

Site Specific Modifications to the Multiple Residential “RM3” Zone

Regulation	Required	Modification	Analysis
Lot Boundary	Lot - Line means any boundary of a Lot. Lot means a parcel of land pursuant to the <i>Planning Act</i> (i.e. a condominium unit).	Notwithstanding the provisions of Part 2, those lands zoned “RM3-71” by this By-law shall be considered as one lot, the lot line adjacent to Barton Street shall be deemed the front lot line, and all lot lines shall correspond thereto and regulations including but not limited to lot area, lot frontage, lot coverage, building setbacks, landscaped areas, parking requirements, and accessory buildings, shall be from the exterior boundaries of those lands zoned “RM3-71” by this By-law and not from individual properties or boundaries created by registration of a condominium plan or created by Part Lot Control.	Establishing the lot boundary to the development of 11 block townhouse dwellings on the subject lands for the purposes on this by-law enables the lot area, frontage, coverage, and setbacks to apply to the entire comprehensive development for the subject lands. Therefore, staff supports this modification.
Minimum Lot Area	4,000 square metres.	2,300 square metres.	The proposed minimum lot area reflects the size of the existing lot, therefore a site specific modification is required to accommodate the proposed development. Therefore, staff supports this modification.
Minimum Lot Frontage	50 metres.	41 metres.	The proposed minimum lot frontage reflects the width of the existing lot, therefore a site specific modification is required to accommodate the proposed development. Therefore, staff supports this modification.

Regulation	Required	Modification	Analysis
Minimum Front Yard	7.5 metres.	2.4 metres.	<p>The proposed modification to the front yard setback will promote a more compact built form to achieve urban design principles for an attractive, safe and pedestrian oriented environment, and will maintain a consistent street edge with adjacent developments fronting onto Barton Street.</p> <p>Therefore, staff supports this modification.</p>
Minimum Side Yard	6 metres.	2.0 metres.	<p>The proposed modification to the side yard setback allows for an efficient lot configuration which is consistent with typical urban developments and maintains sufficient separation distance from adjacent developments to the east and west so that shadowing, privacy, and overlook are not an issue.</p> <p>Therefore, staff supports this modification.</p>
Minimum Rear Yard	6 metres, except 7.5 metres abutting a zone for single, semi-detached or duplex dwellings, or a street.	7.4 metres.	<p>The proposed modification to the rear yard setback is minor and maintains an efficient lot configuration which is consistent with typical urban developments and maintains sufficient separation distance from adjacent developments to the south so that privacy and overlook are not an issue.</p> <p>Therefore, staff supports this modification.</p>
Minimum Distance Between Buildings on the Same Lot	15 metres, except 3 metres between end walls and 9 metres between an end wall and a rear wall.	11 metres.	<p>The reduced building separation distances are only with respect to the front wall facing an end wall. The proposed reductions are required to accommodate a compact design and efficient lot configuration. Sufficient space is maintained for vehicular access and landscaped areas. Additionally, all construction will be designed in accordance with the Ontario Building Code and the relevant provisions for firefighting.</p> <p>Therefore, staff supports this modification.</p>

Regulation	Required	Modification	Analysis
Maximum Density	<ol style="list-style-type: none"> 1. 40 units per hectare. 2. 49 units per hectare if 100 percent of required tenant parking is underground or enclosed within the main building. 	47 units per hectare	<p>The density of the proposed development is 46.1 dwelling units per hectare, with not all parking provided underground or enclosed in a building. This density complies with the density range of the “Low Density Residential 3c” designation for a maximum of 49 units per hectare.</p> <p>Therefore, staff supports this modification.</p>
Minimum Landscaped Open Space	<p>Minimum landscaped area of 50% of lot area for maisonettes, townhouses and dwelling groups and 25% of lot area for apartments.</p> <p>Minimum landscaped strip width of 1.5 metres between any privacy area and any lot line and 4.5 metres abutting a street.</p>	<p>Minimum landscaped area of 35% of lot area.</p> <p>Minimum landscaped strip width of 2.4 metres abutting a street.</p> <p>Notwithstanding the definition of Landscaped Strip, an area for temporary waste pickup shall be permitted within the required landscaped strip.</p>	<p>The intent of the landscaped open space is to promote the inclusion of natural features and provide privacy areas that enhance the proposed development, ensuring that there is an adequate balance between built form, hard surface and open space areas on a property. The request to reduce the landscaped area and landscaped strips will permit the establishment of a compact housing form while still providing adequate private amenity areas, common landscaped strips, and permeable areas. Due to drainage swales required to be provided along interior lot lines, the space between privacy areas and lot lines will be sodded but would not be able to provide ornamental plantings. Fencing is located along the property lines abutting adjacent residential uses to enhance privacy and screening between adjacent developments.</p> <p>A curbside waste collection area is identified within the landscaped strip. As waste will be set out in accordance with the Solid Waste Management By-law, staff have no concerns with this exception.</p> <p>Therefore, staff supports these modifications.</p>

Regulation	Required	Modification	Analysis
Parking Location and Private Residential Garages	3 metres to any lot line or 5 metres to any dwelling unit located on a lot other than the said lot.	0.4 metres to any lot line or 5 metres to any dwelling unit located on a lot other than the said lot. Interior door swings shall be permitted to encroach into an interior garage parking space.	<p>The intent of this regulation is to mitigate impact of vehicle parking in proximity to adjacent properties. The visitor parking area is located adjacent to the west lot line, abutting a commercial development where the impact would be minimal. Therefore, the reduced setback for the visitor parking from the west lot line will have no impact on the adjacent property.</p> <p>The modification to permit a door swing to encroach into a garage parking space will allow for a useable parking space within the garage while permitting direct access to the garage and parked vehicles from the dwelling.</p> <p>Therefore, staff supports these modifications.</p>