

Zoning By-law Site Specific Modifications – Residential Multiple “RM2” (H-RM2-713) Zone

Provision	Required	Requested Amendment	Analysis
Section 7: General Provisions			
<p>(12) (c) Yard Encroachment for open stairways.</p> <p>(12) (d) Yard Encroachment for unenclosed porch</p> <p><i>** Applicant Requested Modification</i></p>	<p>Open Stairway that project into any front yard a distance of not more than 1.5 metres.</p> <p>Unenclosed porches that project into any minimum front yard a distance of not more than 1.5 metres.</p>	<p>Open Stairway shall be setback 0 metres from a front lot line or flanking side lot line.</p> <p>Unenclosed porches shall be setback 0 metres from a front lot line or 1.0 metres from a flanking side lot line.</p>	<p>The proposed modification for a 0 metre setback for porches and stairways from the front lot line as a result of the irregular angle of the front lot line which results in the north west corner of the porch of one of the proposed units being setback 0 metres from the front lot line. The setback of the porch increases towards the east end of the proposed building along Wilson Street West and will be setback further from the front lot line at the east end of the building than the existing building located to the east.</p> <p>The proposed modification for a 0 metre setback for stairways and 1.0 metres for a porch from a flanking side lot line is due to a required road widening dedication of 3.0 metres along Hamilton Drive which results in the flanking side lot line being 0 metres from the proposed stairway and 1.0 metres from the proposed porch. The modification will accommodate a porch that is approximately 1.5 metres in depth with front stairs that project to the ultimate widened lot line along Hamilton Drive, and which represents an appropriate sized front porch and stairway. While the front façade of the building along Hamilton Drive along with the proposed porch and stairs will project closer to the street than the existing building to the south the projection will not be significantly inconsistent with the existing setbacks of other properties in the area and as the building will be setback 8.4 metres from the southerly rear lot line there will be an appropriately transitioned between the existing building and the proposed building.</p> <p>Therefore, the proposed modification can be supported.</p>

Provision	Required	Requested Amendment	Analysis
Section 7: General Provisions			
(14) (b) (i) (A) Required Parking <i>** Staff Recommended Modification</i>	A minimum of two parking spaces per street townhouse dwelling unit.	A minimum of 2 plus 0.66 visitor parking spaces per street townhouse dwelling units.	<p>As on-street parking is not available along either Hamilton Drive or Wilson Street West the visitor parking needs of the proposed development cannot be accommodated on the street which is typically the way in which visitor parking is addressed in most of the street townhouses. Therefore, a modification is being included to expand the required minimum required parking for the subject lands in order to require that the visitor parking for the proposed development be provided on-site. The proposed minimum of 0.66 visitor parking spaces per street townhouse dwelling unit, which for the ten proposed street townhouse dwellings will translate to a minimum of seven visitor parking spaces be provided on the subject lands.</p> <p>Therefore, the proposed modification can be supported.</p>
Section 15: Residential Multiple “RM2” Zone			
(1) Restriction to Permit Use <i>** Staff Recommended Modification</i>	<p>A street townhouse dwelling is permitted in the “RM2” Zone with no restriction on the number of dwelling units.</p> <p>A multiple dwelling is permitted in the “E-1” District with no restriction on the maximum number of dwelling units.</p>	To restrict the number of street townhouse dwellings to a maximum of ten units.	<p>The evaluation of the proposed development with respect to compatibility to the surrounding lands is based on a street townhouse development that has a maximum of ten units. The application has not been evaluated with respect to compatibility for a development with greater than ten street townhouse dwelling units. Therefore, a modification to restrict the maximum number of dwelling units to ten is being included in the site specific By-law.</p> <p>Therefore, the proposed modification can be supported.</p>

Provision	Required	Requested Amendment	Analysis
Section 15: Residential Multiple "RM2" Zone			
(2) (a) Minimum Lot Area <i>** Applicant Requested Modification</i>	Minimum Lot Area of 1,850 square metres of total parcel area per dwelling and 280 square metres per dwelling unit.	To require a Minimum Lot Area of 2,600 square metres with no required minimum lot area per dwelling unit.	<p>The proposed 2,600 square metres overall lot area of the townhouse development exceeds the minimum 1,850 square metre required overall lot area for a street townhouse development in the RM2 Zone.</p> <p>A modification respecting lot area is required to facilitate the future Condominium Application. As the overall lot area is 2,600 square metres a total of 10 townhouse dwellings cannot comply with a minimum per unit lot area of 280 square metres per dwelling unit and at most could provide 260 square metres per dwelling unit if the lands were divided up equally. Based on the layout of the lands it is not possible to establish the 10 townhouse dwelling units with an equal share of the lands and furthermore, given that portions of the land are to be utilized as common element areas and given the limited scope of the future condominium units which will be largely restricted to the unit itself, a minimum 260 square metres for each unit cannot be provided.</p> <p>Therefore, a modification to require a minimum overall lot area of 2,600 square metres but to not require a minimum lot area per dwelling unit is recommended and has merit.</p> <p>Therefore, the proposed modification can be supported.</p>

