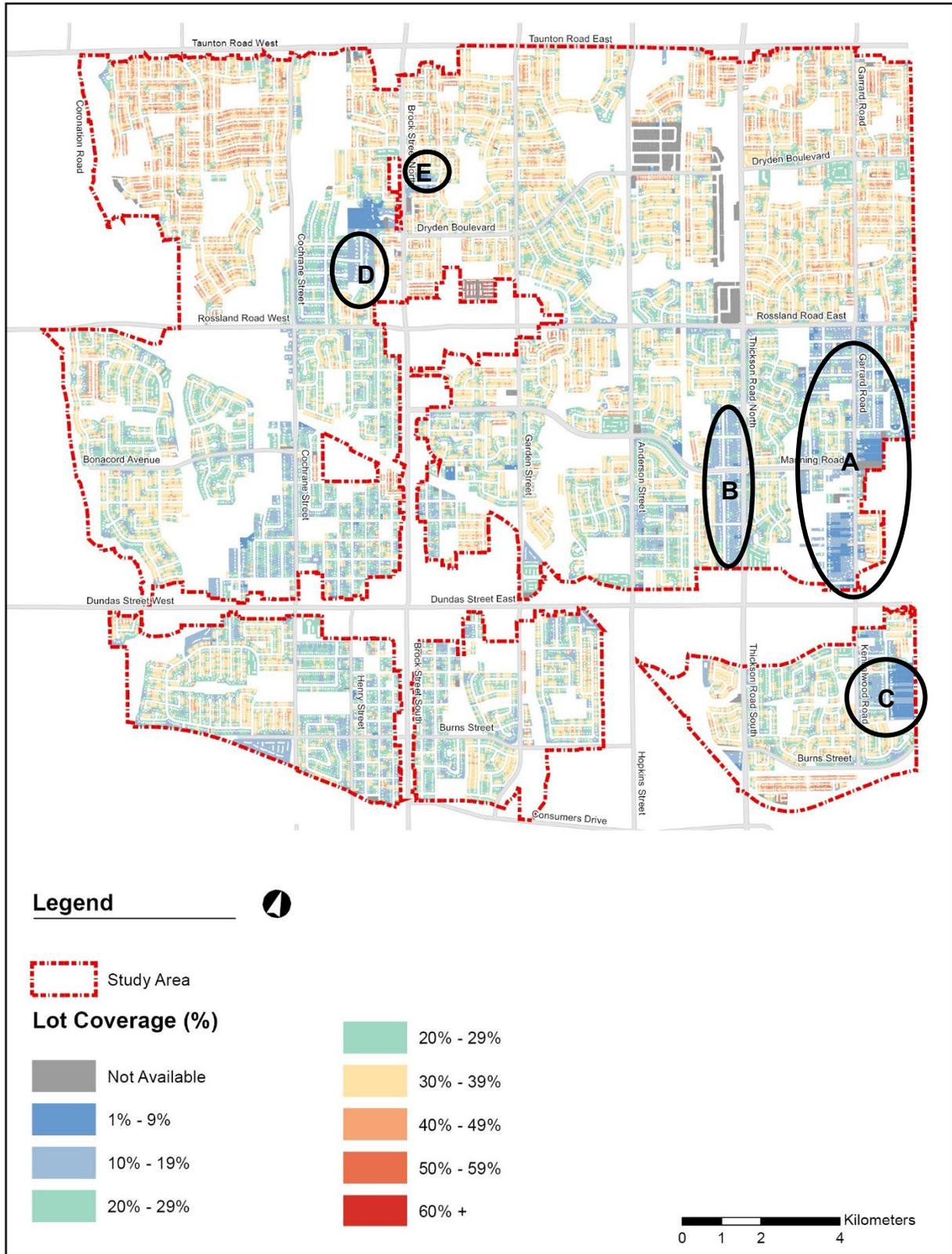
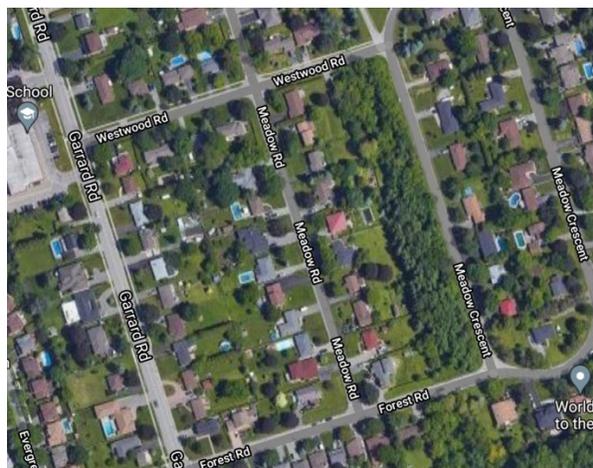
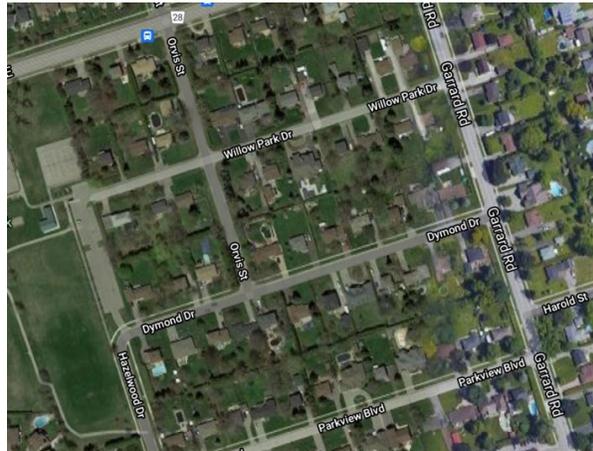


Figure 8. Existing Lot Coverage within the Study Area

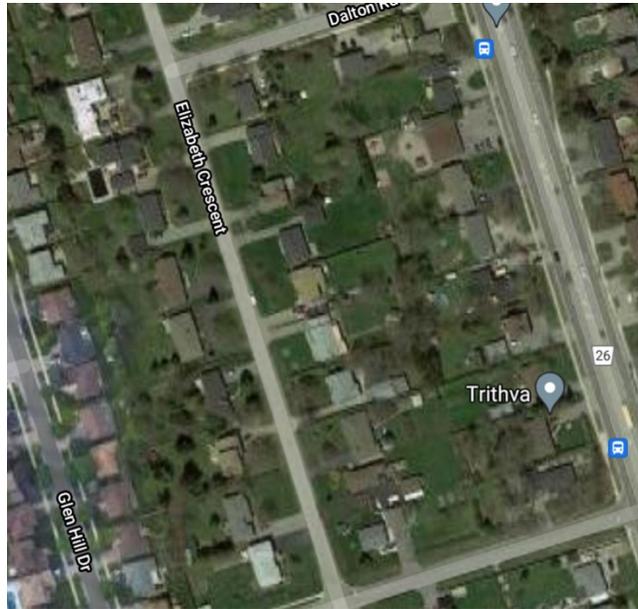
Based on the analysis, lot coverage in the Study Area's residential areas varies, though most fall under 50% coverage.

