

Site Specific Modifications to the Single Residential “R3” Zone and the Single Residential “R4” Zone (Blocks 1-11)

Regulation	Required	Modification	Analysis
Minimum Lot Area	All Blocks: Interior Lot - 370 m ² Corner Lot - 425 m ²	Blocks 1, 2, and 3: Interior Lot - <i>no modification</i> Corner Lot - 400 m ²	The smallest corner lot (Lot 14) is 403.14 m ² (as shown on the Draft Plan of Subdivision in Appendix “F” to Report PED22150) which is compatible with the adjacent lots. The proposed modification permits this reduced size, which is a result of a shallower depth, which is appropriate for the subject property as it can accommodate adequate building envelopes and rear yard setbacks and is of sufficient depth to maintain good engineering practices. Therefore, staff supports this modification.
		Blocks 4, 5, and 6: Interior Lot - 355 m ² Corner Lot - shall not apply	The smallest interior lot (Lot 15) is 359.67 m ² (as shown on the Draft Plan of Subdivision in Appendix “F” attached to Report PED22150) which is compatible with the adjacent lots. The proposed modification permits this reduced size, which is a result of a corner cut off from the rear corner of the lot for Lot 15, and narrower frontages for the remaining lots, as discussed in Minimum Lot Frontage below. Lot 15 can accommodate adequate building envelopes and setbacks and is of sufficient depth to maintain good engineering practices. Therefore, staff supports these modifications.
		Blocks 7 and 8: Interior Lot - 330 m ² Corner Lot - 370 m ²	The interior lots (Lots 26 and 27) are 333.91 m ² and the smaller corner lot (Lot 28) is 374.2 m ² (as shown on the Draft Plan of Subdivision in Appendix “F” to Report PED22150) which is compatible with the adjacent lots. The proposed modification permits this reduced size, which is a result of a shallower depth, which is appropriate for the subject property as it can accommodate adequate building envelopes and rear yard setbacks and is of sufficient depth to maintain good engineering practices. Therefore, staff supports these modifications.

<p>Minimum Lot Frontage</p>	<p>All Blocks: Interior Lot - 12 m Corner Lot - 13.75 m</p>	<p>Blocks 4, 5, and 6: Interior Lot - 11 m Corner Lot - shall not apply</p>	<p>In keeping with the existing character of the neighbourhood to the south in the Single Detached “R3-4” Zone, Modified, the applicant has proposed an interior lot width of 11.0 m, which is 1.0 m less than the Single Residential “R3” Zone requires. The proposed frontages are appropriate for the subject property as it can accommodate adequate building envelopes, driveway widths for a parking space, and side yard setbacks, and are considered a sufficient width to maintain good engineering practices.</p> <p>Therefore, staff supports these modifications.</p>
<p>Minimum Front Yard</p>	<p>All Blocks: 6.0 m</p>	<p>All Blocks: To a Dwelling: 3.5 m To a Garage: 6.0 m</p>	<p>The proposed modification to minimum front yards allows for active frontages along the street line with recessed garages, decreasing the prominence of the garage adjacent to the public realm to achieve urban design principles for an attractive, safe and pedestrian oriented environment, while maintaining sufficient area for a parking space.</p> <p>Therefore, staff supports this modification.</p>
<p>Minimum Side Yard</p>	<p>All Blocks: 1.25 metres, except: 1. An attached garage or attached carport may be erected at a distance of not less than 1 metre from a side lot line which does not abut a flankage street; 2. On an interior lot, where no attached garage or attached carport is provided, the minimum side yard on one side shall be 3 metres; and, 3. 3.0 metres to the flankage lot line of</p>	<p>Blocks 1, 2, 3, 7, and 8: Interior Lot - 1.2 m on the side with the garage and 0.6 m on the other side Corner Lot - 1.2 m on the side with the garage and 2.3 m on the flankage yard, except that an attached garage or attached carport fronting the flankage lot line shall not be located within 5.5 metres of the flankage lot line</p> <p>Blocks 4, 5, 6, 10, and 11: Interior Lot - 1.2 m on the side with the garage and 0.6 m on the other side Corner Lot - shall not apply</p> <p>Block 9:</p>	<p>The proposed reduced minimum side and flankage yards are minor (a reduction of 5 cm on one side and 7 cm for flankage yards), and allows smaller lots which provides for the construction of dwellings with similarly sized footprints as the existing dwellings to the south, while providing sufficient separation space between dwellings and adequate access for maintenance.</p> <p>Therefore, staff supports these modifications.</p> <p>On Lot 4 (as shown on the Draft Plan of Subdivision in Appendix “F” to Report PED22150) a 2.2 m west side yard setback is required to reconcile grading with the adjacent lands. The</p>

	a corner lot, except that an attached garage or attached carport fronting the flankage lot line shall not be located within 5.5 metres of the flankage lot line.	Interior Lot - 1.2 metres on the east side and 2.2 metres on the west side Corner Lot - shall not apply	proposed reduced minimum east side yard is minor (a reduction of 5 cm), as discussed above. Therefore, staff supports these modifications.
Minimum Rear Yard	All Blocks: 7.5 m	All Blocks: 6.0 m	The proposed reduced rear yards allow for smaller lots which provides for a more compact built form, while providing sufficient amenity area for the dwellings and the yards are of sufficient depth to be adequately graded to maintain good engineering practices. Therefore, staff supports this modification.
Maximum Lot Coverage	All Blocks: 40%	All Blocks: 62%	The intent of the maximum lot coverage regulation is to provide enough area for stormwater infiltration and landscape amenity opportunities. Because of the smaller minimum lot area and larger building envelope (per modifications to the minimum lot frontage and front, side, and rear yards), the proportion of buildable area to lot area is greater, and thus requires an increase to the maximum lot coverage. Stormwater management is being addressed as Condition No. 21 of Appendix "G" to Report PED22150, and the intent of the regulation is maintained. Therefore, staff supports this modification.