

Site Specific Modifications to the Mixed Use Medium Density, Pedestrian Focus (C5a, 570) Zone

Regulation	Required	Modification	Analysis
Restricted Uses	Dwelling units permitted above the ground floor only.	Dwelling units permitted on the ground floor.	<p>The intent of this regulation is to provide for commercial uses on the ground floor of pedestrian focus streets to create an active public realm. The proposed modification recognizes the existing conditions of 327 Wilson Street East which will remain unchanged as a result of this proposal.</p> <p>Therefore, staff support this modification.</p>
Minimum Side Yard Setback	7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.	<p>327 Wilson Street East</p> <p>Northerly side yard: 1.2 metres</p> <p>335 Wilson Street East</p> <p>Southerly side yard: 1.2 metres</p>	<p>The intent of this regulation is to provide an adequate buffer between land uses allowing sufficient space for access and landscaping. The proposed modification is related to the side yard setbacks to the property line between 327 Wilson Street East and 335 Wilson Street East.</p> <p>A mutual access easement for pedestrian access will be established along the mutual property line to the rear of the site at the Site Plan Control stage. There is adequate separation between the buildings which allows for sufficient access while maintaining a consistent streetscape. Landscaping is intended within the side yard and will be finalized at the Site Plan Control stage.</p> <p>Therefore, staff support this modification.</p>
Maximum Building Height	9.0 metres	12.0 metres but no portion of a building shall be greater than 10.0 metres within 6.0 metres of the front lot line.	<p>The intent of the regulation is to maintain a consistent building height that reflects the village character of the surrounding area. This modification relates to the proposed three storey mixed use building at 335 Wilson Street East. The proposed increase in building height from 9.0 metres to 12.0 metres provides enough height to accommodate a third storey to allow for additional dwelling units on site while maintaining the appearance of a two and a half storey building through the use of appropriate setbacks and building materials.</p> <p>The proposal will protect the existing building at 327 Wilson Street East which is included in the Heritage Inventory and because of this the area for redevelopment is limited on site. Therefore, three storeys is proposed for a portion of the building to accommodate dwelling units and make efficient use of a small site, while protecting a heritage building.</p>

Regulation	Required	Modification	Analysis
Maximum Building Height Continued			<p>The front portion of the building is limited to two and a half storeys with a gabled roof with an 8/12 pitch and exceeds the maximum building height of 9.0 metres by less than 1.0 metre. The remainder of the building is stepped back approximately 5.0 metres from the front of the building and setback approximately 6.2 metres from the front lot line along Wilson Street East. The stepback from the street has been incorporated into the amending by-law to ensure a height of two and a half storeys is maintained along Wilson Street East.</p> <p>Staff are of the opinion the proposed building is an appropriate scale for the subject lands and surrounding area. The Site Plan Control will allow for further refinement of the proposed design to ensure the proposal reflects the vision for the Village Core area as outlined in the Urban Design Guidelines.</p> <p>Therefore, staff support this modification.</p>
Built Form for New Development	A minimum of 60% of the area of the ground floor façade facing the street shall be composed of doors and windows.	15.0%	<p>The intent of this regulation is to ensure adequate glazing is provided along the street to maintain a consistent streetscape and create a pedestrian oriented environment through passive surveillance. The proposed modification relates to the proposed mixed use building at 335 Wilson Street East. The proposed doors and windows on the front façade of the building are consistent with the features outlined in the Urban Design Guidelines for Village Core: Building Typology A. The proportion of doors and windows is appropriate for the proposed building and are consistent with the established streetscape.</p> <p>Therefore, staff support this modification.</p>
Visual Barrier Requirements	A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, Downtown (D5) Zone or Downtown (D6)	Shall not apply.	<p>The proposed modification seeks to allow no visual barrier along the boundary of the subject lands abutting an Institutional Zone. This regulation is in place to provide an adequate buffer between uses. There is an existing fence and existing trees along the boundary of the subject lands adjacent to the property within an Institutional Zone. The existing fence and trees provide adequate screening between the proposed use and negates the requirement for a visual barrier.</p> <p>Therefore, staff support this modification.</p>

	Zone property line.		
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Planting Strip Requirements	A minimum 1.5 metre wide Planting Strip shall be provided and maintained where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone.	No Planting Strip shall be required except where a Parking Area abuts a shared property line with 339 Wilson Street East, a Planting Strip with a minimum width of 1.2 metres shall be required.	<p>The proposed modification seeks to allow no planting strip along the boundary of the subject lands abutting an Institutional Zone. This regulation is in place to provide an adequate buffer between uses. There are a number of mature trees existing along the boundary of the subject lands adjacent to the property within an Institutional Zone. The existing trees provides adequate screening between the proposed use. A 1.2 metre wide Planting Strip has been provided at the rear of the site along the northerly property line to offset the proposed modification.</p> <p>Therefore, staff support this modification.</p>
Parking Design Standards	Minimum aisle width of 6.0 metres for a parking angle degree of 90	Minimum aisle width of 4.8 metres for a parking angle degree of 90.	<p>The intent of this regulation is to ensure all vehicles have adequate space to maneuver in and egress from any parking space. The proposed parking spaces located at 335 Wilson Street East will maintain an aisle width of 4.8 metres within the limits of the subject property with an additional 6.53 metres of aisle width provided at 327 Wilson Street East. A mutual access agreement between the subject properties is necessary to implement the proposal, therefore vehicles egressing from the parking spaces can utilize this space for maneuvering.</p> <p>Therefore, staff support this modification.</p>
Maximum Parking Standard	The number of parking spaces provided shall not exceed the maximum parking standard established in Section c).	No maximum parking standard.	<p>The intent of this regulation is to avoid providing an excess of parking spaces to support a variety of transportation options including public transit and active transportation. The proposed modification recognizes the existing number of parking spaces at 327 Wilson Street East which will remain unchanged as a result of this proposal.</p> <p>Therefore, staff support this modification.</p>

Driveway Access Location	N/A	No driveway providing direct vehicular access to Wilson Street East shall be permitted.	The proposed modification is recommended by staff to restrict the location of a vehicular driveway access on site to the shared vehicle access from Sulphur Springs Road and ensure the existing driveway with direct vehicular access to Wilson Street East is removed through the implementation of the amending by-law. The easement registered on title for the existing driveway with vehicular access to Wilson Street East will be extinguished at the Site Plan Control stage.
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