Certain locations within the Study Area have a lower residential lot coverage of 10% to 20%, which would be more likely to be subject to development pressures. These areas are identified on **Figure 8** with circles and letters and include the following:

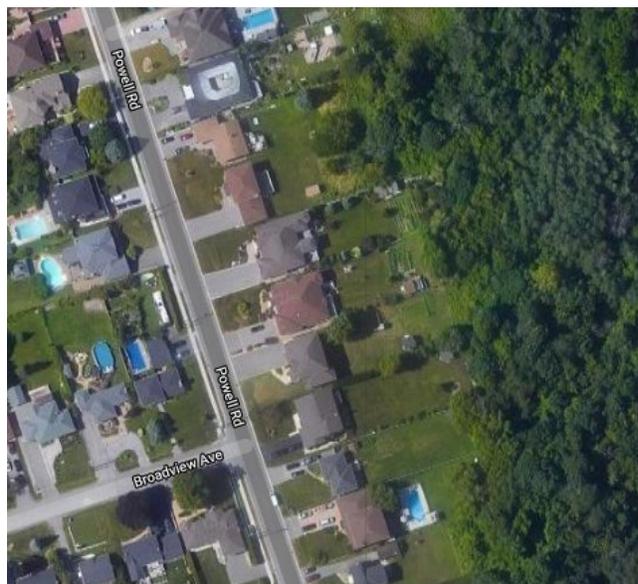
- East and West of Garrard Road between Rossland Road East and Dundas Street East (**Circle A on Figure 8**).



- Elizabeth Crescent North and South (Circle B on Figure 8).



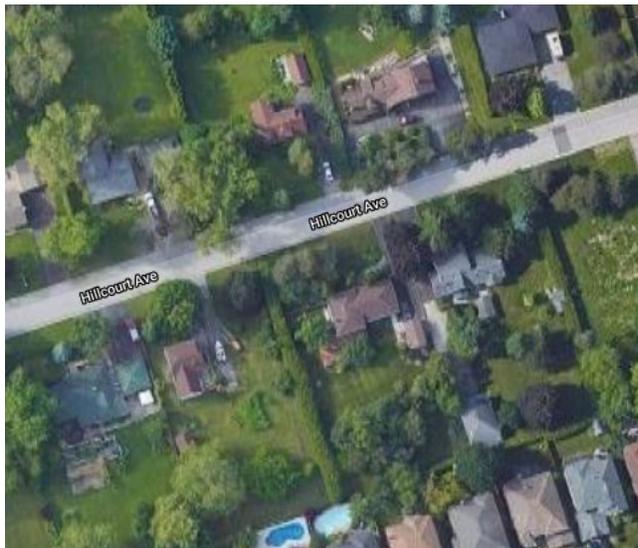
- Along Powell Road (Circle C on Figure 8).



- Along Sato Street/Sunny Rose Court (**Circle D on Figure 8**).



- Hillcourt Avenue (**Circle E on Figure 8**).



It is recognized that of these areas, the lots on Powell Street are heavily vegetated and sloped to the east, making further intensification less practical. Further, Sato Street/Sunny Rose Court contains fairly large dwellings and may be less likely to intensify than some of the other less dense areas.

As with the lot area and frontage analysis, there is more variability in lot coverage in and around Downtown Whitby. In these areas, as well as along Cochrane Street south of Rossland Road, the lot coverage rates are generally lower than the balance of the Study Area, with more lots in the 10-20% coverage range.

4.5 Vacant Lots

Vacant lots will also be subject to development pressure, which includes those with 0% coverage. Lots that were clearly part of a recent plan of subdivision for which the building either had not yet been built or for which the building data was not yet available, were discounted. The remaining vacant lots are identified in **Figure 9** with yellow and green dots and in **Figure 10** with yellow boxes.

Based on this analysis, there are limited vacant lots available within Whitby's mature neighbourhoods available for redevelopment.

