

Site Specific Modifications to the “RT-30/S-1781” (Street - Townhouses) District (Block 3)

Regulation	Required	Modification	Analysis
Yard Setbacks	<p>In an "RT-30" District, there shall be provided and maintained in the district, for every building or structure, the following yards:</p> <p>(b) a rear yard of a depth not less than 7.5 metres;</p> <p>(c) except as provided in clause (d), a side yard abutting a wall that is not a party wall, along each side lot line of a width of not less than,</p> <p>ii) 2.0 metres (6.56 feet) for a Street Townhouse Dwelling, not exceeding two storeys in height.</p>	<p>Notwithstanding Section 10F(4)(c), a side yard abutting a wall that is not a party wall, along each side lot line of a width of not less than:</p> <p>i) 1.0 metres from the southerly lot line for a Street Townhouse Dwelling, not exceeding two storeys in height; and,</p> <p>ii) 0.7 metres from the northerly lot line for a Street Townhouse Dwelling, not exceeding two storeys in height.</p>	<p>The proposed development will facilitate a compact form of development while ensuring an appropriate relationship is established between the proposed development and the existing adjacent single detached dwelling. Concerns were raised at the neighbourhood meeting of the setback to the existing single detached dwelling and the applicant increased the setback to a minimum of 1.0 metre. Staff note that the majority of the dwelling is further than the minimum 1.2 m but due the angle of the property line, the setback decreases to the rear.</p> <p>The applicant is proposing a 0.7 m side yard setback for the northerly end unit which abuts the existing access driveway whereas the By-law requires a 2.0 setback for a two storey dwelling. Staff are of the opinion that the reduced side setback is reflective of a standard setback for single detached dwelling of 1.2 m.</p> <p>In addition, the applicant seeks to modify the minimum rear yard setback of 7.5 m to 6.0 m. Concerns were raised with the original rear yard setback of 3.0 m which did not meet Engineering Approval requirements for usable rear yard amenity space and any required drainage swale. The revised reduction to 6.0 m will allow for sufficient stormwater management, private amenity space, and separation from the parking area to the rear of the proposed street townhouses.</p> <p>Based on the foregoing, Staff support the proposed modification.</p>

Lot Area	180.0 sq m	Notwithstanding Section 10F(6)(c), in a “RT-30” District every lot or tract of land upon which Street Townhouse Dwelling is erected, altered extended or enlarged shall have a lot area not less than 141.0 metres.	The applicant is requesting to reduce the lot area of the proposed street townhouses to 127 sq. m whereas 180 sq. m is required. Staff are of the opinion that as the proposed units will have sufficient setbacks and provide adequate amenity space the proposed development is appropriate and compatible with the existing lot fabric along East 15 th Street. Therefore, Staff support the proposed modification.
Balcony Projection	A bay, balcony or dormer may project (i) into a required front yard not more than 1.0 metre (3.28 feet), provided that no such projection shall be closer to a street line than 1.5 metres (4.92 feet)	Notwithstanding Section 18(3)(vi)(cc)(i), a balcony may project into a required front yard not more than 1.5 metres.	The applicant has requested an increase in the front yard projection to allow for a second storey balcony, serving as amenity area, to be provided at the front of the dwelling along East 15 th Street. The proposed encroachment will provide additional flexibility in terms of the design of the balconies and allow for additional amenity area. Therefore, Staff support the proposed modification.
Porch Projection	A terrace, uncovered porch, platform or ornamental feature which does not extend more than 1.0 metre (3.28 feet) above the floor level of the first storey, may	Notwithstanding Section 18(3)(vi)(e), shall not apply.	The applicant has requested the proposal be exempted from the provision of the by-law to allow for greater flexibility with articulation of the front porch. The exemption will allow for flexibility for the two end units. Therefore, Staff support the proposed modification.

	project into a required yard, if distant at least 0.5 metres (1.64 feet) from the nearest side lot line and at least 1.5 metres (4.92 feet) from the nearest street line		
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