

Site Specific Modifications to the Residential “R4” Zone on Springbrook Avenue

Regulation	Required	Modification	Analysis
Minimum Lot coverage for a single detached dwelling	35%	45%	The proposed lot coverage is an overall increase of 10%. The proposed increase acknowledges that the lands are narrow in shape. Staff are satisfied that the proposed increase will continue to provide an adequate building envelope in terms of yard setbacks, amenity area, and stormwater management. The proposed increase is also in keeping with the increase of lot coverage with the neighbouring subdivisions that have obtained a similar increase. Based on the foregoing, the modification can be and supported by staff.
Minimum lot frontage for a single detached dwelling	12 metres	11.8 metres	The proposed modification will allow for a compact development that will 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 ranges from 11 metres to 25 metres. The proposed modification will allow for a built form that is compatible with existing surrounding uses. Based on the foregoing, the modification can be supported by staff.

Site Specific Modifications to the Residential “R4” Zone on Fair Street

Regulation	Required	Modification	Analysis
Minimum Lot coverage for a single detached dwelling	35%	45%	The proposed lot coverage is an overall increase of 10%. The proposed increase acknowledges that the lands are narrow in shape. Staff are satisfied that the proposed increase will continue to provide an adequate building envelope in terms of yard setbacks, amenity area, and stormwater management. The proposed increase is also in keeping with the increase of lot coverage with the neighbouring subdivisions that have obtained a similar increase. Based on the foregoing, the modification can be supported by staff.