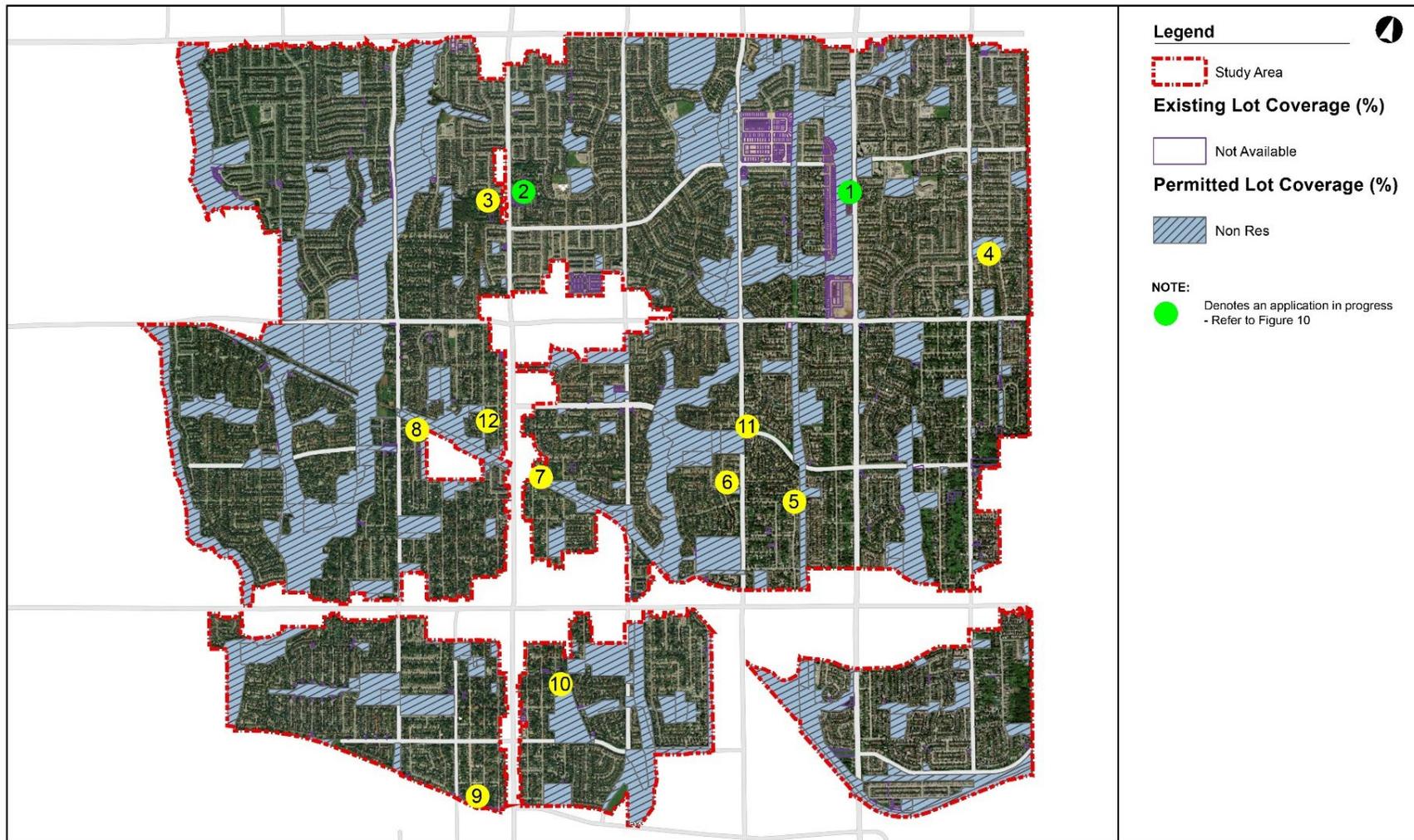


Figure 9. Vacant Lots within the Study Area

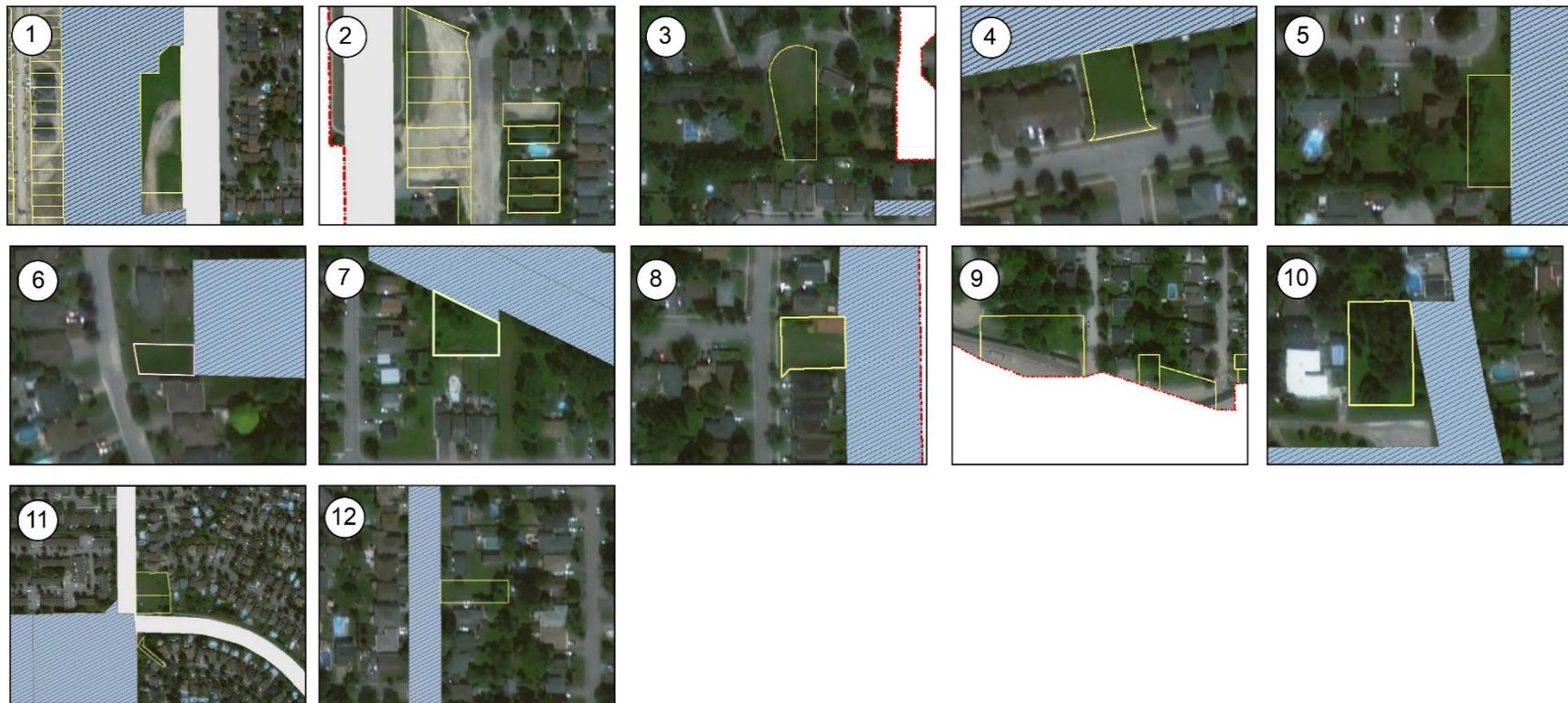


Figure 10. Aerial View of Vacant Lots within the Study Area

5 Development Trends



5.1 Development Application Review

The Town of Whitby has been experiencing infill and intensification pressures within their mature neighbourhoods through development applications for new housing such as townhouses and apartment buildings, through severances of residential lots into multiple lots and through new larger replacement houses.

Figure 11 below shows the residential development applications within the Study Area from the start of 2018 to April 2021. This list includes zoning by-law amendment applications, site plan applications and severance applications. There were no subdivision applications in the area within this time period. The file number labels on **Figure 11** correspond with the descriptions of each application within **Tables 1 – 3** and **A1 – A3**.

