

Specific Modification to the RM3-58 Zone

Regulation	Required	Modification	Analysis
Definition – Front Lot Line	In the case of a corner lot, the shorter lot line that abuts the street shall be deemed to be the front lot line and the longer lot line that abuts the street shall be deemed to be the side lot line	Frances Avenue shall be deemed to be the front lot line	For clarity purposes, Frances Avenue has been clearly stated to be the front lot line so that the definition of Building Height could be adequately controlled. In this case, Frances Avenue was already considered to be the front lot line, however for clarity purposes, it has been included as a clear modification. Therefore, staff are supportive of the modification to denote Frances Avenue as the front lot line.

Regulation	Required	Modification	Analysis
Front Yard	7.5 metres	<p>Minimum 12.0 metres for that portion of the building located between 9.0 metres and 40.0 metres from Grays Road.</p> <p>Minimum 89.0 metres for that portion of the building between 9.0 metres and 61.0 metres from Drakes Drive.</p>	<p>For clarity purposes, an increase in the minimum front yard has been noted so that the proposed “L-shaped” configuration of the building will be maintained. In this case, a minimum front yard of 12.0 metres for the 4 storey portion and a minimum front yard of 89.0 meters for the remainder of the building is required, provided that the side yard set backs are observed. Given that the modification is for an increase in the setback and not for relief from the setback, staff are supportive of the modification to permit an increased minimum front yard.</p>
Rear Yard	11.0 metres	14.0 metres	<p>In the existing site specific, a reduced rear yard was approved. The increase of the minimum rear yard requirement to 14.0 metres is to accommodate the Ministry of Transportation setback requirements and to ensure that the proposed “L-shaped” configuration of the building is maintained. Therefore, staff are supportive of the modification to permit an increased minimum rear yard.</p>

Regulation	Required	Modification	Analysis
Side Yard (westerly)	1/2 the height of the building but in no case less than 6 metres, except 7.5 metres for a flankage yard, and 9 metres abutting a zone for single detached or semi-detached dwellings	Minimum 9.0 metres	The westerly side yard of 9 metres is zoning compliant. This modification has been included for clarity purposes given the proposed “L-shaped” configuration of the building. Therefore, staff are supportive of the modification to permit an increased minimum side yard.

Regulation	Required	Modification	Analysis
Side Yard (easterly)	1/2 the height of the building but in no case less than 6 metres, except 7.5 metres for a flankage yard, and 9 metres abutting a zone for single detached or semi-detached dwellings	<p>Minimum 9.0 metres for that portion of the building between 14.0 metres and 24.5 metres from North Service Road, excluding the daylight triangle.</p> <p>Minimum 61.0 metres for that portion of the building 24.0 metres from Frances Avenue.</p>	This modification has been included for clarity purposes given the proposed “L-shaped” configuration of the building. The proposed setbacks exceed the existing minimum requirements, however the increased minimum requirements have been included to ensure that the “L-shaped” configuration of the building will be constructed, provided the minimum front and rear yard setbacks are observed. Therefore, staff are supportive of the modification to permit an increased minimum side yard.

Regulation	Required	Modification	Analysis
Maximum Density	99 units per hectare	141 units per hectare	The applicant has proposed a maximum density of 141 units per net residential hectare, whereas the current regulations permit a maximum density of 99 units per hectare. The proposed density is appropriate for the subject property as it complies with the High Density Residential policies of Section E.3.6 of the UHOP with respect to locational criteria, built form, compatibility, function and design. Therefore, staff are supportive of the modification to permit a maximum density of 134 units per hectare.
Maximum Building Height	15.0 metres	15.0 metres; and shall be equivalently increased as the front yard increases beyond the front lot line to a maximum of 25.0 metres, in accordance with the setbacks	<p>The applicant is proposing a maximum building height of 25.0 metres instead of 15.0 metres to permit an additional two storeys on the portion of the building that is adjacent to North Service Road and Grays Road. The 25.0 metre height is appropriate because it is setback from the single detached dwellings greater than 20.0 metres. Four storeys are proposed at the intersection of Grays Road and Frances Drive which provides for an appropriate and compatible transition from the residential development on the north side of Frances Drive. Further, the six storey portion has been located adjacent to North Service Road where it will have no impacts on the residential development to the north.</p> <p>The increase in building will equivalently increase as the front yard increases provided the side yard setbacks are observed. This modification maintains the “L-shaped” configuration of the building as proposed. Therefore, staff are supportive of the requested increase in building height.</p>