

Town of Carleton Place

Official Plan Ad Hoc Committee

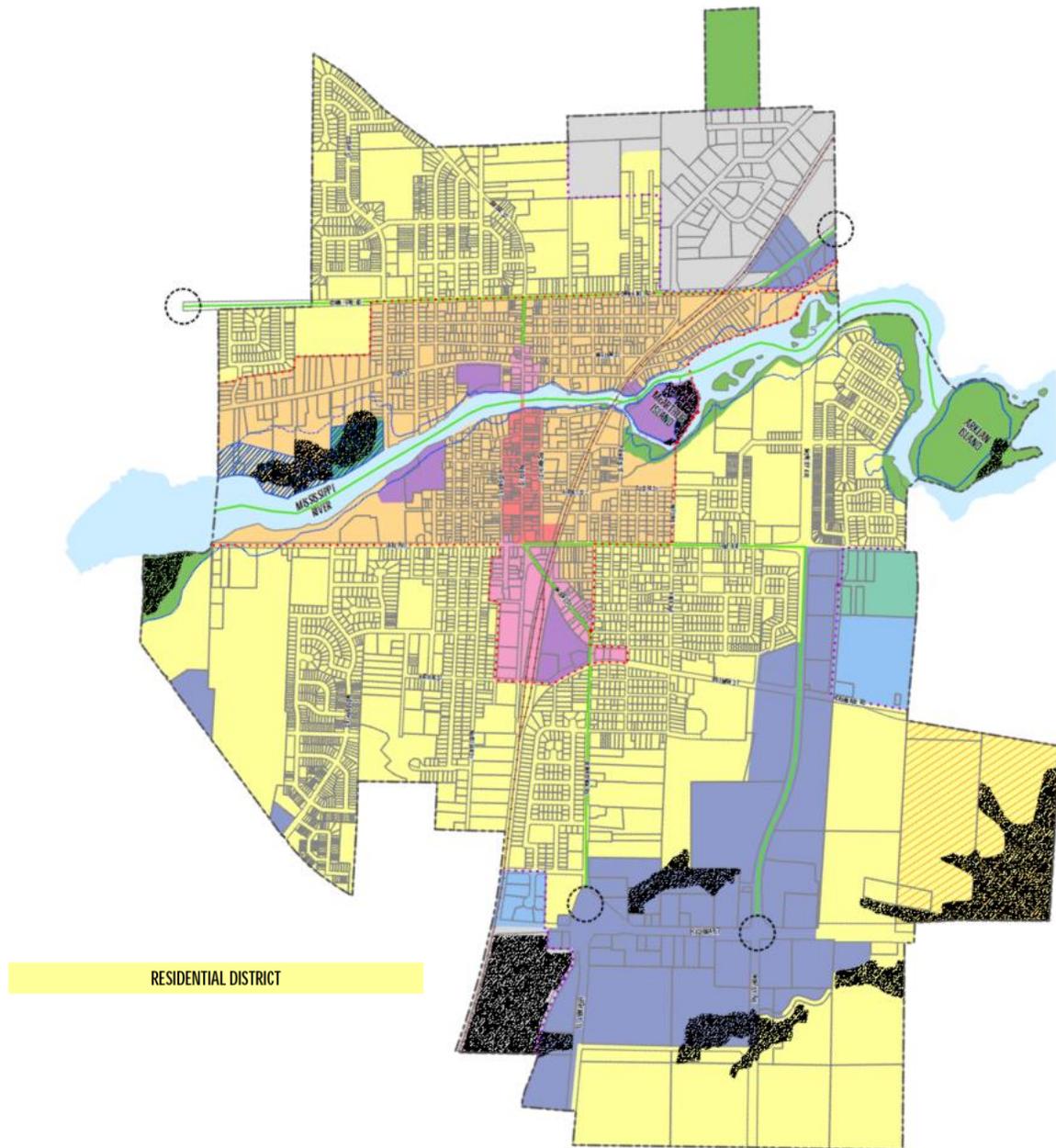


**Scope of Area Subject to Consideration:**

*The Residential District pertains to the majority of the land within the Town of Carleton Place. The area includes both existing residential neighbourhoods of the pre and immediately post-war eras as well as brand new subdivision on the periphery of the built-up areas of the Town.*

*The designation does not include any further breakdown of the policies into sub-areas, and while the policy does speak to the Development Permit Bylaw as the implementing tool, the DP Bylaw similarly does not sub-classify types of development within separate neighbourhoods.*

[Key Map of the Collective Policy Areas]



## Instructions:

- 1) Review the policy sections included in the information package;
- 2) If there are provisions from other sections of the OP referenced in the sections under review, refer to the copy of the Official Plan on the [website](#).
- 3) Go for a walk (or drive) through the identified neighbourhoods;
- 4) Think about how these policies have (or have not) been applied to the development in the neighbourhoods;
  - Has development in the last 10 years reflected this policy mandate?
  - Does this policy seem relevant today?
  - Does this policy reflect the type of development I want to see in the community?
  - Are there policies I would like to see that do not exist today?

## Policy for Review:

*The Official Plan is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together.*

*The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.*

*While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Official Plan as a whole.*

*There is no implied priority in the order in which the policies appear.*

### 3.5 Residential District

The lands designated as Residential District on Schedule A provide the main locations for housing in Carleton Place. A broad range of housing types and compatible services and amenities are permitted to make the most efficient use of available infrastructure.

#### 3.5.1 Objectives

- To promote sustainable, efficient and diverse residential neighbourhoods; and
- To provide a diverse range of housing types and densities.