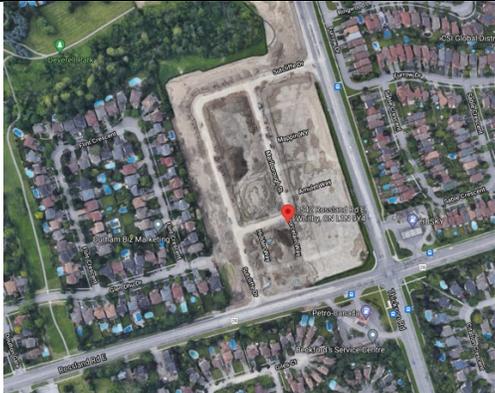
5.1.1 Zoning By-law Amendment and Site Plan Applications

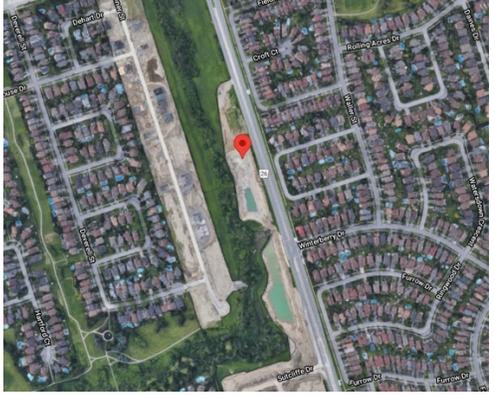
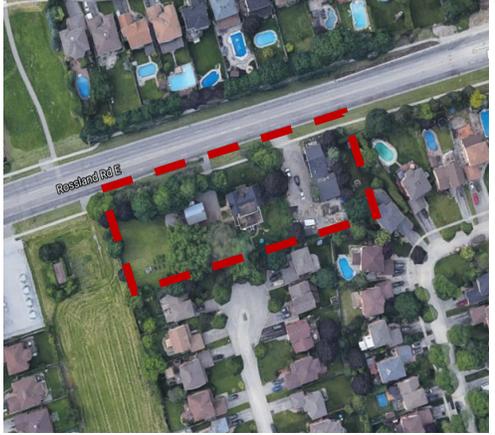
Approximately eleven zoning by-law amendment and/or site plan applications were received within the Study Area. These applications are currently in various stages of the development review process, with a few under review or at the agreement stage, two at the Local Planning Appeals Tribunal (LPAT) and two approved. A further request for exception to the ICBL was recently refused by Council.

For applications currently at LPAT, the description of the original application as filed was used for the purposes of the following tables.

There have been three townhouse development applications and one request for an exemption to the ICBL that was refused by Council (**Table 1**). The exemption request to Council proposed to amalgamate two sites which currently house single detached dwellings (one of them listed on the Town of Whitby’s Heritage Registry), demolish the existing buildings on site and construct twenty one new block townhouse units in four separate common element condominium buildings, which would be predominantly 3-storeys. The proposal included 2-storey massing for portions of the building adjacent to the side yards of neighbouring single detached dwelling.

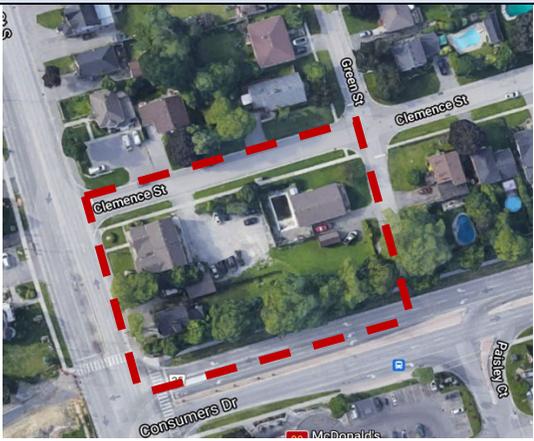
Table 1. Townhouse Development Applications

File	Application	Zoning	Context
SP-01-18 / Z-02-18	40 unit block townhouses on a private road, involving the demolition of a single detached dwelling on a large lot. At the LPAT.	Rezoning from the R3 Zone which currently only permits single detached dwellings.	
SP-06-18	145 common element condominium townhouses, with 35 rear lane townhouses and 110 back to back townhouses constructed on vacant land. Approved.	Currently zoned R5A*-11 (Exception) which permits apartment buildings and townhouses, among other uses.	

<p>SP-15-19</p>	<p>17 townhouse units on a private road constructed on vacant land.</p> <p>Approved.</p>	<p>Currently zoned R4A*-5 (Exception) which was amended to permit a Plan of Subdivision.</p>	
<p>N/A</p>	<p>Amalgamate two sites, demolish the existing single detached dwellings and construct twenty one new units in four separate predominantly 3-storey condominium buildings.</p> <p>ICBL Exception refused by Council.</p>	<p>Currently zoned R2A* and R3, which permit single detached dwellings.</p>	

There have been four apartment applications within the study area (Table 2).

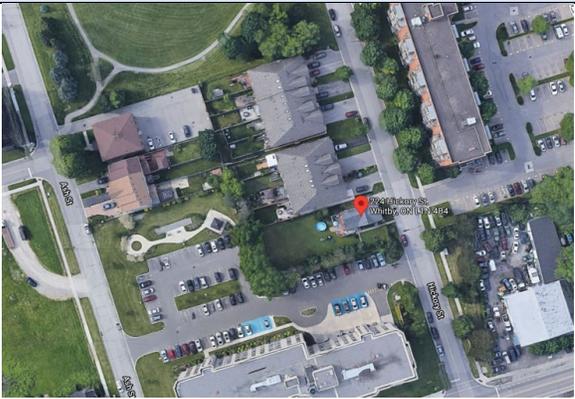
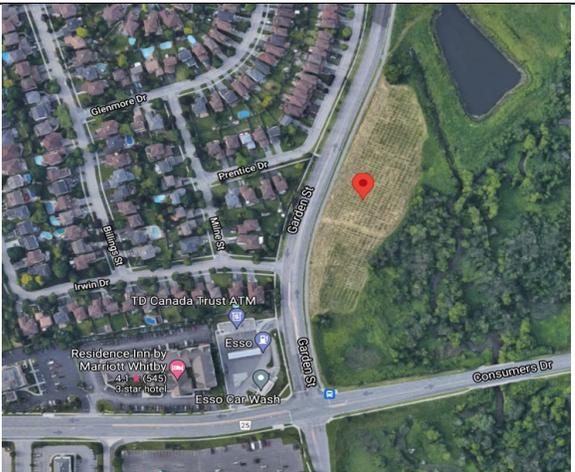
Table 2. Apartment Development Applications

