

Site Specific Modifications to the Single Residential “R4-39” Zone (Block 2)

Regulation	Required	Modification	Analysis
“Minimum Lot Frontage”	Corner Lot - 13 metres	Corner Lot – 12.5 metres	<p>The applicant is requesting a minor reduction of 0.5 metres to lot frontage for one corner lot. The reduction is required due to the alignment of the road to the surrounding roadways. The alignment, while resulting in a minor reduction in lot frontage, allows for a safe and functional road pattern.</p> <p>Staff support the modification.</p>

Site Specific Modifications to the Multiple Residential “RM2-47” Zone, Holding (Block 3)

Regulation	Required	Modification	Analysis
“Minimum Side Yard – Corner Unit”	Corner Unit - 2 metres	Corner Unit - 1.5 metres	<p>The applicant is requesting a minor reduction of 0.5 metres to the side yard setback for end units for the street townhouses. Staff are of the opinion the requested modification is minor and will provide adequate access, drainage, privacy and allow for maintenance.</p> <p>Staff support the modification.</p>
“Maximum Building Height”	11.0 metres	11.0 metres and the elevation of the peak of the roof shall be a maximum of 198.30 masl	<p>The intent of the modification is to incorporate the height requirements of Niagara Escarpment as approved through Development Permit W/R/2021-2022/203. The modification does not permit additional height but limits the maximum height accounting for the change in grade in metres above sea level.</p> <p>Staff support the modification.</p>

Site Specific Modifications to the Multiple Residential “RM3-72(H)” Zone, Holding (Block 4)

Regulation	Required	Modification	Analysis
“Minimum Lot Area”	Interior Unit – 180 sq. m End Unit – 240 sq. m Corner Unit – 270 sq. m	Interior Unit – 160 sq. m End Unit – 200 sq. m Corner Unit – 200 sq. m	Staff note the intent of the modification is to facilitate the development within irregularly shaped Blocks. Staff are of the opinion that the proposed unit area maintains adequate space on site for appropriately sized dwelling units and providing amenity space and parking. Based on the foregoing, staff support the modification.
“Minimum Lot Frontage”	Interior Unit – 6 metres End Unit – 8 metres Corner Unit – 9 metres	Interior Unit – 6.5 metres End Unit – 7.4 metres Corner Unit – 7.4 metres	The intent of the Minimum Lot Frontage is to maintain adequate width for each unit. The proposed modification will allow for a compact development that will provide an appropriate density, while maintaining efficient built form compatible with the existing lot fabric in the area and ensuring adequate parking and amenity areas. Based on the foregoing, staff support the modification.
“Minimum Side Yard – End and Corner Unit”	End Unit – 2 metres Corner Unit – 3 metres	End Unit – 1.25 metres for end units, except 1.5 metres where an end wall abuts the end wall of another townhouse. Corner Unit – 1.25 metres	The intent of the Minimum Side Yard is to ensure adequate spacing between adjacent land uses and to ensure appropriate spacing for maintenance between properties, Staff are of the opinion that adequate spacing is maintained with existing neighbouring uses and that there will be enough space for maintenance, access and drainage for the proposed buildings. Based on the foregoing, staff support the modification.
“Minimum Rear Yard”	7.5 metres	6.0 metres, except 3.0 metres abutting a Single Residential “R4” Zone	Staff note that the intent of the Minimum Rear Yard is to provide for an appropriate private amenity outdoor living area and setback from adjacent land uses. Staff support the reduced setback as there will be sufficient outdoor private amenity area. Staff note that the 3.0 metre setback is not a reduction in rear yard depth for all lots but to recognize an

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			<p>irregular rear lot line abutting Lot 14, as shown the Draft Plan of Subdivision attached to Report PED23003 attached as Appendix “F”.</p> <p>Based on the foregoing, staff support the modification.</p>
“Maximum Lot Coverage”	50 percent	52 percent	<p>The intent of the maximum lot coverage regulation is to provide enough area for stormwater infiltration and landscape amenity opportunities. Staff are of the opinion that the intention of the regulation is being achieved as the increase is minor and will allow the proponent to address SWM control. The proposal also meets the minimum requirement for amenity area, allowing for appropriate landscape amenity opportunities.</p> <p>Based on the foregoing, staff support the modification.</p>
Minimum Landscape Open Space	30 percent of the lot area which may include the privacy area	Not less than 35 percent of the lot area for maisonettes, townhouses and dwelling groups shall be landscaped, including privacy areas and to permit an Entry Feature Wall shall be permitted within the landscaped open space area.	<p>The intent of the Minimum Landscape Open Space provision is to ensure that adequate landscaping and permeable surfaces are provided to create and maintain a consistent streetscape, provide amenity area and for drainage purposes. The proposed modification is technical in nature having each individual lot maintain a minimum 35% landscape area allowing for appropriate plantings and drainage to occur.</p> <p>Staff support the modification to permit the Entry feature wall as the site is irregular in shape and the entrance to the site is along a curved portion of the road and the entrance feature will need to be located closer to the roadway.</p> <p>Based on the foregoing, staff support the modification.</p>

Regulation	Required	Modification	Analysis
Regulations for Visitor Parking		That a minimum of 0.5 visitor parking spaces per unit shall be provided and maintained.	<p>The intent of the Minimum Number of Visitor Parking Space provision is to ensure adequate on-site parking for the townhouse units. Staff note that this modification is more than what is required by the parent Zoning By-law to ensure the proposed development includes visitor parking on-site.</p> <p>Based on the foregoing, staff support the modification.</p>