

**Site Specific Modifications to the “R6” Zone**

Single Detached Dwelling

<b>Regulation</b>	<b>Required</b>	<b>Modification</b>	<b>Analysis</b>
Minimum Lot Area Corner Lot	400 sq m	379 sq m	The proposed modification acknowledges the reduced lot area from the dedication of the 12 m by 12 m daylight triangle at the intersection of Barton Street and Escarpment Drive. The proposed modification is minor and will continue to provide for an adequate building envelope for the proposed development. Therefore, the modification is reasonable and supported by staff.
Minimum Rear Yard	7.5 m	6.4 m	The proposed modification is a result of the previous Consent Application, SC/B-14:28 which created the parcel of land under the purview of this application from the lands to the east. The severance line was established in order to retain the existing dwelling on the easterly portion of the lands. As a result, this parcel is slightly undersized and a reduced rear yard is required to facilitate the development. Staff have reviewed the proposal from a stormwater management perspective and concur that the reduction will continue to provide adequate drainage. The existing development to the north includes a reduced rear yard setback of 7.0 m. The minimum rear yard depth will maintain the established pattern and will be compatible with the surrounding area. Therefore, the modification is reasonable and supported by staff.
Maximum Lot Coverage	40%	42%	The proposed modification is required to implement the two modifications noted above. As staff are supportive of the reduced lot area and minimum rear yard setback, the increased lot coverage is reasonable and supported by staff.

Semi Detached Dwellings

<b>Regulation</b>	<b>Required</b>	<b>Modification</b>	<b>Analysis</b>
Minimum Lot Area, Divided Semi-detached, Interior Lot	300 sq m	243 sq m	This form of development will provide for a lot area that is within the average of the existing lot areas along Escarpment Drive, which range from approximately 180 sq m for townhouse units and 379 sq m for single detached dwellings. The concept plan provided by the applicant demonstrates that an adequate built form will continue to be provided with this modification. Therefore, the modification is reasonable and supported by staff.
Minimum Side Yard	1.25 m	1.2 m	The proposed modification is a minor reduction that reflects standard development within the City of Hamilton. The proposed reduction of 0.05m will continue to provide

			adequate space for access, maintenance, and drainage purposes for the development. Therefore, the modification is reasonable and supported by staff.
Maximum Lot Coverage	40%	46.3%	The proposed modification is required to implement the two modifications noted above. As staff are supportive of the reduced lot area and minimum rear yard setback, the increased lot coverage is reasonable and supported by staff.
Rear Yard	7.5 m	6.4 m	The proposed modification is a result of the previous Consent Application, SC/B-14:28 which created the parcel of land under the purview of this application from the lands to the east. The severance line was established in order to retain the existing dwelling on the easterly portion of the lands. As a result, this parcel is slightly undersized and a reduced rear yard is required to facilitate the development. Staff have reviewed the proposal from a stormwater management perspective and concur that the reduction will continue to provide adequate drainage. The existing development to the north includes a reduced rear yard setback of 7.0 m. The minimum rear yard depth will maintain the established pattern and will be compatible with the surrounding area. Therefore, the modification is reasonable and supported by staff.