

**Specific Modification to the R4-312 Zone**

<b>Regulation</b>	<b>Required</b>	<b>Modification</b>	<b>Analysis</b>
Minimum Lot Frontage	15 metres for interior lots and 18 metres for corner lots	10 metres for interior lots and 11.6 metres for corner lots	The applicant has proposed a minimum lot frontage of 10 metres for interior lots and 11.6 metres for corner lots. The proposed reduction for interior and corner lots is appropriate for the subject property because it accommodates adequate building envelopes, driveway widths for a parking space, side yard setbacks and is considered a sufficient width to maintain good engineering practices. Further, the proposed lot frontage will act as a streetscape transition between the Lancaster Heights Subdivision to the west which accommodates narrower frontages and different residential forms and the existing neighbourhood to the east with larger lot frontages. As such, this request for a reduction is considered minor and appropriate for the streetscape as it is compatible with the surrounding neighbourhood and staff are supportive of this modification.
Minimum Lot Area	450 square metres for interior lots and from 550 square metres for corner lots	270 square metres for interior lots and 315 square metres corner lots	The applicant has proposed a minimum lot area of 270 square metres for interior lots and 315 square metres corner lots. The reduction in minimum lot size has been deemed to be adequate as it provides a transition from the existing residential development to the east to the approved but unbuilt Lancaster Heights Subdivision to the west. Further, the reduced lot sizes can accommodate enough parking spaces, landscaping and appropriate engineering practices. As such, this request for a reduction is considered minor and appropriate as it is compatible with the surrounding

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			neighbourhood and staff are supportive of this modification.
Minimum Lot Coverage	35%	50%	The applicant has requested an increase in the maximum lot coverage from 35 % to 50%. The front yard, rear yard and side yard setbacks, which are also discussed in this Appendix, establish a building footprint that is appropriate for this form of development and provides adequate outdoor amenity space. Also, similar forms of development exist to the east and west in other residential areas and is consistent with the Mount Hope community. As such, staff are supportive of this modification as it maintains the existing character of the Mount Hope community.
Minimum Front Yard	7.5 metres	4.5 metres, except 6 metres to an attached garage	The applicant has requested a decrease in the minimum front yard setback from 7.5 metres to 4.5 metres for the dwelling and 6 metres to an attached garage. The modification to the garage is considered to be minimal reduction and will allow for a more consistent streetscape. The front yard will be compatible with the lands to the east, located in the "Lancaster Heights" development and are a minimal transition to the lots located on Spitfire Drive and Marion Street with a front yard of 7.5 metres. The reduced front yard will allow for a recessed garage so that it does not dominate the frontage of the dwelling and will allow for a driveway parking space. Further, combined with the rear yards, adequate amenity space will be provided. As such, staff are supportive of this modification as it maintains the existing character of the Mount Hope community.

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Minimum Side Yard	1.2 metres and 4.5 metres on the side where there is no garage or carport	1.2 metre on one side and 0.6 metres on another	The applicant is proposing a 1.2 metre side yard setback on one side and 0.6 metres on the other side. The side yard setbacks are satisfactory to provide for access and engineering requirements. Further the reduced side yard setbacks provide for a modern built form which compliments similar compact development within Mount Hope and as a result staff are supportive of the modification.
Minimum Side Yard (flankage lot line of a corner lot)	6 metres	3 metres	On a corner lot, the minimum side yard abutting the flanking street shall be 3 metres. Staff are satisfied that this request is considered minor, maintains good planning principles, is in keeping with current urban development standards and can be supported to compliment similar compact development occurring to the west and in other residential areas within the Mount Hope community.
Minimum Rear Yard	7.5 metres	7 metres	The applicant has requested a decrease in the minimum rear yard from 7.5 metres to 7 metres. Staff consider the request of a 0.5 metre change to be minor and consistent with zoning for other areas of Mount Hope. Further, there are a number of lots that have an excess of the requested minimum, which contributes to lot variability in the Mount Hope area. As a result, staff are satisfied that the request maintains good planning principles and are supportive of the request.

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Maximum Building Height	10.7 metres	11 metres	The applicant has requested an increase in building height from 10.7 metres to 11 metres. Staff consider the 0.3 metres increase in height to be modest and will be compatible with adjacent developments. The increase will not provide for additional storeys in each dwelling unit and will not create concerns of overlook or privacy, but will provide architectural flexibility. As a result, staff are satisfied that this request is minor and maintains good planning principles.
Maximum Encroachments for Architectural Elements	0.5 metres	0.6 metres, except a porch may encroach 1.5 metres into a front and rear yard	The applicant has requested an increase in the encroachment into any yard to permit architectural elements such as wall projections and bay windows. Further, the applicant has requested an increase in the projection into front and rear yards for porches. Encroachment for porches into a front yard of 1.5 metres will also be permitted which will allow for an ultimate minimum front yard of 3 metres which is considered to be appropriate given the size of the rear yard amenity area and proximity to the Neighbourhood Park and is in keeping with the focus on creating a pedestrian friendly environment. An encroachment into a rear yard of 1.5 metres has the potential to permit a rear yard of 5.5 metres which is considered to be sufficient for stormwater management requirements. Staff are supportive of both increases to permitted encroachments as it will result in more architectural variability and useable porch space for amenity areas for future residents. Staff consider the request to be minor and consistent with zoning for other areas of Mount Hope.

Regulation	Required	Modification	Analysis
Minimum Parking Space Size in a Garage	3 metres x 6 metres with 35% of spaces being 3 metres x 5.8 metres	3 metres x 6 metres	The applicant requested a decrease in the length of a parking stall size for each space for ninety degree perpendicular parking however staff amended the application to require the entire space to be 3 metres x 6 metres. This modification is technical in nature and staff consider the modification to be minor since it will still allow adequate parking space within the garage. Staff are satisfied with the modification.
Encroachment into Garage Parking Space	35% of the parking space may have a minimum width of 2.6 metres and a minimum length of 5.8 metres	Maximum encroachment into a garage parking space of 0.25 metres	The applicant has requested a modification to permit an encroachment of 0.25 metres into a garage parking space to allow for steps leading from the dwelling to the garage. As the modification provides clarity on the existing regulation which permits 35% of any parking space to be 2.6 metres in width and 5.8 metres in length, it is considered to be minor and will allow for a useable parking space within the garage. Further, the requested modification will permit direct access to the garage and parked vehicles from the dwelling. As a result, the encroachment into a garage space is considered to be minor and consistent with zoning for other areas of Mount Hope.

**Specific Modification to the R4-312a Zone**

<b>Regulation</b>	<b>Required</b>	<b>Modification</b>	<b>Analysis</b>
Separation Between Adjacent Dwellings	n/a	2.0 metres (Lots 1-18)	Development Engineering has requested a modification to create a setback of 2.0 metres between adjacent dwellings for Lots 1 – 18 to facilitate adequate stormwater drainage controls. The request will allow for variability of the streetscape and contribute to the transition between existing residential development to the east and the “Lancaster Heights” development to the west, as well as providing the necessary drainage controls. As a result, staff are satisfied with the proposed modification.

**Specific Modification to the P5, 722 Zone**

<b>Regulation</b>	<b>Required</b>	<b>Modification</b>	<b>Analysis</b>
Setback to a P5 Zone	7.5 metres	0 metres	Natural Heritage has requested that the buffer provided between the residential development and the woodlot be zoned Conservation / Hazard Land (P5) Zone to ensure adequate conservation of the woodlot. Staff support the reduction to the special setback as the open space block incorporates the required buffers to the woodlot.