

Site Specific Modifications to the “C” (Urban Protected Residential, Etc.) District			
Regulation	Required	Modification	Analysis
Section 9. (1) (i) Restriction on the number of dwelling units.	Permits a Single Family Dwelling.	To permit a three family dwelling within the exiting dwelling.	<p>The proposed modification is to permit a three family dwelling. The proposed use is restricted to the existing building and as a result no external modifications are required. The proposed use will maintain the streetscape and established character of Grosvenor Avenue South.</p> <p>Therefore, staff support this modification.</p>
Section 9. (3) (i) Front Yard	A front yard depth of at least 6.0 metres.	A front yard depth of at least 1.7 metres.	<p>The proposed modification recognizes the existing building location. There are no changes proposed to the existing building and the streetscape and character is therefore maintained.</p> <p>Therefore, staff support this modification.</p>
Section 9. (3) (ii) Side Yard	A side yard setback of 1.2 metres.	A northerly side yard of 0.0 metres.	<p>The proposed modification recognizes the existing location of the building. There are no changes proposed to the exterior of the building. The exterior of the building can be accessed from the adjacent alley.</p> <p>Therefore, staff support this modification.</p>
Section 9. (4) Intensity of Use	A lot width of at least 12.0 metres is required and an area of 360 square metres.	A minimum lot width of at least 11.4 metres and an area	<p>This proposed modification is to recognize the existing lot width. While the overall lot area exceeds the required lot area, the required width is slightly less than the requirement. The</p>

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		of 360 square metres.	<p>existing lot width is consistent with the lot fabric in the neighbourhood.</p> <p>The lot provides adequate parking and amenity space for the three family dwelling.</p> <p>Therefore, staff support this modification.</p>
Section 18. (3) (vi) (c) (ii)	Open fire escape or stairway may project into a required side yard no more than one third of its width or 1.0 metre, whichever is the lesser.	An open fire escape or open stairwell may project into a required side yard and be 0.0 metres from the nearest northerly side lot line and 1.0 metre from the nearest southerly lot line.	<p>This proposed modification recognizes the existing location of the northern and southern open stairwells on the property. This modification will not alter the existing streetscape character of the property.</p> <p>Therefore, staff support this modification.</p>
Section 18. (3) (vi) (cc) (i)	No bay window, balcony or dormer projection may be closer than 1.5 metres from a street line.	A bay window, balcony or dormer may project into a required front yard, provided no projection is closer to a street line than 1.0 metres.	<p>This proposed modification recognizes the existing condition of the dwelling. The existing bay window will not alter the character of the neighbourhood.</p> <p>Therefore, staff support this modification.</p>
Section 18. (3) (vi) (e)  Encroachment of a porch	An uncovered porch and associated stairs which does not extend more than one metre above the floor level of the first storey may project into a required front yard if	To permit an uncovered porch and associated stairs to be a distance at least 0.0 metres from the nearest street line.	The proposed modification recognizes the existing condition of the front porch. An encroachment agreement with the City is required for the portion of the staircase that is within the road allowance. The applicant is working with the City to obtain this agreement.

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	distant at least 1.5 metres from the nearest street line.		Therefore, staff support this modification.
Section 18. (4) (iv)	No accessory building shall be permitted in the required side yard.	An accessory building shall be permitted within a required side yard and shall be distant at least 0.3 metres from the nearest lot line.	<p>This regulation prohibits the placement of accessory buildings (sheds) in side yards for access and maintenance reasons. No new construction is proposed, and the modification is recognizing the location of the existing accessory building.</p> <p>Therefore, staff support this modification.</p>
Section 18. (14) (i) and 18. (14) (ii)	50% front yard landscaping required based on a formula outlined in (ii).	No front yard landscaping requirement.	<p>The existing dwelling includes an unenclosed patio which occupies the majority of the front yard. The front patio provides amenity space for the residents. Many of the neighbouring properties contain front porches, although covered, and have small front yards, so the existing built condition is not out of character for the area.</p> <p>Therefore, staff support this modification.</p>
Section 18A. (1) (a) and (b) Minimum Required Parking	Three family dwelling requires 1.33 spaces per Class A dwelling unit. The visitor parking requirement is 0.33 spaces per unit.	One parking space per Class A dwelling unit.	<p>The proposed modification permits the reduction of the amount of required parking spaces from five to three spaces. The regulation seeks to ensure that there is sufficient parking for residents and visitors. Each unit has one assigned parking space, and there is street parking and regular transit service in the immediate vicinity for visitors.</p> <p>Therefore, staff support this modification.</p>

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<p>Section 18A. (1) (f), and Section 18A. (9)</p> <p>Maneuvering Space</p>	<p>6.0 metres of maneuvering space on the required lot for ninety-degree parking.</p>	<p>3.0 metres of maneuvering space on the subject lot and 3.0 metres offsite within the public alley.</p>	<p>The proposed parking spaces are to be accessed off an existing alleyway, which does not have significant traffic and any vehicles travelling along the alleyway are anticipated to be travelling at a slow speed. The modification for a reduction in maneuvering space and to provide some of the maneuvering space within the existing alleyway is not anticipated to create traffic conflicts.</p> <p>Therefore, staff support this modification.</p>
<p>Section 18A. (21)</p> <p>Access from a Driveway</p>	<p>All required parking spaces and maneuvering spaces shall have access by means of one or more access driveways,</p> <ul style="list-style-type: none"> <li>a) Located on the lot; or</li> <li>b) Located partially on the lot in the case of a mutual driveway; or</li> <li>c) By means of a right of way.</li> </ul>	<p>All required parking spaces shall be located on the lot with the maneuvering space shared between the lot and within the northerly abutting laneway. Access shall be provided by means of the northerly abutting laneway.</p>	<p>The proposed parking spaces will be located on the subject property. Access is through an existing paved public unassumed alley. The applicant will remove the existing fence which is blocking the entrance to the alley from Grosvenor Avenue South. The alley will provide unimpeded access to the roadway from the parking area.</p> <p>Therefore, staff support this modification.</p>