Provision	Required	Requested Amendment	Analysis
Section 15: Residential Multiple "RM2" Zone			
<p>(2) (b) Lot Frontage</p> <p><i>** Applicant Requested Modification</i></p>	<p>Minimum Lot Frontage of 50 metres of total parcel frontage per dwelling and 9 metres per dwelling unit except:</p> <p>A minimum 17 metres for a dwelling end unit adjacent to the flanking street.</p> <p>A minimum 11.5 metre for a dwelling end unit which does not abut a flanking street.</p>	<p>To require a minimum lot frontage of 50 metres of total parcel frontage per dwelling and 6 metres per dwelling unit except:</p> <p>For a dwelling end unit a minimum lot frontage shall be 6.2 metres.</p>	<p>The overall parcel of land has sufficient frontage along the street to comply with the minimum 50 metre lot frontage, the proposed modification is to reduce the minimum lot frontage per dwelling unit to accommodate street townhouse dwellings that are 6.0 metres wide for interior units and 6.2 metres wide for end units.</p> <p>A street townhouse with an interior unit width of 6.0 metres represents an appropriate size width for street townhouses. In addition, while the street townhouse will front onto the public street, the proposed garage for each townhouse dwelling will be located at the rear of the building, and as a result will reduce the visual impact of the reduced unit width along the street.</p> <p>The proposed 6.0 metre wide interior units and 6.2 metre wide end units will be located within two street townhouse buildings that will be approximately 24.7 metres wide along Wilson Street West and approximately 36.5 metres wide along Hamilton Drive. The width of these buildings is consistent with the width of existing townhouse buildings in the area which range in width from approximately 32.0 metres to 55.0 metres in width.</p> <p>Therefore, the proposed modification can be supported.</p>

Provision	Required	Requested Amendment	Analysis
Section 15: Residential Multiple "RM2" Zone			
(2) (e) Front Yard Setback <i>** Applicant Requested Modification</i>	Minimum Front Yard setback of 7.5 metres plus any applicable distance as specified in Schedule "C".	Minimum Front Yard Setback of 0.8 metres.	<p>The easterly end of the proposed townhouse building along Wilson Street West will have a setback of 11.0 metres from the lot line along Wilson Street West and will be located behind the front façade of the existing single detached dwelling to the east at 352 Wilson Street West. The proposed modification for a 0.8 metre front yard setback is with respect to the north west corner of the unit identified as unit 8 on the concept plan shown on Appendix "D" to Report PED21XXX. The front façade of unit 7 located to the west of unit 8 will be stepped back approximately 6.0 metres and thereby increasing the setback from the Wilson Street West lot line of unit 7. The front façade of the proposed townhouse building along Wilson Street will represent a compatible building line with respect to the existing building to the east.</p> <p>The majority of the building will maintain a sufficient sized front yard depth to provide adequate front yard landscaping, furthermore as all vehicle access and parking is provided from the rear of the building there will be no front yard driveways which would reduce the potential for front yard landscaping. Therefore, while the reduction in the front yard setback for the north west corner of unit 8 will reduce the availability of landscaping in front of this particular unit, it will not negatively impact the ability to provide sufficient landscaping in front of the overall building.</p> <p>Therefore, the proposed modification can be supported.</p>

Provision	Required	Requested Amendment	Analysis
Section 15: Residential Multiple "RM2" Zone			
(2) (f) Side Yard Setback	Minimum Side Yard setback of 2.5 metres for a dwelling end unit which does not abut a flanking street and 7.5 metres plus any applicable distance as specified in Schedule "C" for a dwelling end unit abutting a flanking street.	<p>Minimum Side Yard setback of 2.5 metres for a dwelling end unit which does not abut a flanking street.</p> <p>Minimum Side Yard setback of 2.5 metres for a dwelling unit abutting a flanking street except:</p> <p>Minimum Side Yard setback of 3.0 metres for a dwelling end unit abutting a flanking street.</p> <p>Minimum Side Yard setback of 2.3m for the westerly end unit of the building along Wilson Street West from the flanking street line measuring 20.3 metre.</p>	<p>No modification is proposed with respect to the existing requirement for a 2.5 metre side yard setback that does not abut a flanking.</p> <p>A modification is proposed to reduce the side yard setback for a dwelling unit abutting a flanking street. The proposed modification is for 2.5 metre setback for interior townhouse dwelling units and 3.0 metres for end townhouse dwelling units. The proposed building along Hamilton Drive is setback approximately 5.5 metres for the interior units and 6.0 metres for the end units from the existing Hamilton Drive street line but are being reduced to 2.5 metres and 3.0 metres respectively due to the requirement to dedicate an approximately 3.0 metres wide road widening dedication. The front façade of the proposed townhouse building along Hamilton Drive while projecting slightly in front of the existing building located to the south at 285 Hamilton Drive but will represent a façade that is generally consistent with the existing building line along Hamilton Drive located to the south. In addition, the building along Hamilton Drive will be setback 8.4 metres from the southerly lot line with the end unit have a slightly increased setback, which will provide an appropriate transition between the setback of the building to the south and the proposed building along Hamilton Drive.</p>

