

Zoning By-law Site Specific Modifications – Low to Medium Density Multiple Dwelling Zone (RM1)

Provision	(RM1) Zone Provision	Requested Amendment	Analysis
Minimum Front Yard	6.0 metres	3.92 metres	<p>The intent of this provision is to minimize the physical impact of structures along the street, allow for the provision of parking within a driveway and landscaped area.</p> <p>As shown on the concept plan (see Appendix “G” to Report PED19041), the Applicants are proposing to construct townhouse dwellings having a front yard setback ranging from 3.92 metres – 4.22 metres.</p> <p>With respect to parking, the development proposes to locate three storey townhouses along Governor’s Road with the elevations along said road reading as the front face of the dwellings and surface parking being located to the rear of the dwellings.</p> <p>With respect to the physical impact and streetscape along Governor’s Road, there are varying front yard setbacks along Governor’s Road. Given that Governor’s Road is considered a major arterial road with an ultimate road width of 36.576 metres, staff are of the opinion that the proposed 3.92 metre setback will have a negligible physical impact along the street.</p> <p>As result, this modification has merit and can be supported.</p>
Minimum Side Yard	7.5 metres, except that a minimum side yard of 3.0 metres may be provided where no window of a habitable room overlooks such yard and the yard	3.35 metres (easterly)  2.5 metres (westerly)	<p>The intent of this provision is to minimize the physical impact of structures on the adjacent properties, while allowing for adequate area for drainage and for maintenance purposes. The adjacent property to the west contains a one storey elementary school with the surface parking lot abutting the common side lot line with the subject property. The adjacent property to the west contains a single detached dwelling and used for residential purposes. Given the orientation of the townhouse dwellings on the subject land, staff are of the opinion that the proposed side yard setback</p>

	does not abut a public thoroughfare.		<p>will not have an adverse impact on the adjacent property and will be adequate for maintenance and drainage purpose.</p> <p>As a result, this modification has merit and can be supported.</p>
Maximum Building Height	10.5 metres	13.5 metres for three storey townhouse dwellings adjacent to Governor's Road	<p>The intent of this provision is to minimize the impact of buildings on adjacent properties / areas with respect to sun shadowing, overlook and ensure that an appropriate scale for the area is achieved.</p> <p>Three storey townhouse dwellings are proposed along the Governor's Road frontage and two storey townhouse dwellings are located internal to the site (see Appendix "G" to PED19041). The two storey townhouse dwellings will comply with the maximum height provision of 10.5 metres. Relief is required for the three storey townhouse dwellings. Staff are of the opinion that the three storey townhouses have been sufficiently setback from adjacent uses and that the additional height will have a negligible impact on overlook and is at an appropriate scale for the area.</p> <p>Given the above, this modification has merit and can be supported.</p>
Maximum Density	37 dwellings per hectare	49 dwelling per hectare	<p>The intent of this provision is to ensure that lands are not overdeveloped and can appropriately accommodate parking and amenity areas while not posing any adverse impacts on adjacent properties.</p> <p>As illustrated on the concept plan, the applicants are accommodating two parking spaces for each townhouse dwelling and eight visitor parking spaces, which exceeds the overall parking space requirements for townhouse dwellings in the RM1 zone.</p> <p>Staff are of the opinion that the location of the proposed structures on the land will not pose any adverse impact on adjacent properties. The two storey townhouse dwellings to the rear of the property will contain 7.5 metre rear yard setbacks to accommodate an adequate outdoor amenity area.</p>

			<p>Staff have amended the application to require that the three storey townhouse dwellings along Governor’s Road provide a minimum 6.0 square metres of private outdoor amenity area per dwelling. As such, staff are of the opinion that adequate amenity area is provided for the occupants of the development.</p> <p>The UHOP contains policies which speak to the intensification of underutilized properties, particularly where public transportation exists, and locating parking to the rear of properties. This is one such site that is currently underutilized, can accommodate increased density along a major arterial road, and with bus services along Governor’s Road.</p> <p>Given all the above, the proposed modification has merit and can be supported</p>
Minimum Landscaped Area	50% of the site area	30% of the site area	<p>The intent of this provision is to ensure that there is an adequate balance between built form, hard surface and open space areas on a property. The applicant will be providing 30% of the total site area for landscaped open space, which includes any uncovered area of land such as lawn, ornamental shrubs and walkways. The proposed three storey townhouse dwellings will be providing a second storey and / or rooftop outdoor amenity area, which does not form part of the minimum landscape area, but will serve as an amenity area for the occupants of these units.</p> <p>Staff are of the opinion that adequate landscaping is provided throughout the site.</p>
Buffer Strip	Not less than 3.0 metres in width shall be provided and maintained adjacent to any R1 zone.	Not less than 2.5 metres in width shall be provided and maintained adjacent to any R1 zone.	<p>The intent of this provision is to ensure that adjacent properties are appropriately buffered from development occurring on the subject land.</p> <p>The subject property is located adjacent to lands zoned R1 to the east and the south. With respect to the lands to the south, the applicant is proposing to construct the dwellings having a setback</p>

