

TEWIN

Community Design Plan

Appendix C - Variations from OP

» CDP and Secondary Plan Variations from Official Plan

The Tewin Secondary Plan and CDP generally conform with the OP, with the planning framework for Tewin representing an elaboration and refinement of existing policies and designations. Outright variations from the OP are introduced where necessary to implement several unique facets of the Tewin vision.

The following is a summary of the specific ways in which the Tewin CDP and/or Secondary Plan vary from the OP. Justification or an explanation is provided for each variation, as applicable.

- Allowing for a multi-use trail to take the place of a sidewalk where there would otherwise be a redundancy (4.1.2.11.b).

This supports compact community design and maintains the OP intent for building a complete and connected active transportation network.

- Creating a range of canopy coverage by park typology versus the 40% target established by OP Policy 4.4.6.1(f).

Explanation from NAK

- Not requiring transitions in height or massing between different types or land use designations, unless adjacent to a residential property within the Existing Homes and Businesses Overlay, provided that adequate sunlight, privacy, and comfort are maintained, to support housing diversity and inclusive community design. This differs from the built form transition policies established in OP section 4.6.6.

The Secondary Plan, as supported by the CDP, establishes a direction for transition, height, and density that is Tewin-specific and reflective of the community design objectives. The approach to transition and land-use compatibility varies by whether or not new development is adjacent to a property within the Existing Homes and Businesses Overlay. The policies of Secondary Plan section 5.2.1 - Built Form Compatibility provide direction for implementation, requiring new development to implement transition through a variety of methods where it is

adjacent to a residential property within the Overlay; require ground-related housing within the Minor Corridor along Piperville Road, particularly adjacent to the Overlay; and specify that transitions in height or massing shall not be required between development of different building types or designations unless adjacent to a residential property within the Overlay, provided that adequate sunlight, privacy, and comfort are maintained.

This approach enables a diverse and varied built form while ensuring the negative impacts from taller buildings are considered and appropriately mitigated. This approach provides a more flexible consideration of how to achieve the policy intent of appropriate transitions within Tewin, as opposed to the approach set out in Policy 4.6.6.2, which identifies the application of an angular plane as a singular method to guide transition.

- Locating Schools in relation to the Open Space System and transit, and not centrally and integrated within neighbourhoods (4.10.1.2.d)

The proposed location of School sites represents a balance between their function of as an extension of the Open Space System and the direction for them to be located centrally within neighbourhoods. The approach at Tewin aligns with the vision of a community integrated within nature, and accordingly, School sites are located where they can connect to the OSS and are not fully surrounded by residential areas.

- Building a 'Suburban' community design that aspires to the 'Urban' column in OP Table 6: 'General Characteristics of Urban Built Form and Suburban Built Form and Site Design'

Tewin is located in the Suburban Transect but is targeting an urban character aligning with the community objectives and vision. This approach is supported by the OP.

- Permitting up to 8 storeys in the Minor Corridors (5.4.1.2.b).

Policy 5.4.1.2.b.ii allows Secondary Plans to permit buildings above 7 storeys. 8-storeys is appropriate in a community where density is supported, such as Tewin. This will also establish a 1:1 height to width ratio for the Community Spine.

- Establishing Hub 1 (Community Core) and Hub 2 (Neighbourhood Centres) designations to differentiate these areas (6.1).

The Community Core is a key, unique feature within Tewin and is targeted for the tallest buildings, highest densities, and greatest mix of uses. Sub-designations for the Community Core and Neighbourhood Centres clarifies this intent and facilitates their implementation.

- Permitting the Minor Corridor designation to extend beyond 120 metres from the centreline of a Street (OP 6.2.1.1.a).

Policy 6.2.1.1.c notes that Secondary Plan boundaries prevail. The Tewin Secondary Plan can establish alternate boundaries for the Minor Corridors. 120 metres is desirable and

appropriate in a community like Tewin where density is encouraged in proximity to transit.

- Directing large-scale non-residential uses to the Community Core and Neighbourhood Centres and not within Neighbourhoods (OP Policy 6.3.1.4.e)

6.3.1.4: "The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including: (e) Limited large-scale non-residential uses including office-based employment, large-scale institutions and facilities and other smaller institutional functions;"

Large-scale non-residential uses will be more accessible and better served by local community infrastructure in the Neighbourhood Centres and Core.

- Encouraging, where provided, medium- and high-density development to be adjacent to the Open Space System, in addition to Corridors, to provide equitable access to the Open Space System (6.3.1.5).

Policy 6.3.1.5 does not specify that density is to be allocated with a focus on open space, but the above approach aligns with the Tewin vision

- Permitting development adjacent to the Natural Environment Area / Ecological Corridor without a traditional buffer/setback (OP 7.3.3.e).

At Tewin, the traditional buffers that would be present surrounding natural heritage features are already factored into the width of the Ecological Corridor and are filled with

more ecologically valuable features. Additional buffers beyond these new ecological features are not required. Development abutting the Ecological Corridor will be subject to an EIA. Close relationships between development and the Ecological Corridor are anticipated and appropriate at Tewin.

- Implementing minimum average densities from OPA 46 (not yet in force) and interpreting minimum density calculations based on the total net developable area within each land use designation by Community Area.

The Tewin Secondary Plan conforms to the minimum residential target in the Suburban transect as proposed to be amended by OPA 46 by requiring each land use designation to achieve the minimum average residential density across a Community Area at full buildout. The absolute minimum density of any residential use is 26 units per net hectare. This approach to minimum density is appropriate for Tewin as it allows for some flexibility in built form in the short-term while still meeting the intent of the OP, as proposed to be amended by OPA 46, to build compact and transit supportive communities at a minimum density by designation in each "phase".

- Requiring Demonstration Planning by Community Area with the first Plan of Subdivision within each Community Area (not contemplated by the OP).

This balances the need to establish the proposed community structure through development phases while allowing for an element of flexibility and potential evolution over the long term.

- Measuring density by designation by Community Area and not per parcel (OP Table 3b per OPA 46).
- Absolute minimum of 26 upnh but minimum average of 40

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