

Site Specific Modifications to the Residential “R4” Zone

Block 2 and Block 3			
Regulation	Required	Modification	Analysis
Minimum Lot Area.	400 square metres.	365 square metres.	<p>The intent of this provision is to allow for adequate area to accommodate a dwelling with the necessary side yards, landscaped area, amenity area and parking. The rear lot line of the future severed lots is aligned with the existing lot depths along Chambers Drive.</p> <p>The modification is maintaining the intent of the Zoning By-law as the applicant has demonstrated the ability to provide a sufficient building envelope with the appropriate side yards, rear yard, landscaped areas, amenity area and parking with the decreased lot area. Therefore, staff support the modification.</p>
Minimum Lot Frontage.	12 metres.	11.4 metres.	<p>The proposed minimum lot frontage modification is slightly less than the required parent provision, however it is consistent with lot widths and frontages of the existing single detached lots in the neighbourhood to provide a consistent streetscape and still provide for an adequate front yard for landscaping and for a driveway. Therefore, staff support the modification.</p>
Maximum Lot Coverage.	35%	45%	<p>The intent of this provision is to allow for adequate area to accommodate a dwelling with the appropriate front and rear yards, side yards, landscaped area, amenity area and parking which are all provided. The proposed coverage also allows for adequate lot drainage. The modification is consistent with the lot coverage in the immediate vicinity and the properties zoned “R4-563”. Therefore, staff support the modification.</p>
Minimum Front Yard.	7.5 metres.	5.5 metres to the dwelling and 6 metres to an attached garage.	<p>The intent of this provision is to allow for adequate area to accommodate front yard landscaping and a parking area. The “R4-563” Zone in the immediate vicinity permits a minimum front yard setback of 3.0 m to the dwelling and 6.0 m to the garage. Although the yard regulation in the “R4-563” Zone allows for flexibility, the adjacent dwellings south of the site have front yard setbacks between 4.5 m and 6.0 m. The proposed front yard setback of 5.5 m is consistent with these abutting setbacks allowing for a consistent front yard setback for the dwellings on this block. Therefore, staff support this modification.</p>

Minimum Side Yard.	1.2 metres.	1.1 metres.	The intent of this provision is to allow for adequate separation between adjacent dwellings to ensure building code compliance and to address privacy and overlook concerns while maintaining access for maintenance and drainage. This reduction will generally be imperceivable and is required to accommodate the proposed building layout. The 1.1 m side yard will still allow for access to the rear yard and will allow for appropriate separation distances between dwellings and will only apply to one side (where there is an attached garage) while maintaining 1.2 metres on the other side. Therefore, staff support the modification.
Yard Encroachments.	1.5 metres into required front yard.	2.0 metres into required front yard.	The intent of the By-law is to provide a distance separation from the porch and street, and to provide a consistent residential streetscape. The modification is maintaining the general intent of the Zoning By-law as the porch is consistent with the surrounding lots and is in keeping with the residential streetscape. Therefore, staff support the modification.
Block 1			
Regulation	Required	Modification	Analysis
Minimum Rear Yard.	7.5 metres.	4.5 metres.	The rear yard reduction only applies to the lot to be retained. The proposed severance line (rear lot line) is aligned with the abutting lots. While the minimum rear yard will be 4.5 m for a portion of the existing dwelling, it increases in depth to 10.8 metres behind the two-car garage where there is currently a deck. Given the configuration of the dwelling, the existing dwelling will maintain an adequate rear yard amenity area, including the deck. Therefore, staff support the modification.