File	Application	Zoning	Context
<p>SP-40-18/Z-31-18</p>	<p>8-storey mixed use building with 92 apartment units and 282.7 m² of ground floor commercial involving the demolition of several single detached dwellings.</p> <p>At the LPAT.</p>	<p>Rezoning from R2 Zone which currently only permits single detached dwellings.</p>	 <p>(Two eastern properties - within the ICBL Study Area. Two western properties - outside the Study Area.)</p>

<p>SP-43-18/Z-33-18</p>	<p>4-storey apartment building with 59 units constructed on vacant land.</p> <p>Under review.</p>	<p>Rezoning from the HR5A Zone which is a Holding Zone for an Apartment Dwelling House.</p>	
<p>SP-17-20/Z-12-20</p>	<p>Two 2.5-storey apartment buildings (5 and 6 units) behind two existing apartment buildings (12 existing units) for a total of 23 units on site.</p> <p>Zoning approved, Site Plan under review.</p>	<p>Rezoning from the R4 Zone which currently permits a number of dwelling types including apartments.</p>	
<p>Z-03-19</p>	<p>38 residential apartment dwelling units on a lot already containing apartment dwellings.</p> <p>Under review.</p>	<p>Currently zoned R1-DT-1 (Exception) which permits apartments.</p>	

There have been three different applications to develop retirement/seniors' homes and/or care facilities within the study area (**Table 3**).

Table 3. Retirement/Seniors' Homes/Care Facility Development Applications

File	Application	Zoning	Context
SP-12-18	<p>5-storey residential seniors building with 20 units involving the demolition of a single detached dwelling.</p> <p>Agreement stage.</p>	<p>Zoned R6-DT-1. The R6-DT-1 zone permits a range of dwelling types, including retirement homes and apartment buildings.</p>	
SP-19-18	<p>One-storey hospice care facility on a vacant site.</p> <p>Agreement stage.</p>	<p>Zoned Institutional. Use permitted.</p>	
SP-34-18/Z-29-18	<p>8-storey retirement and long term care home with 160 units and an 8-storey seniors apartment building with 144 units connected by a podium.</p> <p>Under review.</p>	<p>Rezoning from the H-R5A-7. The R5A-7 Zone permits apartment dwelling houses.</p>	

5.1.2 Severance Applications

Severance applications propose to subdivide a property into two or more lots. Approximately fourteen severance applications have been received by the Town since 2018 within the Study Area:

- Four applications have been to sever vacant residential parcels of land;
- Four applications have been to sever residential parcels of land and retain an existing dwelling on one of the new parcels;
- Six applications have been to sever residential parcels of land and demolish an existing dwelling.

The tables contained within **Appendix A** provide an overview of each application including the retained and proposed lot areas, compared with the minimum lot area currently required for each site by the Town's zoning by-laws as well as the existing average lot size of the neighbourhood areas surrounding each site. Generally, the Town's recent severance applications for new lots meet the minimum lot areas required by the zoning with some exceptions.

5.2 Minor Variance Analysis

An efficient way to identify development pressures and trends is to review past minor variances. The Town of Whitby produced a Minor Variance Review in May 2019.

The review analysed minor variance applications for the three existing Whitby zoning by-laws between 2010 and 2018, representing a total of 634 applications and 1,088 variances. Overall, 95% of the applications were approved by the Committee of Adjustment, with 1% being denied. The other 4% were withdrawn by the applicant. Approximately 77% of the Town's minor variance applications pertained to Zoning By-law 1784, with 21% being for 2585 and 2% for 5581-05. This is not unexpected given the respective geographic coverage of the zoning by-laws.

There has been a total of 665 variances within the Town relating to residential zones. The most common variances were for setbacks (246), lot related variances (182), accessory structures & apartments (69), and porch/deck related (67).

The review of minor variances identified only the following repeated (more than 3) variances for the same standard that warrant consideration. This information applied to the entire municipality, and is not restricted to the study area.

5.2.1 Size of Building:

- Increase in building height from 8.5 metres to an average of approximately 9 metres for a number of zones in Zoning By-law 1784, including, in particular, the R1A* zone, which permits single detached dwellings; and
- Increase in FSI from 0.35 to an average of 0.4 for the R2A* zone of Zoning By-law 1784, which permits single detached dwellings.

5.2.2 Setback Related:

- Reduction in exterior side yard setbacks from 4.5m to an average of approximately 3.5m for a number of R2 zones in Zoning By-law 1784, which permit single detached dwellings;
- Reductions in front yard setbacks including from 10.5m to an average of approximately 7.5m for a number of zones;
- Reductions in interior side yard setbacks including from 1.2m to an average of approximately 0.8m for a number of zones in Zoning By-law 2585; and
- Several reductions in rear yard setbacks including:
 - 10m to an average of 7.5m, many in the R3A*-WS zone, permitting single detached dwellings; and
 - 7.5m to an average of approximately 5.5m for a number of zones in both Zoning By-law 2585 and 1784.

5.2.3 Lot Related

- Several increase requests to maximum lot coverage including:
 - 20% to average of 27% for R2 zone of Zoning By-law 1784, permitting single detached dwellings;
 - 33% to an average of approximately 37%, within the R2A* zone of Zoning By-law 1784, permitting single detached dwellings; and
 - 40% to an average of approximately 43%, the majority of which are within the R2B* zone, which permits single detached dwellings.
- Several reductions to minimum required lot frontages including:
 - 15m to an average of approximately 13.8m for the R2 and R3 zones of Zoning By-law 2585, which permit single detached dwellings; and
 - 21.5m to an average of approximately 17m for the R2 zone of Zoning By-law 1784, permitting single detached dwellings.

6 Character Areas Analysis



6.1 Methodology

A drive-by and walking tour was conducted with Town staff to get a sense of the existing neighbourhood character within the Study Area. Additionally, a Google Earth aerial analysis was conducted to capture a broader view of the overarching character elements and identify unique character areas.

