

Site Specific Modifications to the “RT-30” (Street - Townhouse) District

Regulation	Required	Modification	Analysis
Minimum front yard depth	6.0 metres	4.5 metres to the dwelling and 5.8 metres to an attached garage	The proposed modification is intended to establish a front yard depth in keeping with the setbacks established within the Fontana Gardens Ph 3 Subdivision, per amending By-law No. 14-158. Based on the foregoing, the modification is reasonable and supported by staff.
Minimum side yard abutting a wall that is not a party wall	2.0 metres – not exceeding two storeys in height	1.2 metres – not exceeding two storeys in height	The proposed modification acknowledges massing and setbacks that are consistent with the established character of Springvalley Crescent. The modification will continue to allow adequate access to rear yards and space for drainage purposes. Based on the foregoing, the modification is reasonable and supported by staff.
Minimum maneuvering Space Aisle Width and Location of entrance to a parking space within attached garage for a townhouse dwelling	6.0 metre	5.8 metre	The proposed modification is a result of the modified front yard in keeping with the remainder of the street scape. Due to the angle of the subject lands, the most southerly unit has a minimum setback of 5.8 metres between the garage and the front property line. The proposed modification is in keeping with the semi detached dwellings west and south of the subject lands and will continue to provide necessary maneuvering space for a range of vehicles as the parking stall size will remain unchanged. Based on the foregoing, the modification is reasonable and supported by staff.
Balcony projection	May project into a required front yard not more than 1.0 metre, provided that no such projection shall be closer to a street line than 1.5 metres.	May project into a required front yard not more than 1.5 metres provided that no such projection shall be closer to a street line than 1.5 metres.	The proposed modification is a result of the modified front yard in keeping with the established streetscape character. The proposed balconies will provide for additional outdoor amenity space and allows for flexibility in the design of the proposed street townhouse dwellings. Based on the foregoing, the modification is reasonable and supported by staff.
Parking stall size	Every required parking space, other than a parallel parking space, shall have	Every required parking space, other than a parallel parking space, shall have	The proposed modification has been requested to acknowledge the configuration of the proposed garages where the required parking spaces are located. The modification is consistent with Zoning By-law No. 05-200 which requires stall sizes to be 3.0 metres by 5.8 metres. Since it has been demonstrated that this stall size can accommodate a range of vehicles, the modification is deemed reasonable and supported by staff.

	dimensions not less than 2.7 metres wide and 6.0 metres long	dimensions not less than 3.0 metres wide and 5.8 metres long	
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