

<b>Regulation</b>	<b>Required</b>	<b>Modification</b>	<b>Analysis</b>
Minimum Lot Area	0.4 ha	0.35 ha	<p>The proposed modification requests a reduction in lot area to recognize the existing lot. The intention of the minimum lot area is to ensure properties can accommodate adequate building envelopes and setbacks. Staff are of the opinion that the existing lot area can accommodate the proposed development.</p> <p>Staff support the modification.</p>
Minimum Lot Frontage	46 metres	38 metres	<p>The proposed modification is requested to reflect the existing lot frontage. The intent of the lot frontage requirement is to ensure adequate building envelope, driveway widths and parking. Staff are of the opinion that the frontage can accommodate the proposed development.</p> <p>Staff support the modification.</p>
Maximum Lot Coverage	30%	33%	<p>The intent of the maximum lot coverage regulation is to provide enough area for stormwater infiltration and landscape amenity opportunities. As the lot area has been decreased, a slight increase in lot coverage is requested. Stormwater management will further be reviewed through the Site Plan Control process and the intent of the regulation is maintained.</p> <p>Staff support the modification.</p>
Minimum Front Yard	7.5 metres	1.95 metres to Wilson Street East	<p>The modification requested will bring the townhouse dwellings closer to the street and contribute to a more defined and animated streetscape.</p>

Regulation	Required	Modification	Analysis
Minimum Front Yard <b>Continued</b>			<p>There is sufficient space to provide for landscaping along the front yard as the 1.95 metres is a pinch point which widens to approximately 7.0 metres.</p> <p>Staff support the modification.</p>
Minimum Side Yard and Rear Yards	7.5 metres	6 metres 2.95 metres	<p>The minimum side yard of 6 metres will function as the rear yard and allow for a more compact built form while providing sufficient private amenity area. The minimum rear yard will allow for a compact built form and will function as a side yard for the end unit allowing for enough space for access and maintenance purposes.</p> <p>Staff support the modification.</p>
Maximum Building Height	10.5 metres	12.5 metres	<p>The modification is requested due to change in elevation on the subject lands. The increase in the proposed height will not result in additional storeys as the three storey height will be maintained.</p> <p>Staff support the modification.</p>
Minimum Landscaping	45%	30% of the lot area	<p>The intent of the minimum landscaped area is to provide for adequate landscaping. The modification is a decrease to the minimum requirement however is reflective of the amount of landscaping that is typically provided for residential development of this scale and will still allow for appropriate landscaping and planting areas.</p> <p>Staff support the modification.</p>

Regulation	Required	Modification	Analysis
Planting Strip	3 metres	Minimum of 2 metres along each lot line.	<p>The intent of the Planting Strip is to provide screening and buffering between uses. The uses proposed are residential in nature. Staff are of the opinion that a 2 metre buffer can still provide for adequate plantings between the private driveway and residential properties to the east.</p> <p>Staff support the modification.</p>
Yard Encroachments	Balconies or open stairways that project into any minimum front or minimum rear yard a distance of not more than 1.5 metres, or into any minimum side yard a distance of not more than 45 centimetres.	May project a maximum of 1.85 metres into a required side yard.	<p>The intent of the yard encroachment for balconies is to ensure appropriate spacing while allowing for adequately sized balconies. The modification will permit balconies within the required side yard along the back of the townhouse dwellings and the balconies will be setback a distance of approximately 4.15 metres from the commercial land use to the west.</p> <p>Staff support the modification.</p>
Parking	2 plus 0.66 visitor parking spaces for each dwelling unit.	2 parking spaces for each dwelling unit.	<p>The intent of the parking regulation is to ensure that there is enough parking for residents and visitors. The modification requests two spaces for each dwelling unit. There are four parking spaces for each unit and this will adequately address parking needs for the site.</p> <p>Staff support the modification.</p>
Private Garage	The floor elevation of a private garage shall be a minimum of 30 centimetres above the centre line of the street adjacent to the garage.	Shall not apply.	<p>The intent of this provision is to ensure that garages are not elevated above the street and reduce their visibility and provide an inviting streetscape.</p>

Regulation	Required	Modification	Analysis
Private Garage <b>Continued</b>			The proposal is oriented so private garages will be along side property lines and requires the elimination of the provision as the grade elevation increases towards the south.  Staff support the modification.