The different character areas with defining features are identified in **Figure 12**. However, it is recognised that within the character areas identified on **Figure 12**, there is inherent variability. The intent of the analysis was not a thorough lot by lot analysis but rather an analysis to identify predominant lot and housing characteristics within a neighbourhood. As such, there may be buildings within the areas identified that do not fit the predominant character. It is further recognised that there is some level of subjectivity in the analysis and thus it should not be viewed as a strict categorisation of the areas. The main intent of this analysis is not to box areas into certain strict categories but rather to get a feeling for the unique character areas and their attributes.

It is also noted that a portion of the Werden's Plan Heritage Conservation District (HCD) falls within the Study Area. The Werden's Plan HCD Plan and Guidelines speak to the unique character of this particular area and will be considered as the Study progresses.

6.2 Character Areas

The distinct character areas were identified based on built form and defining features are described to follow.

6.2.1 Three Car Garages

Select instances were noted of recently developed large homes with three car garages. This character area generally has a larger building footprint to accommodate for three garages. Again, this form of development was not prevalent in the Study Area.



6.2.2 Townhouses

Areas containing townhouses are characterized by multiple dwelling units connected to each other by a common wall. These areas typically form a cluster of townhouse dwellings with long skinny rear yards and shared driveways between abutting dwellings.



6.2.3 Rear Garage

The rear garage character area consists of 2-storey detached dwellings on a through lot with garages located at the rear of the dwelling. The primary entrance to the dwelling fronts onto a major street, with the garage access from an local road. This form of development was not prevalent in the Study Area.



6.2.4 Semi Detached Dwellings

There is a pattern in Whitby for pockets of semi detached dwellings to not appear as semi detached dwellings owing to the connection between the two dwellings to be only underground. Thus, what is identified in **Figure 12** is primarily semi detached dwellings that are clearly attached above grade. In some cases, the proximity of side walls from an aerial view helped classify semi detached dwellings that appeared to be detached dwellings. There are more semi detached dwellings that were not identified in **Figure 12** due to underground connections and linkages.



6.2.5 Single Garage

The prevalence of single car garages, particularly in newer developments, were identified, though these are not prevalent within the Study Area. This character area generally contains 2-storey detached dwellings with single car garages. It is noted that some of the older areas also sometimes contained single car garages, but may have already been classified in another category.



6.2.6 1-Storey Dwellings and 1-Storey + No/Detached Garage

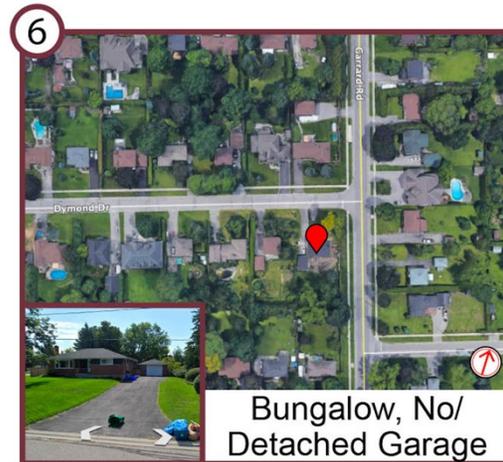
Two distinct categories of dwellings were noted: 1-storey dwellings and 1-storey dwellings with either no garage or a detached garage.

These dwelling types are reflective of an older development which generally comprises wider lots, smaller homes, more open space and heavily vegetated areas with mature trees.

Figure 12 identifies character areas that predominately contain single storey dwellings, however it was not uncommon to see within these character areas side-split, back-split or two storey dwellings. Despite the general variability seen in these areas, they were identified because they exhibited an overall character and era of development comprising bigger and wider lots and comparatively smaller dwellings predominantly of one storey heights.

6.2.7 Whitby Downtown Character

The area in and around Downtown Whitby is complex and includes a variety of dwelling types, lot sizes and ages of development, making it difficult to classify into different categories. The variety in dwelling types represents a unique mixed character area within the Town and includes but is not limited to 2-storey dwellings and single storey dwellings with no/detached garages, as well as many heritage dwellings.



6.2.8 Prominent Garage Dwelling

Locations within the Study Area where the garages were prominent in the front of a dwelling were noted and identified. These areas are defined as having a substantial portion of a single storey garage project out prominently from a two storey dwelling, which is often a characteristic of subdivision development that occurred in the 1980s and 1990s. The amount each garage protruded varied by neighbourhood, but it was nevertheless identified to assist in capturing a form of like development seen relatively commonly throughout the Study Area.



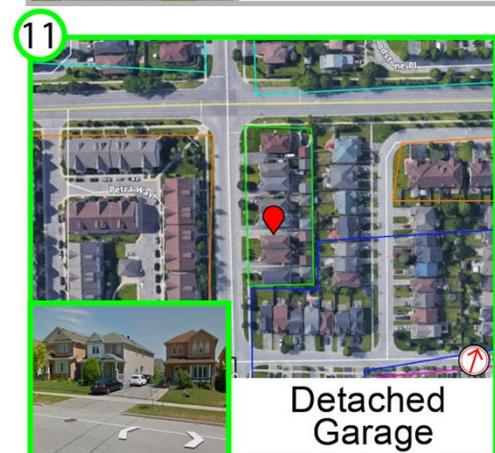
6.2.9 Flat Roof

The unique flat roof character area is limited to a neighbourhood near the intersection of Manning Road and Brock Street North. The built form of this area contains 2-storey dwellings with single car garages and flat roofs.



