

**Site Specific Modifications to the Multiple Residential “RM3” Zone**

<b>Regulation</b>	<b>Required</b>	<b>Modification</b>	<b>Analysis</b>
Minimum Side Yard for Maisonettes, Townhouses and Dwelling Groups  Subsection 6.10.3 (d)	Minimum Side Yard for Maisonettes, Townhouses and Dwelling Groups:  - 6 metres, except for 7.5 metres for a flankage yard, 7.5 metres abutting a zone for single detached, semi-detached or duplex dwellings and 3 metres where an end unit abuts a lot line of a street townhouse	Minimum Side Yard – 7.5 metres	The proposed modification is to standardize the required side yards for Maisonettes, Townhouses and Dwelling Groups while ensuring that there is sufficient room to accommodate the dwelling groups, amenity spaces, and to ensure adequate buffering between adjacent residential properties.
Minimum Side Yard for Apartment Buildings  Subsection 6.10.3 (e)	Minimum Side Yard for Apartment Buildings:  1/2 the height of the building but in no case less than 6 metres, except 7.5 metres for a flankage yard, and 9 metres abutting a zone for single detached or semi-detached dwellings	Minimum Side Yard – 7.5 metres	The proposed modification is to streamline the required side yards for Apartment Buildings while ensuring that there is sufficient room to accommodate an Apartment Building(s), amenity spaces, and to ensure adequate buffering between adjacent residential properties.
Minimum Rear Yard for	Minimum Rear Yard – 15.0 metres	Minimum Rear Yard – 14.0 metres	The proposed modification is for a minor reduction in the required rear yard setback. This regulation is intended to

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Apartment Buildings  Subsection 6.10.3 (g)			reflect the setback requirement from a Provincial Highway Right-of-Way – All buildings, structures, required parking areas and storm water management facilities located on a property shall be setback a minimum of 14.0 metres from a Provincial Highway Right-of-Way.
Maximum Density  Subsection 6.10.3 (i)	Maximum Density 1. 40 units per hectare 2. 49 units per hectare if 100 percent of required tenant parking is underground or enclosed within the main building.	Maximum Residential Density - 99 dwelling units per hectare	The proposed modification is for an increase to the Maximum Density. The proposed amendment is intended to implement the proposed change to the Official Plan. Compared to the existing Low Density Residential 2b designation, the proposed amendment will allow for an increase to the residential density (units per net residential hectare) permitted for the property. In keeping with the Medium Density Residential 3 designation of the Urban Lakeshore Area Secondary Plan, the maximum net residential density shall remain at 50 to 99 units per net residential hectare.
Maximum Building Height  Subsection 6.10.3 (j)	11 metres	For Townhouses – 11 metres  For Apartment Dwellings –  1. Maximum 7.5 metres for any portion of the building along a front or side lot line; and,  2. equivalently increased as yard increases beyond the minimum front or side yard requirements established	The proposed modification is for an increase to the Maximum Building Height for Apartment Buildings and Townhouses. This regulation is intended to reflect the ability of subject site to support medium density residential (including multiple dwellings and townhouses) because of the location on the periphery of neighbourhoods in proximity to major or minor arterial roads.  A future residential development could be carefully designed to a height of nine (9) storeys while respecting the relationship of the proposed buildings with the height, massing, and scale of nearby residential buildings.

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		in subsection d) of this By-law, to a maximum of 33.0 metres.	
Regulations for Street Townhouses  Subsection 6.10.4	Street Townhouses shall be permitted in accordance with Section 6.1.10, 6.9.3, 6.9.4, and 6.9.5.	Section 6.10.4 shall not apply.	Street Townhouses are not a permitted use in the Medium Density 3 designation of the Urban Lakeshore Area Secondary Plan.
Regulations for Parking  Subsection 6.10.5	<p>1. 2 parking spaces and 0.5 visitor parking spaces for each maisonette and townhouse dwelling unit. Tandem parking is permitted for non-visitor parking spaces.</p> <p>2. 1.25 parking spaces and 0.35 visitor parking spaces for each bachelor or one-bedroom dwelling unit other than a townhouse or maisonette.</p> <p>3. 1.5 parking spaces and 0.35 visitor parking spaces for each two bedroom dwelling unit other than a townhouse or maisonette.</p>	<p>The Minimum Number of Parking Spaces shall be:</p> <p>a. 2 parking spaces and 0.25 visitor parking spaces for each townhouse dwelling unit. Tandem parking is permitted for non-visitor parking spaces;</p> <p>b. 1.0 parking spaces and 0.25 visitor parking spaces for each bachelor or one bedroom apartment dwelling unit;</p> <p>c. 1.0 parking spaces and 0.25 visitor parking spaces for each two bedroom apartment dwelling unit;</p> <p>d. 1.5 parking spaces and 0.25 visitor parking</p>	The proposed modification is to decrease to the Minimum Number of Parking Spaces for both townhouses and Apartment Buildings. This reduction is common in recently approved developments. This proposed modification has been reviewed by the Supervisor of Zoning who approves of these reductions.

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	4. 1.75 parking spaces and 0.35 visitor parking spaces for each dwelling unit other than a townhouse or maisonette.	spaces for each apartment dwelling unit having three or more bedrooms.	