

Town of Ancaster Zoning By-law No. 87-57

Modifications to the Residential Multiple “RM6” Zone

Regulation	Required	Modification	Analysis
19.2(a) Lot Area (Min.)	0.4 hectares	0.19 hectares	The minimum lot area requirement serves to regulate the overall density of the site. The reduced lot area requirement recognizes the existing lot size and will result in a more compact building form while still allowing for an appropriate balance of development and amenity in this infill situation. Therefore, staff support the proposed modification.
19.2(c) Density (Max.)	60 dwelling units per hectare plus an additional 10 dwelling units per hectare where all required parking spaces (excluding required visitor parking) are provided under landscaped grounds or inside the building, to a maximum density of 70 dwelling units per hectare.	100 units per hectare	The proposed Zoning By-law Amendment is intended to implement the Medium Density Residential policies of the UHOP and allow for the proposed 19-unit multiple dwelling on this site. The Medium Density Residential policies allow for densities of up to 100 units per hectare and the proposed development results in a density of 100 units per hectare. Therefore, the increased density modification is appropriate and is supported by staff.
19.2(f) Lot Coverage (Max.)	25%	40%	The proposed 40% maximum lot coverage will preserve a significant amount of open space on the site within the westerly side yard and rear yard, thereby balancing the policy objective for more intense built form with contextual fit considerations. Therefore, staff support the proposed modification.

19.2(g) Front Yard (Min.)	7.5 metres plus any applicable distance as specified in Schedule "C"	7.5 metres except for the building existing on the day of the passing of this By-law.	The concept plan envisions the development of a four-storey multiple dwelling that incorporates significant portions of an existing Gothic Revival Farmhouse into the architectural design of the new building. The proposed development can achieve the 7.5 metre setback requirement of the "RM6" Zone except for the portions of the development which incorporate the existing farmhouse which has a setback of approximately 7 metres. The Zoning By-law amendment will provide for relief from the front yard setback requirement for those portions only and the modification is necessary to support the retention of the farmhouse. Therefore, staff support the proposed modification.
19.2(h) Side and Rear Yard (Min.)	9.0 metres plus any applicable distance as specified in Schedule "C" except in no case shall an apartment building be closer than 18 metres to a dwelling on an adjacent lot.	7.5m (westerly side yard) except for the building existing on the day of the passing of this By-law. 2.0m (easterly side yard) 15.0m (rear yard)	The proposed modified setbacks are intended to enable a more compact, transit-supportive built form on the site as envisioned by the UHOP, while ensuring a contextual fit with surrounding existing/planned development. The proposed modified setback requirements take into account existing development surrounding the site by providing appropriate rear yard and westerly side yard setbacks where the site abuts single detached dwellings. The proposed 7.5 metre and 15.0 metre setbacks help to ensure the building massing stays within a 45 degree angular plane measured from the applicable property lines. This approach is supported by the Corridor Design guidelines and will ensure appropriate protection of sunlight and sky views. A reduced 2.0 metre setback requirement is provided for the easterly side yard where the site abuts existing commercial development. Therefore, staff support the proposed modifications.
19.2(i) & 7.14(b)(i)(C) Parking (Min.)	2.0 <u>plus</u> 0.33 visitor parking spaces	1.25 <u>plus</u> 0.25 visitor parking spaces	The proposed reduction to the parking requirements will bring the required parking ratio in line with the current requirements for multiple dwellings in Zoning By-law No. 05-200. A Parking Study was provided with the Zoning By-law Amendment