Provision	Required	Requested Amendment	Analysis
Section 15: Residential Multiple "RM2" Zone			
(2) (f) Side Yard Setback Continued			<p>The terraces proposed at the front of the units along Hamilton Drive have been limited in scope to maximize the amount of space available for front yard landscaping. In addition, as all vehicle access and parking is to be provided from the rear of the building there will be no front yard driveway which would reduce the potential for landscaping in front of the units along Hamilton Drive. Therefore, the proposed reduction in the setback of a building from a flanking street will not negatively impact the ability to provide sufficient landscaping between the building and the flanking street.</p> <p>The proposed minimum 2.3 metres setback for the westerly end unit of the building along Wilson Street West is to permit the north west corner of the end unit to be 2.3 metres from the street line which is curved to accommodate the roundabout at the intersection of Wilson Street West and Hamilton Drive. The balance of the end unit will maintain a setback greater than 3.0 metres and given the location and design of the end unit a reduced setback from this lot line will not negatively impact streetscape character and transition from the adjacent lands and will be sufficient to ensure the end unit is adequately distinctive from that of the interior units.</p> <p>Therefore, the proposed modification can be supported.</p>

Provision	Required	Requested Amendment	Analysis
Section 15: Residential Multiple "RM2" Zone			
<p>(2) (j) Planting Strip</p> <p><i>** Applicant Requested Modification</i></p>	<p>A planting strip with a minimum width of 3.0 metres along the boundary of lands zoned Existing Residential "ER" or Residential "R1", "R2", or "R3".</p>	<p>A planting strip with a minimum width of 2.5 metres along the easterly side lot line.</p> <p>A planting strip with a minimum width of 1.4 metres along the southerly rear lot line.</p> <p>Bicycle Parking shall be permitted within the 1.4 metre wide planting strip along the southerly rear lot line.</p>	<p>The proposed modification for a 2.5 metre wide planting strip along the easterly side lot line is only for the portion of the site containing the proposed townhouse building along Wilson Street West for the balance of the easterly side lot line a planting strip of 3.0 metres or larger will be provided. The 2.5 metre wide planting strip will provide an adequate buffer between the proposed development and the adjacent lands to the east.</p> <p>The proposed modification for a 1.4 metre wide planting strip along the southerly rear lot line is to facilitate the establishment of an access driveway that maintains the greatest distance from the roundabout at the intersection of Wilson Street West and Hamilton Drive while maintain a planting strip of an adequate width to provide a buffer between the proposed development and the adjacent land to the south.</p> <p>The proposed modification to permit the short term bicycle parking area to encroach into the required 1.4 metre wide planting strip represent an encroachment that impacts a small area of the overall rear planting strip and is not expect to negatively impact the function of the planting strip to serve as a buffer between the proposed development and the adjacent land to the south.</p> <p>Therefore, the proposed modification can be supported.</p>

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Section 15: Residential Multiple "RM2" Zone			
(2) (k) (ii) Dwelling Unit Placement <i>** Applicant Requested Modification</i>	Not more than four attached dwelling units shall be erected in a row without offsetting or staggering the front face or wall of the dwelling a minimum of 1.0 metres or without varying the exterior design and materials of the front face or wall of the dwelling.	Not more than four attached dwelling unit shall be erected in a row without offsetting or staggering the front face or wall of the dwelling a minimum of 0.5 metres or without varying the exterior design and materials of the front face or wall or the dwelling.	<p>The By-law provision to require that for townhouse row greater than four units in length to be staggered or include variations in design and material is to break up large buildings. The proposal modification to reduce the minimum depth of staggering the front face 0.5 metres instead of 1.0 metres. The end units of the proposed building along Hamilton Drive are proposed to be staggered back 0.5 metres in addition to changes in colour of the proposed brick material. The proposed 0.5 metre staggered end units and the change in material, and colour adequately frame the ends of the proposed building along Hamilton Drive and help to break up the building mass.</p> <p>Therefore, the proposed modification can be supported.</p>