

Regulation	Required	Modification	Analysis
Street Townhouses Minimum Front Yard Depth	A front yard of a depth of not less than 6.0 metres.	A minimum front yard depth of 3.0 metres to the building face, except 1.15 metres to an unenclosed porch and 0.15 metres to a daylight triangle.	<p>The purpose of the front yard setback is to ensure adequate separation from the street and to provide a consistent streetscape. The minimum front yard setback is similar to the single detached dwelling to the west and presence of the garages is reduced by allowing for unenclosed porches to protrude.</p> <p>Staff support the modification.</p>
Street Townhouses Minimum Rear Yard Depth	A rear yard of a depth of not less than 7.5 metres.	A minimum rear yard depth of 6 metres.	<p>The intent of this regulation is to ensure there is sufficient room for private amenity space and to minimize issues such as overlook. The proposed two storey height coupled with the proposed 6 metre rear yards mitigate overlook concerns onto neighbouring properties. Although the rear yard is reduced, the townhouse widths are wider than normal and provide an appropriate space for rear yard amenity area.</p> <p>Staff support the modification.</p>
Street Townhouses Minimum Side Yard Setback	<p>A side yard abutting a wall that is not a party wall, along each side lot line of a width of not less than,</p> <p>(i) 1.2 metres (3.94 feet) for a Street Townhouse</p>	A minimum side yard of 1.5 metres, except 0.15 metres to a daylight triangle.	<p>The intent of the side yard width regulation is to provide adequate space for maintenance, to maintain a consistent streetscape, to provide for transition to adjacent uses, and to minimize issues such as overlook. A minimum 1.5 metre side setback is provided for two end units of both blocks, there is also an angled lot line on the west side of the site</p>

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	<p>Dwelling, not exceeding one storey in height;</p> <p>(ii) 2.0 metres (6.56 feet) for a Street Townhouse Dwelling, not exceeding two storeys in height;</p> <p>(iii) 2.5 metres (8.20 feet) for a Street Townhouse Dwelling, not exceeding three storeys in height;</p>		<p>that results in a 2.24 metre setback that tapers to a 1.95 metre setback. The setbacks provided between buildings are similar to those existing in the area. A daylight triangle is also required and will result in a pinch point between the property line and the eastern/southern most point of the building, as such a 0.15 metre setback is being requested.</p> <p>Staff support the modification.</p>
Street Townhouses Distance Between Buildings	A distance between Buildings not exceeding two storeys in height, of not less than 3.5 metres.	A minimum building distance separation of 3 metres.	<p>The intent of the building distance separation regulation is to ensure the protection of privacy and access to sunlight in interior portions of the site. The modified spacing requirements maintain the same intended purpose while permitting a slightly more compact form of development.</p> <p>Staff support the modification.</p>
Street Townhouses Lot Area	A lot area not less than 180.0 square metres (1,937.56 square feet) for each single family dwelling unit.	A minimum lot area of 165 square metres for each Street Townhouse Dwelling.	The applicant is requesting to reduce the lot area of the proposed street townhouses to 165 sq. m whereas 180 sq. m is required. The proposal will allow for buildings in a

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			<p>compact and efficient built form that are compatible with the existing lot fabric in the area while ensuring adequate parking and amenity area.</p> <p>Staff support the proposed modification.</p>
<p>Street Townhouses Minimum Front Yard Depth to a Garage</p>	<p>N/A</p>	<p>A minimum front yard depth of not less than 6.0 metres to a garage.</p>	<p>Staff have included a provision for a front yard setback to a garage to ensure a parking space of at least 6 metres in length in the driveways.</p> <p>Staff support the modification.</p>