

Site Specific Modifications to the Multiple Residential “RM3” Zone

Regulation	Required	Modification	Analysis
Minimum Side Yard for Maisonettes, Townhouses and Dwelling Groups Subsection 6.10.3 (d)	6 metres, except for 7.5 metres for a flankage yard, 7.5 metres abutting a zone for single detached, semi-detached or duplex dwellings and 3 metres where an end unit abuts a lot line of a street townhouse.	Minimum Side Yard – 7.5 metres. Minimum Flankage Side Yard – 7.5 metres.	The proposed modification is to standardize the required side yards for Maisonettes, Townhouses and Dwelling Groups while ensuring that there is sufficient room to accommodate the dwelling groups, amenity spaces, and to ensure adequate buffering between adjacent residential properties. Flankage Side Yard regulation has been added (Lockport Way is deemed a flankage side yard).
Minimum Rear Yard for Maisonettes, Townhouses and Dwelling Groups Subsection 6.10.3 (f)	Minimum Rear Yard – 15.0 metres.	Minimum Rear Yard - 14.0 metres.	The proposed modification is for a minor reduction in the required rear yard setback. This regulation is intended to reflect the standard setback requirement from a Provincial Highway Right-of-Way. (All buildings, structures, required parking areas and storm water management facilities located on a property shall be setback a minimum of 14.0 metres from a Provincial Highway Right-of-Way). This is the standard Provincial requirement and has been applied to the development to the east as well.
Minimum Side Yard for Apartment Dwellings Subsection 6.10.3 (e)	1/2 the height of the building but in no case less than 6 metres, except 7.5 metres for a flankage yard, and 9 metres abutting a zone for single detached or semi-detached dwellings.	Minimum Side Yard - 30.0 metres.	The easterly property line (adjacent to the existing residential development on Redcedar Crescent) is deemed a side yard. A 30.0 metre side yard is proposed for apartment buildings to allow for an adequate setback from the existing residential dwellings and to ensure that the building does not unduly overshadow, block light, or result in the loss of privacy of adjacent residential uses.
Minimum Rear Yard for Apartment Dwellings Subsection 6.10.3 (g)	Minimum Rear Yard – 15.0 metres.	Minimum Rear Yard - 14.0 metres.	The proposed modification is for a minor reduction in the required rear yard setback. This regulation is intended to reflect the standard setback requirement from a Provincial Highway Right-of-Way. (All buildings, structures, required parking areas and storm water management facilities located on a property shall be setback a minimum of 14.0 metres from a Provincial Highway Right-of-Way). This is the standard Provincial requirement and has been applied to the development to the east as well.

Maximum Density Subsection 6.10.3 (i)	Maximum Density 1. 40 units per hectare 2. 49 units per hectare if 100 percent of required tenant parking is underground or enclosed within the main building.	Residential Density 50 - 99 dwelling units per hectare.	The proposed modification is for an increase to the maximum density to implement the proposed change to the Official Plan in keeping with the Medium Density Residential 3 designation of the Urban Lakeshore Area Secondary Plan. 50 to 99 units per net residential hectare).
Maximum Building Height Subsection 6.10.3 (j)	Maximum Building Height for Apartment Dwellings - 11 metres.	Apartment Dwellings – 1. Maximum 7.5 metres façade height for any portion of a building along a street line; and, 2. A building height above 7.5 metres may be equivalently increased as the yard increases beyond the minimum yard regulations established in subsection 3 (b), to a maximum of 33.0 metres.	<p>1. The proposed modification is for an increase to the Maximum Building Height for Apartment Dwellings. This increase is in keeping with the height permission of the Medium Density Residential 3 of the Urban Lakeshore Area Secondary Plan. This modification permits a maximum façade height of 7.5 metres for any portion of the building that fronts onto the street, requiring the upper stories to have a step back.</p> <p>2. In order to increase height above the 7.5 metres façade height, the building will have to be stepped back at an equivalent distance as the height increases beyond the minimum yard regulation.</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;"> <p>Example A</p> </div> <div style="text-align: center;"> <p>Example B</p> </div> </div>
Regulations for Street Townhouses Subsection 6.10.4	Street Townhouses shall be permitted in accordance with Section 6.1.10, 6.9.3, 6.9.4, and 6.9.5.	Section 6.10.4 shall not apply.	Street Townhouses are not a permitted use in the Medium Density 3 designation of the Urban Lakeshore Area Secondary Plan.