

**Site Specific Modifications to the “D” District**

| <b>Regulation</b>                              | <b>Required</b>   | <b>Modification</b>                            | <b>Analysis</b>   |
|--|-------------------|--|---|
| Minimum Lot Area for a two family dwelling     | 540 square metres | 480 square metres                              | The proposed lot area requests an overall reduction of 60 square metres. The proposed reduction acknowledges that the lands are narrow in shape. Staff are satisfied that the proposed reduction will continue to provide an adequate building envelope in terms of yard setbacks, amenity area, and stormwater management. Based on the foregoing, the modification is reasonable and supported by staff.  |
| Minimum lot frontage for a two family dwelling | 18 metres         | 13.5 metres                                    | The proposed modification will allow for a compact development that will appear to be consistent with the surrounding lands in terms of scale and massing of buildings. While the surrounding development consists of single detached dwellings, the frontage for adjacent lands is approximately 12 to 17 metres. The proposed modification will allow for a built form that is compatible with existing surrounding uses. Based on the foregoing, the modification is reasonable and is supported by staff. |
| Location of Driveway Access                    | N/A               | Prohibit driveway access from Mohawk Road West | The proposed modification has been introduced by staff to implement the site layout and concerns from Transportation Planning Staff. The modification will ensure that access is provided from West 15th Street, which is the preferred orientation by staff. Based on the foregoing, the modification is reasonable and supported by staff.  |