

**To Amend Zoning By-law No. 87-57  
Respecting Lands Located at 15 Church Street, Ancaster**

**Site Specific Modifications to the Residential Multiple “RM2” Zone**

Regulation	Required	Modification	Analysis
<p>Minimum Lot Area</p> <p>Section 15.2(a) of Zoning By-law 87-57</p>	<p>1,850 square metres of total parcel area per dwelling and 280 square metres per dwelling unit.</p>	<p>1,260 square metres of total parcel area per dwelling and 164 square metres per dwelling unit.</p>	<p>The intent of the minimum lot area is to ensure the appropriate density and housing form can be accommodated. Staff note the intent of reducing the required area is to facilitate the development on the existing parcel. The modification also reduces the size for dwelling units ensuring appropriate density for the existing lot. Staff are of the opinion that the existing lot area and proposed unit area maintain adequate space on site to permit the establishment of appropriately sized dwelling units and provide amenity space and parking. Based on the foregoing staff support the modification.</p>
<p>Minimum Lot Frontage</p> <p>Section 15.2(b)(ii) of Zoning By-law 87-57</p>	<p>50 metres of total parcel frontage per dwelling and 9 metres per dwelling unit except:</p> <p>(i) On a corner lot the minimum lot frontage for a dwelling end unit adjacent to the flanking street shall be 17 metres.</p>	<p>6.5 metres per dwelling unit, 8.7 metres for a dwelling end unit which does not abut a flanking street and 9.7 metres for a dwelling end unit abutting the current lot boundary.</p>	<p>The intent of the Minimum Lot Frontage is to maintain adequate spacing and width for built form. The proposed modification will allow for a compact development that will provide an appropriate transition between the existing low density single detached dwellings and the office/commercial uses along Wilson Street E. The collective frontage and individual frontages would provide adequate spacing between dwelling units on site and</p>

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	(ii) For a dwelling end unit which does not abut a flanking street the minimum lot frontage shall be 11.5 metres.		between dwelling end units and neighbouring properties. Based on the foregoing, the modification can be supported by staff.
Minimum Lot Depth  Section 15.2(c) of Zoning By-law 87-57	30 metres.	25.1 metres	The intent of the Minimum Lot Depth is to maintain adequate spacing and depth for built form. The proposed modification will allow for a compact development, and is consistent with an existing situation. Based on the foregoing, staff support the modification.
Maximum Lot Coverage  Section 15.2(d) of Zoning By-law 87-57	35 percent.	49 percent	The intent of the maximum lot coverage regulation is to provide enough area for stormwater infiltration and landscape amenity opportunities. Staff are of the opinion that the intention of the regulation can be satisfied as the proponent is addressing SWM control through innovative design such as an infiltration trench. The proposal also meets the minimum requirement for landscaping, allowing for appropriate landscape amenity opportunities. Based on the foregoing, staff support the modification.

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<p>Minimum Front Yard</p> <p>Section 15.2(e) of Zoning By-law 87-57</p>	<p>7.5 metres plus any applicable distance as specified in Schedule "C".</p>	<p>5.5 metres to façade and 6 metres to garage.</p>	<p>The intent of the modification will allow for a built form closer to the street and provide a front yard setback that is generally consistent within the immediate surrounding area such as 25 and 18 Church Street. The 6 metre setback to the garage ensures that an adequate distance will be maintained for parking. Based on the foregoing, staff support the modification.</p>
<p>Minimum Side Yard</p> <p>Section 15.2(f) of Zoning By-law 87-57</p>	<p>2.5 metres for a dwelling end unit which does not abut a flanking street and for a dwelling end unit abutting a flanking street the minimum side yard shall be 7.5 metres plus any applicable distance as specified in Schedule "C".</p>	<p>3.0 metres for dwelling end units abutting current lot boundary, 1.9 metres for dwelling end unit which does not abut a flanking street and 0 metres for units separated by a common wall.</p>	<p>The intent of the Minimum Side Yard is to ensure adequate spacing between neighbouring land uses and to ensure appropriate spacing for maintenance between neighbouring property owners, Staff are of the opinion that adequate spacing is maintained with existing neighbouring uses on the west and east of the subject lands, and that there will be enough space for maintaining existing and proposed buildings. Based on the foregoing, staff support the modification.</p>
<p>Minimum Rear Yard</p> <p>Section 15.2(g) of Zoning By-law 87-57</p>	<p>7.5 metres.</p>	<p>7.2 metres, and 5.1 metres for posts, beams and/or a covered deck and 5.1 metres for the second and upper most storey.</p>	<p>Staff note that the intent of the minimum rear yard is to provide for an appropriate outdoor living area and setback from neighbouring land uses. Staff support the reduced setback as there will be sufficient outdoor private amenity area. The distance from the rear property line to the nearest wall or facade of</p>

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			<p>the first and second storeys is 7.2 metres. The rear yard, coupled with the width of the units will provide sufficient private outdoor amenity area. Staff note that the 5.1 metre setback is intended for the posts and beams of the roof of the 2<sup>nd</sup> storey covered deck as these features encroach into the 7.2 metre rear yard, however staff note the features do not further decrease the outdoor amenity area. Based on the foregoing, staff support the modification.</p>
<p>Planting Strip  Section 15.2(j) of Zoning By-law 87-57</p>	<p>Notwithstanding the other provisions of this Subsection, where the boundary of a Residential Multiple “RM2” Zone adjoins lands zoned Existing Residential “ER” or Residential “R1”, “R2”, or “R3”, a planting strip of minimum 3 metres width adjoining such boundary shall be provided.</p>	<p>A planting strip of a minimum 3.0 metres shall be provided adjoining lands zoned “ER” and “R3”, a chimney may project into the planting strip a distance of not more than 0.6 metres.</p>	<p>The intent of the Planting Strip is to provide screening between incompatible uses. A Planting Strip is provided along the west and east property lines. The modification allows for a chimney to project into the Planting Strip. Staff are supportive of the modification as the intent for adequate screening is maintained.</p>
<p>Air Conditioning Units and Heat Pumps</p>	<p>(a) Within a required front yard, provided such equipment shall have a</p>	<p>Encroachment of Air Conditioning Units and Heat Pumps: the provisions of Paragraph (a), Sub-section 9.3, "Air Conditioning Units</p>	<p>The intent of this provision is to ensure that the placement of heat pumps or air conditioning units are appropriately setback from the street, and do not have a visual impact. The applicant is requesting flexibility</p>

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Section 9.3(a) of Zoning By-law 87-57	minimum setback of 3.0 metres from the street line, a minimum setback of 0.6 metres from a side lot line and is screened from the street by an enclosure or landscaping;	and Heat Pumps", shall not apply;	for placement of their mechanical and unitary equipment. The visual screening and the placement of said equipment will be further reviewed through the Site Plan Control process. If equipment is proposed within the front yard staff will ensure equipment is screened from public views. Staff support this modification.
Privacy Screens Section 9.5 of Zoning By-law 87-57	(d) the minimum distance from any screen to a rear lot line shall be 4 metres.	Privacy Screens: the provisions of Paragraph (d), Sub-section 9.5, "Privacy Screens" shall not apply.	The applicant requests flexibility with privacy screens to ensure outdoor privacy is maintained for the outdoor amenity areas at the rear of the ground floor and second floor. The privacy screening will also limit overlook concerns for neighbouring properties. The use of privacy screens will be further reviewed at the Site Plan Control stage. Based on the foregoing, Staff are in support of this modification.