

<u>Site Specific Modifications to the Multiple Residential “RM2” Zone</u>			
Regulation	Required	Modification	Analysis
Subsection 6.9.3 (a) Minimum Lot Area	Minimum Lot Area Interior - 180 sq m End Unit - 240 sq m Corner Unit - 270 sq m	Minimum Lot Area Interior - 123 sq m End Unit - 150 sq m Corner Unit - 158 sq m	The proposed modification is to reduce the required lot size. The regulation is in place to ensure that there is sufficient room to accommodate the dwelling, amenity space, and to ensure adequate buffering between adjacent properties. The proposed modifications provide adequate privacy space for the units and the proposed rear setback is an increase from the existing condition. The required parking can also be accommodated on site. Therefore, staff support this modification.
Subsection 6.9.3.9 (b) Minimum Lot Frontage	Minimum Lot Frontage Interior Lot - 6 m End Unit - 8 m Corner Unit - 9 m	Minimum Lot Frontage Interior Lot - 6 m End Unit - 8 m Corner Unit – 8.9 m	The proposed modification is for a minor reduction in the required frontage of the end unit. The regulation is in place to ensure that lots have adequate room for driveways and landscaped areas. The proposed lot width allows for adequate landscaped areas, setbacks, and driveway access. Therefore, staff support this modification.
Subsection 6.9.3.9 (c) Minimum Front Yard	A front yard setback of 6.0 m.	3.01 m to the main wall of the dwelling or a porch and 6.0m to an attached garage.	The proposed modification seeks to reduce the required front yard setback for the main wall of a dwelling or a porch. The regulation is in place to ensure that there is adequate separation between the dwelling and the

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			<p>street. The proposal does include sodding and tree planting, and the garage will be required to be setback to 6.0 m. The setback is consistent with the townhouses across the street.</p> <p>Therefore, staff support this modification.</p>
<p>Subsection 6.9.3.9 (d) Minimum Side Yard</p>	<p>Minimum Side Yard End Unit - 2.0 m Corner Unit - 3 m</p>	<p>Minimum Side Yard End Unit – 2.0 m Corner Unit - 2.28 m</p>	<p>Staff do not support the requested interior 1.50 m side yard setback. The regulation exists to ensure adequate separation between buildings. Staff are supportive of the reduction to a corner unit setback, as the corner unit faces the street and is not immediately adjacent to another building.</p> <p>Therefore, staff have omitted the reduced side yard setback as it relates to an end unit. The modification to side yard setback as it relates to a corner unit can be supported.</p>
<p>Subsection 6.9.3.9 (e) Rear Yard Setback</p>	<p>A minimum rear yard setback of 7.5 m</p>	<p>A minimum rear yard setback of 5.33 m</p>	<p>This proposed modification seeks to reduce the rear yard setback. The regulation is in place to ensure that there is sufficient room for private amenity space and to provide adequate separation from adjacent uses, to reduce such issues as overlook. The proposed setback is greater than that which currently exists with the vacant building. The applicant has also removed the rear second storey balconies and relocated them to the</p>

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			<p>front of the building which reduces overlook concerns.</p> <p>Therefore, staff support this modification.</p>
<p>Subsection 6.9.3.9 (h) Maximum Building Height</p>	<p>11 m</p>	<p>11 m and 2 ½ storeys</p>	<p>This modification is proposed by staff. The intent of the regulation is to ensure a consistent building height. Staff are recommending a modification to the regulation to limit the height to two and a half storeys. This will help to ensure that the roof slopes and overall appearance of the building will better reflect the existing context of the neighbourhood.</p> <p>Therefore, staff support this modification.</p>
<p>Section 4.13.1 Special Setbacks – Daylight Triangles</p>	<p>Any lot located at the intersection of two or more roads or railway rights-of-way will require a minimum yard of 3 m from the hypotenuse of the daylight triangle.</p>	<p>Any lot located at the intersection of two or more roads or railway rights-of-way will require a minimum yard of 1.3 m from the hypotenuse of the daylight triangle.</p>	<p>This regulation is in place to ensure that there is adequate sightline for vehicles approaching an intersection. The applicant is providing a daylight triangle at the corner lot which will provide visibility for vehicles passing by or through the intersection of Dawson Avenue and Passmore Street.</p> <p>Therefore, staff support this modification.</p>