			<p>to the common property line of 7.5 metres. Staff of the opinion that this setback including a 2.5 metre wide buffer will accommodate an appropriate buffer to the adjacent uses.</p> <p>With respect to the land to the east, the applicant is proposing to site the proposed townhouse dwellings a minimum of 3.35 metres from the common property line, while the townhouse dwellings will be orientated in a north-south direction, with a side yard condition abutting the residential lots to the east. Staff of the opinion that this setback including a 2.5 metre wide buffer will accommodate an appropriate buffer to the adjacent use.</p> <p>Given the above, this modification has merit and can be supported.</p>
Minimum Outdoor Amenity Area	N/A	6.0 square metres per dwelling unit for the three storey townhouse dwellings abutting Governor's Road.	<p>The intent of this provision is to ensure that adequate outdoor amenity area is provided for occupants of the dwelling units.</p> <p>The two storey townhouse dwellings illustrated on the revised concept plan (see Appendix "G" to Report PED19041) propose rear yard setbacks of 7.5 metres. Given the width of each townhouse dwelling, a minimum of 40 sq. m of private outdoor amenity area is provided to each dwelling unit.</p> <p>The three storey townhouse dwellings adjacent to Governor's Road will not have a traditional backyard given that the dwellings contain dual frontage. Further, the UHOP policies do not support backlotting wherein the backyard of each dwelling would abut Governor's Road. As such, each dwelling will require outdoor amenity area in the form of a second storey and / or rooftop patio area. Staff are of the opinion that a minimum of 6.0 square metres of private outdoor amenity area per dwelling unit is appropriate in this instance, whereas the applicant is in disagreement and wishes to provide a minimum of 3.75 square metres of private outdoor amenity area per dwelling unit.</p> <p>Elevation drawings have not been provided by the applicant;</p>

			<p>however, as part of the Site Plan Control process, staff will ensure that outdoor amenity area will be appropriately integrated in the design of each townhouse dwelling.</p> <p>Given the above, this modification has merit and can be supported.</p>
Encroachment into front yard (uncovered porches and unenclosed porches)	3.0 metres, and every such projecting porch shall be distant at least 4.0 metres from the front lot line.	Remove allowance for uncovered porch and unenclosed porch encroachments in the front yard.	<p>The intent of this provision is to allow for encroachment of unenclosed porches into the front yard.</p> <p>As shown on the revised concept plan (see Appendix “G” to Report PED19041), the applicants are proposing to locate three storey townhouse dwellings along the Governor’s Road frontage while having dual frontage with the internal private road. In order to prevent the appearance of backlotting, it is applicant’s intention to ensure that the elevation and open space area facing Governor’s Road read as the front face of the dwellings, as opposed to a traditional backyard condition.</p> <p>While elevations have not been provided to date, staff will ensure that a high level of architectural detail along this elevation occurs through the Site Plan Control process. To ensure that the area between Governor’s Road and the dwelling face does not lend itself to the creation of a backyard condition, staff consider it appropriate to remove the allowance for porch encroachments into the front yard. Staff note that the concept plan (See Appendix “G” to Report PED19041) illustrates a primary entrance along the northerly elevation of the three storey townhouses, which is setback 3.92 metres. Given that the amending zoning by-law will permit a front yard setback of 3.92 metres, staff are of the opinion sufficient area exists within the setback to accommodate an unenclosed entry porch attached to the dwelling.</p> <p>Given the above, this modification has merit and can be supported.</p>
Minimum Number of Parking Spaces	1.5 spaces per dwelling unit, of which 0.30 spaces	2.25 spaces per dwelling unit, of which 0.25 spaces per dwelling unit shall be	<p>The intent of this provision is to ensure that properties provide an adequate amount of parking spaces on site of the proposed uses. In accordance with Zoning By-law No. 3581-86, the proposed 29</p>

	per dwelling unit shall be provided for visitor parking.	provided for visitor parking.	<p>townhouse dwellings would require a total of 53 (rounded) parking spaces (43.5 private and 8.7 visitor), whereas the Applicant is proposing to provide a total of 66 parking spaces (58 private and 8 visitor) for the development. While the number of visitor parking spaces is reduced by 1, staff are in support of this reduction given that the number of private parking spaces have been increased by 14 relative to the requirements of Zoning By-law No. 3581-86. Further, staff note that 0.25 visitor parking spaces per dwelling unit is typical for townhouse dwellings in the City.</p> <p>Given the above, this modification has merit and can be supported.</p>
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