

Regulation	Required	Modification	Analysis
Permitted Uses	Community Garden Day Nursery Duplex Dwelling Educational Establishment Emergency Shelter Museum Recreation Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Social Services Establishment Street Townhouse Dwelling Urban Farm Urban Farmers Market	To add Multiple Dwelling as a permitted use.	The additional residential use will permit the potential for redevelopment of the lands in a form compatible with the surrounding neighbourhood and will diversify the housing types in the surrounding neighbourhood. Staff support the modification.
Minimum Side Yard and Flankage Yard	6.0 metres	5.5 metres, a minimum westerly side yard of 3 metres shall be permitted for back-to-back townhouses.	The purpose of the side yard and flankage yard setback is to provide adequate space for maintenance, to maintain a consistent streetscape, to provide transition to adjacent uses and to minimize issues such as overlook. A minimum 5.5 metre setback is proposed from the Block D’s eastern building façade to the Caledon Avenue street line and staff have included a 3 metre setback from the Block A1 back-to-back townhouse building façade to the western lot line. The proposed westerly side yard is similar in distance to that of the low density dwellings west of the site. The property line along Caledon Avenue tapers and the proposed 5.5 metre setback is a pinch point between the Block

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			<p>D building and Caledon Avenue. The 5.5 metre setback allows for sufficient space for maintenance and the building’s façade is three storeys stepping up to six storeys further away from Caledon Avenue.</p> <p>Staff support the modification.</p>
Maximum Building Height	10.5 metres	22 metres	<p>As discussed in the UHOP analysis in Report PED22143, staff are satisfied that the proposed building height in combination with the use of stepbacks and site design provides appropriate transition from a low-rise to mid-rise built form.</p> <p>Staff support the modification.</p>
Minimum Landscaped Area	10% of the lot area	45% of the lot area	<p>The intent of the minimum landscaped area is to provide for adequate landscaping. The modification is an increase to the minimum requirement and is more reflective of the amount of landscaping that is typically provided for residential development of this scale.</p> <p>Staff support the modification.</p>
Rooftop Mechanical	No regulation in the Community Institutional (I2) Zone or general provisions of Section 4.0	Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.	<p>The Applicant has included the proposed modification to locate and/or screen mechanical equipment from view which is a good urban design practice.</p> <p>Staff support the modification</p>
Planting Strip	Shall mean an area of land growing ornamental shrubs or trees or both, suitable to the soil	A walkway shall be permitted in a required planting strip.	<p>The intent of the Planting Strip is to provide screening between uses. The uses proposed are residential in nature. The Applicant has included</p>

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	and climatic conditions of the area of land for the sole purpose of providing a buffer and may include low level architectural walls or features, and fire hydrants, but shall not include walkways, sidewalks, and charging stations.		walkways throughout the site which are to be accommodated in some of the areas that would typically be set aside for planting strips. The walkways allow for better connectivity throughout the site and broader neighbourhood. Staff support the modification.
Minimum Amenity Area for Multiple Dwellings	No requirement in the Community Institutional (I2) Zone. Definition per Section 3: Amenity Space -Shall mean the area of a lot intended for recreational purposes, and shall include areas that are landscaped, patios, privacy areas, balconies, communal lounges, swimming pools, play areas and similar uses, located on the same lot, but shall not include a building’s service areas, parking lots, aisles or access driveways, or Planting Strip.	An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area; and, An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area. In addition to the definition of Amenity Area in Section 3: Definitions of By-law 05-200, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface and exposed to light and air.	The Applicant is requesting to include a provision to ensure residents have appropriate amenity space. The provision included is similar to the requirements for multiple dwellings that would be permitted in other zone categories in Zoning By-law No. 05-200. Staff support the proposed modification.
Parking Location All Uses	v) Unless otherwise regulated in this By-law, parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending	To not require a minimum distance for parking in a driveway for back-to-back townhouses between the	The intention of this provision is to separate parking from the street line. The proposal includes parking in driveways for back-to-back townhouses along Caledon Avenue and Tyrone Drive. The back-to-back townhouses are

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	<p>directly from the street, shall be subject to the following:</p> <p>a) Shall not be located within 3.0 metres of a street line,</p> <p>b) Shall provide a 3.0 metre wide planting strip being required and permanently maintained between the street line and the said parking spaces or aisle, except for that portion of a lot line abutting the Red Hill Valley Parkway and the Lincoln Alexander Parkway.</p>	<p>street line and the parking space.</p>	<p>considered a multiple dwelling and this modification is required to reflect the need for individual driveways connecting to the street.</p> <p>Staff support the modification.</p>
		<p>To not require a planting strip along the streetlines of Caledon Avenue and Tyrone Drive.</p>	<p>As previously mentioned, the intention of the planting strip is to screen uses from one another. The nature of the proposal is residential and planting strip screening is not required along the entire streetline with the exception of where surface parking lots are proposed.</p> <p>Staff support the modification.</p>