

Site Specific Modifications to the Multiple Residential “RM3” Zone

Regulation	Required	Modification	Analysis
Dwelling Unit Widths	N/A	A maximum of four dwelling units shall be permitted to have minimum dwelling unit width of 5.8 metres and a maximum of 21 dwelling units shall be permitted to have a minimum dwelling unit width of 5.9 metres.	<p>Staff requested the following modifications to ensure that each dwelling unit has adequate space to properly accommodate street trees, landscaping, stairwells, porches, snow storage and floorplan layouts per dwelling unit.</p> <p>Staff are of the opinion that the dwelling unit widths provide adequate space for landscaping and amenity areas and are supportive of the modification.</p>
Minimum Front Yard	7.5m	1.5m	<p>The purpose of a yard setback is to provide for adequate open space for the functions such as stormwater management, amenity space, buffering from traffic and landscaping. With the proposed townhouse units fronting onto an internal road, the front yard setback functions as an exterior side yard and staff are satisfied that a 1.5 metre setback will provide an appropriate space for stormwater management and landscaping .</p> <p>Therefore, staff support this modification.</p>
Minimum Side Yard and Flankage Yard	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	1.5m	
Minimum Rear Yard	6 metres, except 7.5 metres abutting a zone for single, semi-detached or duplex dwellings, or a street	6.0 m	<p>The proposed modification seeks to allow a minimum rear yard setback of 6.0 metres for all units. Based on the current provision, the units to the south of the development require a 7.5 metre setback, whereas the remainder of the proposed units require a setback of 6.0 metres. Staff consider this to be a minor modification and in keeping the remainder of the proposed development.</p> <p>Therefore, staff support this modification.</p>

Yard Encroachments	<p>Balconies, canopies, unenclosed porches and decks, including a cold cellar underneath same, may project into any required front yard 1.5 metres.</p> <p>Balconies, canopies, unenclosed porches and decks may project into any required rear yard not more than 4 metres. Balconies and decks may project into a privacy area of a townhouse development not more than 4.5 metres.</p> <p>Notwithstanding the foregoing, any deck or patio which is less than .3 metres in height may be located in any required yard.</p>	<p>An unenclosed porch and deck may project into the northerly side yard abutting the Mud Street West street line and the southerly side yard to a maximum of 1.5 metres.</p>	<p>The proposed modification is requested to ensure that porch and deck encroachment regulations are aligned with the reduced minimum side yard and flankage yard setbacks requested for the townhouse units adjacent to Mud Street and the southerly property line should a deck or porch be proposed in the future. Staff are supportive of the reduced minimum side yard and flankage yard setbacks and are therefore also supportive of this modification which will allow for the construction of decks and patios in the rear yards.</p> <p>Therefore, staff support this modification.</p>
Minimum Privacy Area	<p>Minimum depth of 4.5 metres.</p>	<p>Minimum depth of 4.0 metres.</p>	<p>The proposed modification is requested to accommodate one townhouse unit that backs onto the daylight triangle which will be dedicated to the City through Site Plan Control. Staff are satisfied that this townhouse unit will have sufficient rear yard amenity space and note that all other units within the proposed development would still meet the minimum depth requirement of 4.5 metres.</p> <p>Therefore, staff support this modification.</p>

Maximum Density	40 units per hectare 49 units per hectare if 100 percent of required tenant parking is underground or enclosed within the main building.	45 units per hectare.	The Applicant has requested a maximum density of 45 units per net hectare for the proposed townhouses, whereas the By-law requires a maximum density of 40 units per hectare. Staff are satisfied that this is a minor modification as it is compatible with the existing and planned development for the area, permits compact urban form and meets the intent of the UHOP. Therefore, staff support this modification.
Maximum Lot Coverage	35%	40%	The maximum lot coverage permitted is 35%, however, the Applicant has requested that it be 40%. The size and massing of the proposed townhouse units were reviewed through the Applicant's urban design brief and Planning staff are satisfied that the increase in lot coverage is appropriate based on the site layout and surrounding neighbourhood context. Therefore, staff support this modification.
Minimum Landscape Open Space	Not less than 50% of the lot area for maisonettes, townhouses and dwelling groups shall be landscaped including privacy area.	A minimum landscaped open space of 30% of the lot area shall be provided.	A minimum landscaped open space of 50 percent of the lot area, which may include the privacy area, is required. The Applicant has proposed this requirement be a minimum of 30 percent for the subject development. The development will continue to provide front and rear amenity spaces and sufficient space for snow storage. Staff can support this modification as it permits the built form, maintains the intent of the UHOP and maintains the intent of the By-law. Therefore, staff support this modification.
Landscape Strip	Not less than 1.5m of landscaped strip shall be provided between any privacy area and any lot line. A landscaped strip having a minimum width of 4.5m shall be provided and thereafter maintained adjacent to every portion of any lot that abuts a street except for	A landscaped strip shall have a minimum width of 1.5 metres along First Road West and Mud Street West, except 4.0 metres abutting a daylight triangle.	Staff have reviewed the Applicant's development concept and are satisfied that through the implementation of the fencing recommendations of the Applicant's Noise Impact Study through Site Plan Control, the proposed landscape strip is sufficient to accommodate shrub plantings. Therefore, staff support this modification.

	points of ingress and egress.		
Setback to a Townhouse Dwelling	N/A	3.5 metres to a condominium road.	<p>The Applicant is proposing an inset driveway for each townhouse unit in order to accommodate one parking stall in front of each garage. Based on this proposed design, staff are satisfied that a 3.5 metre front setback is appropriate when combined with a required 6.0 metre setback to the garage and will provide sufficient room for a small front yard amenity area.</p> <p>Therefore, staff support this modification.</p>
Setback to a Garage	N/A	6.0 metres to a condominium road.	<p>Based on the Applicant's building concept, this setback is adequate to allow one car to be parked at grade in front of each unit's garage.</p> <p>Therefore, staff support this modification.</p>
Visitor Parking	0.50 visitor parking spaces per unit.	0.45 spaces per unit.	<p>Required visitor parking is 0.5 spaces per unit, and the site is proposing 0.45 visitor parking spaces per unit. This equates to a reduction from 13 required visitor spaces to 11, a shortfall of two spaces. Staff note that each townhouse unit will still be required to provide two parking spaces as per the requirements of the Zoning By-law.</p> <p>Staff consider this a minor modification and are supportive of the reduction.</p>
Parking Space Location	Where the required minimum number of parking spaces is four or more, no parking space shall be provided closer than 3.0 metres to any dwelling unit located on the lot.	Where the required minimum number of parking spaces is four or more, no parking space shall be provided closer than 1.0 metres to any dwelling unit located on the lot.	<p>Staff note that two proposed visitor parking areas have a total of five and seven parking stalls which is slightly above minimum of four parking stalls which triggers this requirement. Staff are satisfied that a 1 metre setback provides adequate separation between the dwelling and the parking areas and note that additional landscaping and treatment of the façade to be reviewed through Site Plan Control.</p> <p>Therefore, staff support this modification.</p>