			application which demonstrates the appropriateness of this rate at this location. Further, the reduced parking requirement will support transportation demand management efforts and encourage transit use. Therefore, staff support the proposed modification.
19.2(j) Children's Outside Play Area (Min.)	A curbed or fenced children's outside play area that has a minimum area of 2.5 square metres per bedroom excluding master bedrooms, shall be provided and maintained.	Shall not apply.	More current zoning regulations applicable to multiple dwellings in Zoning By-law No. 05-200 do not require dedicated outside children's play areas. Ample landscaping is proposed in the rear yard, front yard and the westerly side yard and can be used as outdoor amenity space for the residents. Therefore, staff support the proposed modification.
19.2(k) Height (Max.)	10.5 metres	The building height may be equivalently increased as the westerly yard increases beyond the minimum yard requirement established in section (h) above to a maximum of 13.0 metres. This provision shall not apply to the existing building.	The proposed Zoning By-law Amendment is intended to implement the Medium Density Residential and Secondary Corridor policies of the UHOP. The Medium Density Residential policies allow for building heights of up to six-storeys. The "RM6" Zone regulations predate the UHOP policies for the site. The proposed modification further limits the proposed building height from the maximum permissible under the UHOP. In doing so, it limits the building to a maximum of four-storeys and requires that such height be "stepped-back" from the western side yard where the site abuts single detached dwellings. In this regard, the modification strikes a balance between providing for intensification and ensuring contextual fit with the neighbourhood. Therefore, the increased density modification is appropriate and is supported by staff.

19.2(l) Landscaping (Min.)	40%	25%	The proposed Zoning By-law Amendment will provide for a more compact form of development on the site. The proposed 25% minimum landscaped open space requirement still provides for an appropriate amount of landscaped open space within the rear yard, front yard and the westerly side yard and can be used as outdoor amenity space for the residents, thereby balancing the policy objective for more intense built form with contextual fit considerations. Therefore, staff support the proposed modification.
19.2(m) Planting Strips (Min.)	Where the boundary of a Residential “RM6” 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.	3.0m wide planting strip abutting the west side yard. 3.0m wide planting strip abutting rear yard. 1.5 metre wide planting strip abutting east side yard	The proposed modified planting strip requirements are intended to clarify the requirements on a site-specific basis. 3-metre wide planting strips will be maintained in more sensitive areas where the site abuts existing residential development. Additionally, the site specific by-law requires a 1.5 metre planting strip along the east property line where the site abuts commercial development. As such, staff support the proposed modification.
7.14 Location of Parking or Loading Space	No regulation	Min. 6.0 m from Front Lot Line	The proposed concept plan envisions the development of a limited amount of parking within the front yard. In order to ensure the functionality of the development, a 6.0 metre setback requirement is being added to the proposed Zoning By-law to provide for a “clear-throat” area that reduces the potential for vehicular conflicts at the site entry. Therefore, staff support the proposed modification.

<p>Definition of “Existing”</p>	<p>Notwithstanding Section 3.53, for the purposes of this by-law, “Existing” shall mean existing on the date of passing of this By-law, including the enlargement or extension thereof, and shall include the following:</p> <ul style="list-style-type: none"> a) The original stone foundation of the c. 1883 farmhouse dwelling; b) The exterior brick facades of the original T-shaped c. 1883 farmhouse dwelling; c) The fenestration details of the c. 1883 farmhouse dwelling including the buff brick voussoirs with keystones, buff brick rounded arches and buff brick segmental arches and stone sills; and, d) The location of the building on the top of a slope overlooking Mohawk Road. <p>save and except for the rear 19th century addition and interior features.</p>	<p>In view of the heritage significance of the existing structure at 1269 Mohawk Road, the Cultural Heritage Impact Assessment has included recommendations for an appropriate conservation strategy in the context of the redevelopment of the site. The strategy involves the retention and incorporation of significant heritage attributes of the existing c. 1883 “Gothic Revival” farmhouse into the design of the new development.</p> <p>This proposed modification has been added to the site-specific “RM6” Zone to ensure the key heritage attributes are retained/incorporated into the new development and permitting the demolition and removal of the non-heritage portions. In this regard, the permission for new development on the site is contingent upon the retention of the listed heritage attributes. Therefore, staff support the proposed modification.</p>
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