

Site Specific Modifications to the Mixed Use Medium Density, Pedestrian Focus (C5a, 570) Zone

Regulation	Required	Modification	Analysis
Permitted Uses	Dwelling units permitted above the ground floor only	Dwelling units permitted on the ground floor	The proposed modification acknowledges that with the existing mixed use building being retained, the intent of the Official Plan is met. The development maintains the existing mixed use development at the front of the site with a residential development at the rear. Requiring commercial units on the ground floor of the new development would limit visibility from the street and could have a negative impact on the success of commercial businesses without proper street presence. The proposal allows for the separation of dwelling units from the street to a more secluded area of the site. Based on the foregoing, the modification is reasonable and supported by staff.
Minimum Rear Yard Setback	7.5 metres	3.0 metres	<p>The proposed modification seeks a reduction in the rear yard setback, which is located adjacent to the Village Green Park.</p> <p>The proposed modification will allow for a varied articulation of the proposed multiple dwelling and some ground level amenity space at the rear of the site. The minimum setback of 3.0 m also provides adequate space for a viable building footprint, which would not be possible with the required 7.5 m setback. The applicant has demonstrated that the 3.0 m setback will continue to provide adequate separation from the adjacent Community Park and that appropriate landscaping can be provided. Based on the foregoing, the modification is reasonable and supported by staff.</p>
Minimum Side Yard Setback	7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use	3.0 metres, except 2.4 metres, 2.6 metres and 2.96 metres as illustrated in Schedule B, abutting a Residential or Institutional Zone or lot containing a residential use	<p>The proposed modification supports the Ancaster Wilson Street Secondary Plan and the associated Urban Design Guidelines which promote transitional side yards and massing along the Village Core area of Wilson Street while providing separation between the municipal parking lot to the north and cemetery to the south for privacy purposes for the proposed dwelling units.</p> <p>Due to the configuration of the lot, there is a pinch point along the southerly side of the side having a minimum 2.4 m, 2.6 m and 2.96 m setbacks. Staff have recommended that these pinch points be detailed in Schedule "B" – Property Details to ensure the minimum 2.4 m, 2.6 m and 2.96 m setbacks are restricted only to the pinch points on site. Based on the foregoing, the modification is reasonable and supported by staff.</p>
Maximum Building Height	9.0 m	14.3 m	The purpose of the By-law is to maintain a consistent street edge along Wilson Street East which is characterized by low typology heritage buildings. The proposed modification has been requested to apply only to the proposed multiple dwelling at the rear of the site and will not alter the established character of the buildings on

			Wilson Street East. Since the new building will be setback, the massing of the building will be perceived similarly to the buildings set against the street edge. This building will have a height of 12.5 metres from the front but slopes down at the rear. The requested modification reflects the grade change, which backs onto the Village Green Community Park and will not have a negative impact on surrounding land uses. Based on the foregoing, the modification is reasonable and supported by staff.
Location of Existing Building			In order to ensure the established character of the Wilson Street East streetscape is maintained, Staff are recommending that the required built form for new development not apply and that the existing building shall be deemed to comply with the Zoning By-law. This modification reflects that the proposed building is an existing building and will be located away from the street and could not feasibly meet the required setbacks. Based on the foregoing, the modification is reasonable and supported by staff.
Number of Parking spaces	Minimum 0.3 spaces per unit to maximum 1.25 spaces per unit	Minimum 2 spaces per unit	The applicant proposes to provide 43 parking spaces on site, five of which would be surface, and the remainder below grade. The intent of the minimum and maximum parking requirements is to limit the amount of surface parking on a site. Since the majority of parking will be provided below grade, the intent of this provision in the By-law will continue to be maintained. Based on the foregoing, the modification is reasonable and supported by staff.
Location of Loading	Shall not be in permitted in a required yard abutting a Residential Zone or Institutional Zone and shall be screened from view.	May be permitted in a required side yard abutting an Institutional Zone and shall be screened from view.	Due to the configuration of the site, there is limited opportunity to locate the loading area away from the adjacent Institutional Zone. Screening will continue to be provided between the loading space and the adjacent Place of Worship, which will not be used on a frequent basis as the loading will be for waste removal and moving residents in and out of the building. Therefore, minimal negative impact is anticipated. Based on the foregoing, the modification is reasonable and supported by staff.
Drive Aisle Width	4.5 m wide drive aisle for a 45° parking angle	3.5m wide drive aisle for a 45° parking angle	The proposed modification acknowledges the location of the existing building on site, which is located approximately 3.5m from the side lot line. Access to the site will be provided by a one way, U shaped driveway. The applicant has demonstrated that the proposed aisle will continue to support the site and that service vehicles can maneuver the site safely. Based on the foregoing, the modification is reasonable and supported by staff.