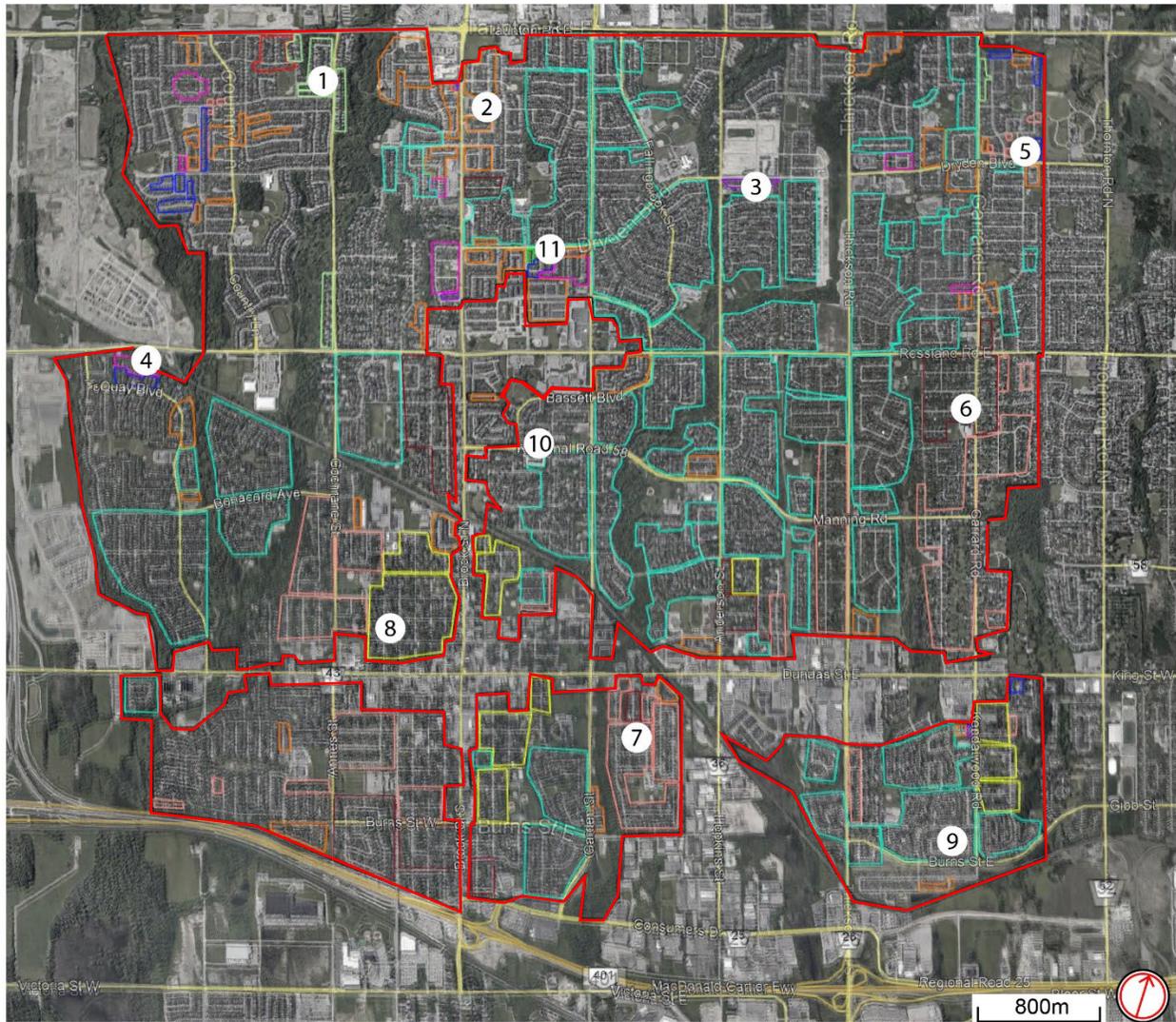
6.2.10 Detached Garage

The unique detached garage character area consists of 2-storey detached dwellings with detached garages located at the rear of the dwelling, located outside of the previously identified older 1-storey character areas. There is typically no internal access to the dwelling from these garages. This character area is limited to a neighbourhood located near Dryden Boulevard and Garden Street.



6.2.11 Two Storeys

The remaining areas not illustrated in **Figure 12** are predominantly 2-storey single detached dwellings that don't meet the criteria of any of the above categories. Many of these 2-storey dwellings represent some variety in built form from neighbourhood to neighbourhood.



Legend

- | | | | | |
|-----------------|----------------------------------|----------------------|----------------------|----------------|
| Study area | 1 - 3 Garages | 4 - Semi-Detached | 7 - Bungalow | 10 - Flat Roof |
| 2 - Towns | 5 - Single Garage | 8 - Mixed | 11 - Detached Garage | |
| 3 - Rear Garage | 6 - Bungalow, No/Detached Garage | 9 - Prominent Garage | | |

Figure 12. Whitby’s Mature Neighbourhood Character Areas

7 Conclusion



The purpose of this Study is to:

- inventory and describe the character of mature neighbourhoods in Whitby,
- identify infill and intensification trends and pressures affecting mature neighbourhoods, and
- identify options for managing these changes and recommend revised Official Plan policies, zoning provisions and urban design guidelines to manage infill and intensification in mature neighbourhoods.

While the last of these undertakings will be addressed in future phases of this Study, the first two are addressed in this report.

Based on the analysis in sections 3 and 6 of this report, the inventory and description of the mature neighbourhoods in Whitby is summarised as follows:

- The Study Area is predominantly made up of single detached dwellings, with pockets of denser dwelling forms including pockets and/or blocks of semi-detached dwellings and townhouses blocks;
- Large sections of Study Area appear to have been developed via draft plan of subdivisions, recognisable by generally consistent groupings of not only similar sized lots and lot coverages, but also through built form characteristics, such of garage placement; and
- The exception to this is the area around Downtown Whitby, which exhibits much more variability in the lot size, configuration and built form than the remainder of the Study area.

As described in **Section 4**, the Town has been experiencing infill and intensification pressures within their mature neighbourhoods through development applications for new housing such as townhouses, apartment buildings and severances of residential lots into multiple lots.

From the review of information undertaken in this report, the infill and intensification pressures in the Study Area can be summarised as follows.

- As there are limited vacant lands within the Study Area, the majority of intensification/infill pressure will be on previously developed sites;
- Areas with larger lots paired with lower lot coverages and older housing stock, are more likely to be targeted for infill and intensification;

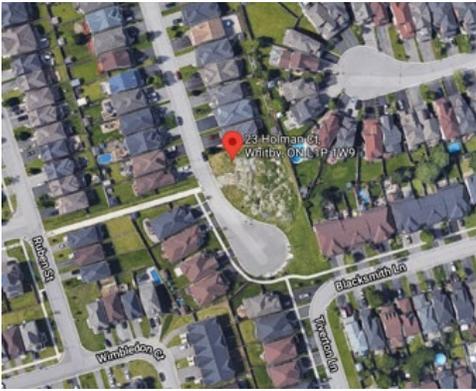
- Streets and larger areas that meet those characteristics, include along Garrard Road and Thickson Road North, Elizabeth Crescent North and South, Hillcourt Avenue and Powell Road;
- Areas where there is as-of-right permission for multiple residential forms, such as in the zones identified in **Figure 4**, may also experience development pressure, owing to the opportunity to add density, potentially without the need for a zoning by-law amendment or minor variance; and
- The area in and around Downtown Whitby, may also experience infill and intensification pressure, owing to its varied existing character.

