

Site Specific Modifications to the Major Institutional (I3) Zone

Regulation	Required	Modification	Analysis
Minimum Side and Rear Yard for a long term care facility 8.3.2.1c)	7.0 metres	<ol style="list-style-type: none"> 3.5 metres abutting a street. 1.8 metres where a lot line abuts the hypotenuse of a daylight triangle. 7.0 metres abutting an interior side lot line 7.0 metre rear yard 	The proposed modification is technical in nature as Dynasty Avenue is considered the front yard, which deems the lot line abutting Highway No. 8 as a side yard. The proposed long term care facility is located to provide street presence on Highway No. 8 and will provide a street wall that is consistent with the easterly multiple dwelling proposed on the site. All other side and rear lot line setbacks for the long term care facility will continue to require a minimum 7.0 metre setback. Based on the foregoing, the modification is reasonable and supported by staff.
Minimum Side and Rear Yard for a multiple dwelling 8.3.2.2 a)	6.0 metres	<ol style="list-style-type: none"> 2.9 metres abutting a Neighbourhood Park (P1) Zone or a street. 6.0 metres where a lot line abuts a Residential Zone lot line. 8.9 metres for rear yard. 	The proposed modification seeks to provide a greater setback between the proposed multiple dwelling and the residential uses to the east and to provide direct access to Dewitt Park to the south for the southerly multiple dwelling. These modifications will allow for the development to be designed in a campus setting and provides additional buffering from the multiple dwelling. Based on the foregoing, the modification is reasonable and supported by staff.
Maximum height for a multiple dwelling	18.0 metres	30.0 metres	The proposed modification acknowledges the proposed development which has demonstrated through an Urban Design Report and Shadow Impact Study that the massing has been located away from surrounding sensitive land uses to not provide negative shadow

8.3.2.1 b)			impacts with the proposed height of the building. In addition, the proposed height increase continues to be within the City's Corridor Wide Principles and Guidelines' 45 degree angular plane requirements on adjacent lands to the east, west and south, and meets the angular plane requirements along Highway No. 8. Based on the foregoing, the modification is reasonable and supported by staff.
Definition of a Lot Section 3	Shall mean a parcel of land which can be legally conveyed pursuant to the provisions of the Planning Act.	Notwithstanding the definition of Lot as noted in Section 3: Definitions, and notwithstanding any change in land ownership or any severance, partition or division of the property, lands subject to this special provision shall be considered one lot for the purposes of the Zoning By-law.	The proposed modification seeks to acknowledge the development will occur as a shared campus. The road network, parking facilities, and amenity facilities will be shared between all uses on site, regardless of future tenure and ownership arrangements. The proposed modification is technical in nature and allows for the development to be severed without having an impact on the location of the shared facilities. Should a severance be applied for in the future, the applicant will still be required to seek necessary access easements to ensure that the facilities can be accessed by all groups. Based on the foregoing, the modification is reasonable and supported by staff.
Definition of a Multiple Dwelling	Shall mean a building or part thereof containing three or more dwelling units but shall not	Shall mean a building or part thereof containing three or more dwelling units but shall not include a street	The proposed definition seeks to maintain uses currently permitted in the Neighbourhood Commercial (C2) Zone at the westerly limit of the site within the proposed multiple dwelling instead of a standalone use or building. The modification will implement the vision for complete communities from the UHOP by providing supporting uses to the residential dwelling units on site. Based on the foregoing, the modification is reasonable and supported by staff.

	include a street townhouse dwelling or semi-detached dwelling.	townhouse dwelling or semi-detached dwelling but may include uses permitted in accordance with Section 10.2.1 and 10.2.1.1 of the Zoning By-law, and shall not be deemed a Dwelling Unit in Conjunction with a Commercial Use.	
Restriction of Uses	n/a	Ancillary uses shall have a total maximum gross floor area of 500 square metres.	The proposed modification seeks to implement the intent of permitting additional local commercial uses within a multiple dwelling. The Local Commercial Designation of the UHOP requires a maximum gross floor area of 500 square metres for each individual use, whereas the applicant proposes approximately 489 square metres of commercial on the ground floor of the eight storey multiple dwelling. Since the proposed modification ensures that the local commercial uses are limited in scale, the modification is reasonable and supported by staff.