

Site Specific Modifications to the Mixed Use – Medium Density (C5) Zone

Regulation	Required	Modification	Analysis
Built Form New Development – Principal Entrance	<p>A minimum of one principal entrance shall be provided:</p> <ol style="list-style-type: none"> 1. Within the ground floor façade that is set back is closest to a street; and, 2. Shall be accessible from the building façade with direct access from the public sidewalk. 	<p>A minimum of one principal entrance shall be provided within the ground floor façade where the setback does not abut any street.</p>	<p>The intent of the provision is to support accessibility by bringing a principal entrance closer to the street and to animate the streetscape.</p> <p>The building's principal entrance is oriented to the parking lot but will still be connected to Homestead Drive by a 1.5 metre wide private walkway thereby providing accessibility.</p> <p>The building will have units with terraces/patios that will align and animate the streetscape as well as landscaping such as shrubs.</p> <p>Staff are able to support the modification.</p>