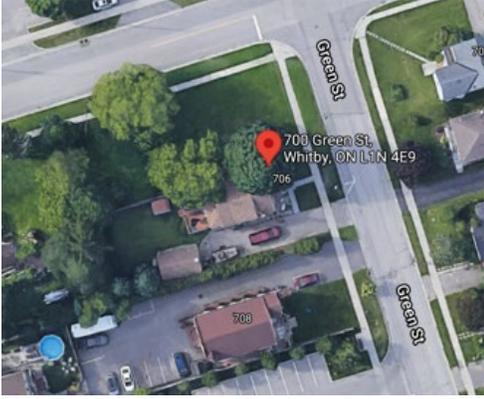
In the next phase of the Study, potential options and recommended changes to the Official Plan policies, zoning provisions and/or urban design guidelines will be considered to manage infill and intensification within the Study Area.

Appendix A

Approximately fourteen severance applications were received by the Town within the Study Area. The following tables provide an overview of each application, the minimum lot area currently required for the site by the Town's zoning by-laws and the existing average lot size of the neighbourhood areas surrounding each site. As shown in **Table A1**, there have been three applications to sever vacant residential parcels of land.

Table A1. Applications to Sever Vacant Residential Land Parcels

File	Application	Minimum Lot Area Required by Zoning	Surrounding Area Average Lot Size
LD 040-041/2018 and LD-095/2020	Sever vacant 80 and 210m ² residential lots, retaining a 480m ² residential lot. Approved. Sever a vacant 0.48 hectare residential parcel of land. Conditions.	Zoned R2C*. Requires a minimum lot area of 315m ² for single detached dwellings. 	200m ² to 600 m ² .
LD 065-067/2019	Sever vacant 461.7m ² , 461.5m ² , and a 463.6m ² residential parcels of land, retaining a vacant 194.5m ² residential parcel of land. Approved.	Zoned R2B*. Requires a minimum lot area of 360m ² for single detached dwellings. 	300m ² to 1000+m ² .

<p>LD 093/2020</p>	<p>Sever a vacant 320m² parcel of residential land, retaining a vacant 336.3m² parcel of land.</p> <p>Conditions.</p>	<p>Zoned R2-DT. Requires a minimum lot area of 360m² for single detached dwellings and 275m² for semi detached dwellings.</p> 	<p>500m² to 1000m².</p>
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There have been three applications to sever residential parcels of land and retain an existing dwelling on one of the new parcels (**Table A2**).

Table A2. Applications to Sever Residential Parcels and Retain Existing Dwellings

File	Application	Minimum Lot Area Required by Zoning	Surrounding Area Average Lot Size
LD 034-038/2018	<p>Sever a vacant 3,354.4m² parcel of land to create five residential lots, ranging in size between 650.3m² to 750.4m², and retaining a 1,463 ha residential parcel of land with an existing dwelling</p> <p>Approved.</p>	<p>Zoned R2A*. Requires a minimum lot area of 465m² for single detached dwelling.</p> 	400m ² to 700m ² .
LD 018/2020	<p>Sever a vacant 806.54m² parcel of land, retaining a 627.78m² residential parcel of land with an existing dwelling to remain.</p> <p>Conditions.</p>	<p>Zoned R2-DT. Requires a minimum lot area of 360m² for single detached dwellings.</p> 	700m ² to 1000+m ² .

<p>LD 031/2020</p>	<p>Sever a 409.1m² residential parcel of land, retaining a 409.1m² parcel of land with an existing dwelling to remain.</p> <p>Conditions.</p>	<p>Zoned R3-DT. Permits existing single detached dwellings, and other dwelling types including semi detached, triplex, fourplex and street townhouse.</p> 	<p>700m² to 900m².</p>
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There have been seven applications to sever residential parcels of land and demolish an existing dwelling (**Table A3**).

Table A3. Applications to Sever Residential Parcels and Demolish Existing Dwellings

File	Application	Minimum Lot Area Required by Zoning	Surrounding Area Average Lot Size
LD 071-078/2018	<p>Sever a residential parcel of land with an existing dwelling to be demolished and merge with a vacant residential parcel of land to create five residential lots with 9 and 11 metre frontages.</p> <p>Approved.</p>	<p>Zoned R3A*. Permits linked dwellings with a minimum lot area of 270m².</p> 	200m ² to 600m ² .
LD 088/2018	<p>Sever a 966 square metre residential parcel of land, retaining a 976.7m² residential parcel of land with an existing dwelling to be demolished.</p> <p>Approved.</p>	<p>Zoned R2. Requires a minimum lot area of 465m² for single detached dwelling.</p> 	500m ² to 1000+m ² .

<p>LD 027/2019</p>	<p>Sever a vacant 694.325m² residential lot, retaining a vacant 694.325m² residential lot with an existing dwelling to be demolished.</p> <p>Approved.</p>	<p>Zoned R2. Requires a minimum lot area of 465m² for single detached dwelling.</p> 	<p>300m² to 600m².</p>
<p>LD 143/2019</p>	<p>Sever a 432.5m² residential parcel of land, retaining a 433.7m² residential parcel of land with an existing dwelling to be demolished</p> <p>Approved.</p>	<p>Zoned R2-DT. Requires a minimum lot area of 360m² for single detached dwelling.</p> 	<p>600m² to 900m².</p>
<p>LD 038/2020</p>	<p>Sever a 628.6m² residential parcel of land, retaining a 628.7m² residential parcel of land with an existing dwelling to be demolished.</p> <p>Conditions.</p>	<p>Zoned R2. Requires a minimum lot area of 465m² for single detached dwelling.</p> 	<p>700m² to 1000+m².</p>

<p>LD 017/2021</p>	<p>Sever a 1069m² parcel of land with an existing dwelling to be demolished, retaining a 1085m² residential parcel of land.</p> <p>Conditions.</p>	<p>Zoned R2. Requires a minimum lot area of 465m² for single detached dwelling.</p> 	<p>1000+ m².</p>
<p>LD 014-015/2021</p>	<p>Sever two vacant 630m² residential parcels of land, retaining a 681m² residential parcel of land with an existing dwelling to be demolished.</p> <p>Conditions.</p>	<p>Zoned R2A*-13 (Exception for lot frontage and front yard depth). Requires a minimum lot area of 465m² for single detached dwelling.</p> 	<p>1000+m².</p>

