

Site Specific Modifications to the Mixed Use Medium Density - Pedestrian Focus (C5a) Zone

Regulation	Required	Modification	Analysis
Maximum building Setback from a Street Line	3.0 metres for the first storey, but except where a visibility triangle is required for a driveway setback.	<p>Maximum setback of 3.7 metres from the street.</p> <p>The Applicant requested a maximum setback of 10.5 metres and have since confirmed this was an error and the modification can be changed to 3.7 metres.</p>	<p>This modification relates to the building setback from Barton Street East which is designated as a Primary Mobility Street under the West Harbour (Setting Sail) Secondary Plan. While no road widening is required, Transportation Planning recommends a minimum building setback of 3.0 metres from the existing property line. The proposed building setback from Barton Street East ranges from approximately 3.0 metres to 3.7 metres. The proposed setback allows for flexibility with the future right-of-way width of Barton Street East while also maintaining a consistent street wall and opportunity for enhanced landscaping.</p> <p>Therefore, staff support this modification.</p>
Building Height	Maximum 22.0 metres	Maximum 25.0 metres	<p>This modification is required to permit a maximum height of 25.0 metres and seven storeys. The proposed development does not create any adverse shadows on the surrounding area and provides an appropriate transition in scale to the residential uses along Wellington Street North.</p> <p>Therefore, staff support this modification.</p>
Built Form for New Development	A minimum of 60% of the area of the ground floor façade facing the street shall be composed of doors and windows.	A minimum of 50% of the area of the ground floor façade facing the street shall be composed of doors and windows.	<p>The intent of this regulation is to ensure adequate glazing is provided along the street to maintain a consistent streetscape and create a pedestrian oriented environment through passive surveillance. The proportion of windows and doors along the ground floor façades facing Barton Street East and Wellington Street North is appropriate. There is only one portion of the ground floor façade facing Wellington Street North which does not have glazing in order to accommodate the ramp to the underground parking structure. Additionally, it should be noted the ground floor height exceeds the maximum permitted height outlined in the parent by-law thus increasing the ground floor façade area facing the street and amount of doors and windows required.</p> <p>Therefore, staff support this modification.</p>

Regulation	Required	Modification	Analysis
Built Form for New Development	The first storey shall have a minimum height of 3.5 metres and a maximum height of 4.5 metres.	The first storey shall have a maximum height of 5.4 metres.	<p>The subject lands are just outside of the recommended Pedestrian Predominant Street overlay along Barton Street identified in the Barton Kenilworth Corridor Study Recommendation Report. It is recommended buildings proposed between Wellington Street and Lottridge Street require minimum floor to ceiling heights of 4.5 metres on the ground floor.</p> <p>The intent of this regulation is to maintain a consistent streetscape and create an inviting pedestrian oriented environment. The proposed development maintains a ground floor height of 5.4 metres throughout the entire building. The windows, doors and signage on the ground floor facades of the proposed building facing the street maintains a height consistent the parent C5a Zone requirements. The building materials used on the ground floor (i.e. brick) are continued to the second storey for the majority of building northern and eastern facades, thus the increase in height is not anticipated to have a visual impact on the streetscape.</p> <p>Therefore, staff support this modification.</p>
Maximum Gross Floor Area for Medical Clinic	N/A	505 square metres	<p>The proposed modification has been added to establish a cap on the size of a Medical Clinic to ensure conformity with the proposed parking ratio.</p> <p>Therefore, staff support this modification.</p>
Parking as it relates to Office and Medical Clinic	<p>Office: 1 space for every 30 square metres of gross floor area for that portion of a building that is in excess of 450 square metres.</p> <p>Medical Clinic: 1 space for every 16 square metres of gross floor area.</p>	1 space for each 27.0 square metres of gross floor area which accommodates such use.	<p>The intent of this regulations is to provide sufficient on-site parking. The proposed modification recognizes the combined use of the second floor as office and medical clinic space. The subject lands are within the Barton Street - Kenilworth Avenue Commercial Corridor study area with direct access to public transit, local services, parks and open space and schools. The Study further supports reducing parking indicating that the corridor has sufficient supply of parking with opportunity for shared and on-street parking options. The amending By-law includes a maximum gross floor area for medical clinics to ensure conformity with the parking ratio.</p> <p>Therefore, staff support this modification.</p>