### 3.5.2 Permitted uses

The following uses shall generally be permitted in the Residential District:

- Residential Uses (all density types)
- Parks and Recreational facilities
- Schools and Places of Worship
- Home occupations
- Community and social service facilities
- Institutional Uses
- Existing local commercial uses

### 3.5.3 Policies

1. Where land is designated Residential District on Schedule A to this Plan, a range of residential dwelling types and densities shall be permitted, including single detached, semi-detached, duplex dwellings, triplex dwellings, townhouse dwellings and apartment dwellings.
2. Ancillary uses such as schools, neighbourhood and community parks, trail connections, places of worship, home occupations, and community and social service facilities, shall also be permitted subject to the following:
  - Only those uses which are compatible with and complementary to residential uses and where the amenities of adjacent residential areas are preserved through the provision of adequate buffering, landscaping, off-street parking, and vehicular access shall be permitted.
  - Where possible, ancillary uses shall be grouped together to serve as focal points for residential areas, and to encourage the integration of parking, landscaping, and other facilities.
  - Detailed development and design standards for ancillary uses permitted within the Residential District designation shall be established in the implementing Development Permit By-law.
3. Accessory residential dwelling units also known as secondary suites, are permitted in a single detached or semi-detached dwelling, in row housing or in ancillary structures in the Residential District designation, subject to the requirements of the Ontario Building Code.
4. Special need Needs Housing in accordance with the relevant policies of Section 6.0 - Implementation, shall be permitted in the Residential District.
5. Existing commercial uses may be designated in the implementing Development Permit By-law as a permitted use.
6. Where lots designated Residential District have frontage on a Mississippi District Thoroughfare, new high density residential uses and new commercial uses may be

permitted provided that such new development can be undertaken in accordance with the policies of Section 2.0.

*Take a pause and think about what you just read. Did that make sense?*

*What questions do you have after reading it?*

*Do you think the designated area should be broken into subzones? What would those subzones look like?*

*What neighbourhoods stand out to you as great neighbourhoods? What is it about them that makes them great?*

#### 3.5.4 Density Provisions

The following density policies are intended to ensure that new development will include a mix of residential densities in order to address a full range of housing requirements. The following policies shall apply:

1. The average density target for new development in the Residential District will be calculated on a site-by-site basis and shall be 30 units per net hectare with a range of 26 to 34 units per net hectare. Net hectare is defined as those lands which are utilized for residential development exclusive of roads, easements, infrastructure services and required parkland.
2. Notwithstanding Policy 1 Section 3.5.4.1, where development is proposed on infill sites or sites which are the result of lot consolidations, and which infill sites or consolidated sites have areas of 3 hectares or less, residential density may be increased. In such cases density will be controlled through the regulatory framework of the Development Permit By-law
3. In areas subject to policy 2 Section 3.5.4.2 above, the requirement for a mix of dwelling types as required in policy 6 Section 3.5.4.6 shall not apply.
4. The following residential density classifications shall apply:
  - Low density: includes single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings and converted single detached dwellings up to a maximum density of 22 units per net hectare (9 units per net acre).
  - Medium density: includes town or row houses and apartments in a range of greater than 22 units per net hectare (9 units per net acre) up to a maximum of 35 units per net hectare (14 units per net acre).

High density: includes apartments in excess of 35 units per net hectare (14 units per net acre).

5. New medium or high density residential development shall be subject to the following policies:
  - The proposed design of the residential development is compatible in scale with the character of surrounding uses;
  - The site is physically suited to accommodate the proposed development;
  - The proposed site can be serviced with adequate water and waste water services;
  - The property shall have appropriate access to an arterial or collector road maintained to a municipal standard with capacity to accommodate traffic generated from the site;
  - Sufficient off-street parking facilities is provided in accordance with the standards set out in the Development Permit By-law; and
  - The development can take place in accordance with the policies of Section 2.0.
6. New residential development shall include a mix of residential densities. Residential development which does not provide a diversity of dwelling types shall be discouraged.
7. Development shall be integrated with surrounding development, through connected street networks, appropriate transition of housing types and densities and through supporting infrastructure including recreational pathways and parks.

*For added comparison, take a look at the [density mapping](#) that was completed by JL Richards and Associates in our background work (pdf pages 8-11).*

*How do you feel about the densities proposed? Are they appropriate to the type of neighbourhoods we want to see created?*

### 3.5.5 Increased Density and Bonusing

Section 37 of The Planning Act allows Council to permit an increase in the maximum height or density of development, in exchange for the provision of such facilities, services or matters as are set out in the Official Plan. One or more of the following must be provided to the satisfaction of the Town, in order to be eligible for increases in the height and/or density of development beyond that otherwise permitted by the Development Permit By-law:

- The provision of affordable housing, assisted housing or housing for those with special needs;
- The preservation of architectural, historic, archaeological and/or scenic features; and/or

- The dedication or provision of open space, recreation or community facilities, parks, waterfront lands, or trail systems, provided that such lands and amenities are significantly in excess of any parkland dedication requirements of this Plan.

The following additional provisions shall apply:

1. The increased height and density provisions will be implemented through the Development Permit By-law. The By-law will identify the detailed development standards upon which the bonus provisions will be based, and identify the By-law designations in which such bonus provisions shall apply.
2. In all cases, the facilities, services or matters provided in exchange for increased height or density of a development project shall be directly linked to the nature of the development and shall be located on the lands which are being developed. The transfer of increased height and density provisions from one site to another site or from one project to another project shall not be permitted.

*Take a pause and think about what you just read. Did that make sense?*

*What questions do you have after reading it?*

*Acknowledging that the province enforces “intensification” policies, where do you believe it is appropriate to consider high density development?*

*The Residential District provisions are not as robust as those which we reviewed in Policy Paper #1 – Mississippi District. What more do you want to see included in the residential neighbourhoods? Think back to the neighbourhoods you really connect with – what is it about them that is so attractive? How can we describe that in policy?*