

Zoning By-law Site Specific Modifications – “DE-3” (Multiple Dwellings) – District

Provision	Required	Requested Amendment	Analysis
Section 10C: (Multiple Dwellings) - Uses			
18 (14) (i) and 18A (14a) <i>**Proposed By Staff</i>	A minimum of 50 percent of the front yard is required to be landscaped.	To permit a minimum of 41 percent of the front yard to be landscaped.	The proposed reduction in front yard landscaping is required to accommodate the required 4.57m x4.57m daylight triangle which reduces the amount of front yard landscaping from 50 percent to 41 percent. The proposed modification is technical in nature as the area dedicated for the purpose of a daylight triangle will remain landscaped. There will be no perceived difference from a streetscape perspective and the area will remain pervious. Therefore, the proposed modification can be supported.