

Site Specific Modifications to the Residential “R4” Zone

Regulation	Required	Modification	Analysis
Maximum coverage	35%	40%	The intent of the zoning provision is to allow for adequate landscaping, amenity space, lot drainage and to restrict the overdevelopment of land. The proposed coverage increase is an overall increase of 5%. The proposed increase acknowledges that the lands are large enough to accommodate the proposed development, while maintaining up to three storeys in height and appropriate setbacks from lot lines and sufficient parking, loading, and landscape areas. The increase in lot coverage is consistent with the existing single detached dwellings in the neighborhood. Staff note that the increase in coverage does not create a strain on municipal stormwater services. Therefore, the modification can be supported.
Minimum Front Yard	7.5 metres	6 metres	The proposed minimum front yard modification is slightly less than the required parent provision, however it is consistent with the front yard setbacks of the existing single detached homes in the neighborhood to provide a consistent streetscape and still provides for an adequate front yard for landscaping and driveway. Therefore, staff support the modification.
Minimum Side Yard	1.2 metres, except: (i) on an interior lot where no attached carport or attached garage is provided, the minimum side yard on one side shall be 4.2 metres; and (ii) on a corner lot, the minimum side yard abutting a street shall be 5.2 metres plus any applicable distance as specified in Schedule “C”.	Minimum side yard of 1.2 m; except on a corner lot, the minimum side yard abutting a street shall be 4.5 metres or 6 metres to an attached garage or attached carport.	The minimum side yard is maintained for the interior lot with an attached garage. The intent of the increased side yard abutting a street is to ensure that both site lines are maintained for vehicles approaching the intersection, including daylighting triangles (4.57 m x 4.57 m for local roads to be dedicated to the City). This setback is consistent with the provisions allowed for surrounding dwellings. As the daylight triangle will not adversely affect the minimum lot area, the proposed modification can be supported.