

Site Specific Modifications to the Community Institutional “I2” Zone

Regulation	Required	Modification	Analysis
Maximum Capacity for Emergency Shelter, Residential Care Facility and Retirement Home	Shall not exceed 50 Residents	Shal not exceed 134 Residents	The proposed capacity increase is an overall increase of 84 residents. The proposed increase acknowledges that the lands are large enough to accommodate the proposed development, while maintaining a three storey height and appropriate setbacks from surrounding uses and sufficient parking, loading, and landscape areas. Staff note that the increase in capacity does not create a strain on municipal services. Based on the foregoing, the modification can be supported.
Minimum Rear Yard	7 metres	15 metres	The rear yard modification exceeds the required parent provision and is built into the by-law to reflect the proposal, therefore staff support the modification.
Minimum Side Yard	6 metres	2 metres for a ramp or retaining wall for underground parking area.	The proposed modification is intended to apply specifically to the ramp structure which leads to the underground parking. The building will maintain a setback well beyond the required 6 metres. The ramp leading to the underground parking area will begin at grade and descend approximately 4 metres into the subsurface. From a viewer's perspective the only visible features of the parking structure will be the retaining wall, which is expected to be less than 2 metres in height. Furthermore, there are opportunities for landscape buffering between the underground parking area and properties to the north of the site, which will be implemented through the Site Plan Control process. Staff are supportive of the modification.