

Site Specific Modifications to the Mixed Use Medium Density (C5, 329, H86) Zone

Regulation	Required	Modification	Analysis
Location of Front Lot Line	With reference to a through lot, shall mean, at the option of the owner, either of the lot lines abutting a public street.	Old Golf Links Road shall be deemed the front lot line.	The proposed modification is technical in nature. While Policy B.2.4.5.1c)v) of the Secondary Plan requires buildings to be oriented towards the Golf Links Road interchange, the configuration of the lot does not readily accommodate street presence along Old Golf Links Road without the proposed modification. In addition, the modification implements the intent of the definition of a through lot where the owner may choose which street to consider as the frontage. Staff are satisfied that deeming Old Golf Links Road to be the front lot line will not preclude the building design from providing presence towards the interchange. Based on the foregoing, the modification is reasonable and supported by staff.
Maximum Building Setback from a Street Line 10.5.3a)ii)	4.5 metres	12.6 metres	The increased yard setback will allow surface parking to be located at the rear of the site and screened from general view due to the steep slope between the subject lands and the interchange. Based on the foregoing, the modification is reasonable and supported by staff.
Built Form for new Development 10.5.3g)vi)	No parking, stacking lanes, or aisles shall be located between the required building façade and the front lot line and the flankage lot line.	Stacking lanes or aisles shall be permitted to be located between the required building façade and the front lot line.	The proposed modification acknowledges the configuration of the lot and constraints from the existing watercourse bisecting the property. There is limited opportunity to locate the driveway access while maintaining safe maneuverability. Parking will continue to be prohibited between the building façade and the front lot line, and the modification will only permit a drive aisle between the building and Old Golf Links Road. Based on the foregoing the modification can be supported by staff.