



**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

**FROM:** S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

**NOTED:** R. FORWARD, MBA, M.Sc., P. ENG.   
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER 

**RE:** COMPREHENSIVE ZONING BY-LAW AMENDMENTS - ALLANDALE HISTORIC NEIGHBOURHOOD

**DATE:** JUNE 13, 2016

This memo is to advise Council that the zoning by-law amendment to apply special standards to lands within the Allandale Historic Neighbourhood area is to be presented on the June 13, 2016 Council Agenda as Bill 60.

This memo is in fulfillment of items 3 and 4 of Council motion 16-G-083 (attached) to advise Council when the by-law is presented and identify significant changes to the by-law when brought before Council.

The by-law includes all the features of the recommendations as outlined in Staff Report PLN005-16, with the additional changes to permit new single detached units in the proposed RM1(SP-HC1) zone in the Burton Cumberland area and the proposed RM1(SP-HC2) zone for the Blair Park in accordance with the decision of Council in this regard.

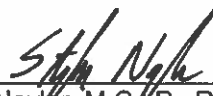
Changes to the zone references are necessary to ensure the amendments fit within the numbering structure and format of the comprehensive zoning by-law, so the above noted zones will be noted differently in the final form of the zoning by-law amendment.

A new definition for *Articulated Non-interior Openings* has been introduced into the body of the comprehensive zoning by-law to clarify the proposed standards referring to these features in the special provision by-law.

Additional by-laws relating to this project are also presented on the Council Agenda for June 13, 2016 noted as follows:

- Bill 59 to adopt OPA 54 with official plan policies and mapping relevant for Historical Neighbourhoods.
- Bill 61 to amend the Site Plan Control By-law to enable the application of scoped site plan control within an area of the Allandale Historic Neighbourhood areas.

Should you have any questions in this regard, please contact Kathy Brislin, Senior Planner at extension 4440.

  
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S. Naylor, M.C.I.P., R.P.P.  
Director of Planning Services

Attachment: Council Motion 16-G-083

16-G-083

**OFFICIAL PLAN AMENDMENTS, ZONING BY-LAW AMENDMENTS AND DESIGN GUIDELINES TO PROTECT THE CHARACTER OF THE HISTORIC NEIGHBOURHOOD AREAS**

1. That Section 4.8 Defined Policy Areas of the Official Plan be amended to include area specific policies intended to protect the heritage character of lands surrounding the Urban Growth Centre identified in the City Historic Neighbourhood Strategy in accordance with Draft Official Plan Amendment OPA 54 attached as Appendix "A" to Staff Report PLN005-16.
2. That Schedule C - Defined Policy Areas, of the Official Plan also be amended by the inclusion of the "*Historic Neighbourhood Defined Policy Area*" identifying the lands subject to these policies attached as Appendix "A" to Staff Report PLN005-16.
3. That the Director of Planning Services be authorized to present a comprehensive Zoning By-law amendment to create new "Special Heritage Character" zones within 3 residential areas in the Allandale Historic Neighbourhood, which include new standards intended to protect the heritage character of these neighbourhoods, generally in accordance with Appendix "B" to Staff Report PLN005-16 as amended to:
  - a) Permit new single detached units in the proposed RM1(SP-HC1) zone in the Cumberland Burton Area and the RM1(SP-HC2) zone for the Blair Park area;
4. That staff in Planning Services provide a memo at the time the By-law is presented to identify the significant changes in the proposed zoning by-law amendment since the publication of Staff Report PLN005-16.
5. That the Site Plan Control By-law 99-312 be amended to include the areas identified on the Map in Appendix "C" to Staff Report PLN005-16 as being subject to scoped site plan control, to be reviewed in accordance with the proposed Allandale Heritage Urban Design Guidelines outlined in Appendix "C".
6. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law.
7. That the Fees By-law be amended in accordance with the financial recommendations outlined in Staff Report PLN005-16. (PLN005-16) (File: D14-ALL and D09OPA-54) (P32/14)