

Zoning By-Law Amendment Modification Chart (Zoning By-Law No. 05-200)			
Provision	Required	Requested Amendment	Analysis
SECTION 3: DEFINITIONS	<p>Lot Line, Front Lot Line – shall mean any lot line abutting a street, and:</p> <ul style="list-style-type: none"> a) With reference to a corner lot, shall mean the shorter of the lot lines abutting streets, except where both lot lines are of equal length, at the option of the owner, either of the lot lines abutting a public street may be considered as the front lot line; b) With reference to a through lot, shall mean, at the option of the owner, either of the lot lines abutting a public street; or, c) With reference to an interior lot with multiple lot lines abutting a street, shall mean the shorter of the lot lines abutting a street. 	Notwithstanding the Definitions in Section 3, for the purpose of this By-law, the front lot line is deemed to be Parkside Drive.	<p>The applicant is proposing to deem Parkside Drive as the front lot line (lot line, front) as the subject lands have multiple lot lines abutting a street (Parkside Drive and Kelly Street). The applicant is afforded the option to choose the front lot line. Parkside Drive is a Minor Arterial Road and currently functions as the entrance to the existing place of worship whereas the area fronting Kelly Street is proposed to become a Community Garden.</p> <p>Therefore, the proposed modification can be supported.</p>
5.1 LOCATION d) Multiple Dwellings	Visitor parking may be permitted between the façade and a street provided that no more than 50% of the front yard shall be used for visitor parking and access to such parking.	Notwithstanding the regulations of Section 5.1 d), required parking for Day Nursery, Place of Worship, Multiple Dwelling, and Residential Visitors shall be permitted to be located between the façade and the front lot line and up to 75% shall be used for parking and access to such parking.	Vehicular parking is currently permitted between the façade and street. The impact from an increased percentage of area used for vehicular parking will be mitigated through tree planting between the parking area and municipal sidewalk. This modification is required to establish distinct parking spaces for the existing place of worship. No negative

			<p>impact to the streetscape is anticipated.</p> <p>Therefore, the proposed modification can be supported.</p>	
5.6 PARKING SCHEDULES c)	Day Nursery	<p>i) 1 for each 125.0 square metres of gross floor area which accommodates such use.</p> <p>ii) Notwithstanding clause i), no parking shall be required where a Day Nursery is located within an Education Establishment or Place of Worship.</p>	<p>Notwithstanding the regulations of Section 5.6 c), 50 total parking spaces shall be provided for the existing place of worship and day nursery whereas 174 parking spaces are required.</p>	<p>Parking for the existing place of worship is proposed at a reduced rate of 0.28 spaces per 10 square metres of Gross Floor Area totaling 50 parking spaces. In support of the reduced parking rate, BA Group undertook a parking study, reviewed municipal standards and conducted a parking survey to better understand demand. The maximum parking demand for the place of worship equated to 42 spaces, leaving 8 spaces (16%) unoccupied during peak periods of utilization.</p> <p>Therefore, the proposed modification can be supported.</p>
	Place of Worship (All Zones except Transit Oriented Corridor Zones)	1 for every 10 square metres of gross floor area, inclusive of a basement or cellar, to accommodate such use.		
8.2.1 PERMITTED USES	<p>Community Garden</p> <p>Day Nursery</p> <p>Duplex Dwelling</p> <p>Educational Establishment</p> <p>Emergency Shelter</p> <p>Museum</p> <p>Recreation</p>		Add Multiple Dwelling as a permitted use.	<p>Multiple Dwelling uses are permitted within the Institutional Designation of the Waterdown Community Node Secondary Plan provided the applicant receives approval of a Zoning</p>

	<p>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</p>		<p>By-law Amendment that demonstrates the proposal maintains compatibility with adjacent land uses, avoids negative impacts to cultural heritage resources; and provides sufficient dwelling unit and visitor parking for the proposed uses. As discussed in detail in Report PED23032, the proposal satisfies these criteria.</p> <p>Therefore, the proposed modification can be supported.</p>
<p>8.2.3 REGULATIONS <i>** Staff Requested Modification</i></p>	<p>The Institutional (I2) Zone does not provide Minimum Side Yard regulations for Multiple Dwellings.</p>	<p>Minimum Side Yard: 7.00 metres.</p>	<p>The Zoning By-law currently permits a 1.2 metre side yard for all Residential Uses in the Community Institutional (I2) Zone. Staff are recommending this be increased to 7.00 metres to establish a sufficient transition space and separation distance from adjacent residential dwellings and to aid in mitigating privacy concerns.</p> <p>Therefore, the proposed modification can be supported.</p>
<p>8.2.3 REGULATIONS</p>	<p>The Institutional (I2) Zone does not provide Minimum Side Yard regulations for Multiple Dwellings.</p>	<p>Minimum Side Yard from the south-westerly side lot lines measuring 18.62 metres, 17.74</p>	<p>The Zoning By-law currently permits a 1.2 metre side yard for all Residential Uses in the</p>

<p><i>** Staff Requested Modification</i></p>		<p>metres and 20.42 metres shall be 2.75 metres.</p>	<p>Community Institutional (I2) Zone. Staff are recommending this be increased to 2.75 metres to establish a sufficient transition space and separation distance from adjacent residential dwellings and to aid in mitigating privacy concerns.</p> <p>Therefore, the proposed modification can be supported.</p>
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