

Site Specific Modifications to the Low Density Residential – Small Lot (R1a) Zone

Regulation	Required	Modification	Analysis
<p>Section 15.2.1 Permitted Uses and Section 15.2.1.1 Restricted Uses</p>	<p>N/A</p>	<p>To permit Multiple Dwelling with a maximum of six dwelling units</p>	<p>The proposed use of a multiple dwelling will contribute to a mix of housing and tenure types in the surrounding area and is compatible with other low density residential uses in the surrounding area.</p> <p>The proposed land use represents residential intensification at a scale that is appropriate for the subject lands.</p> <p>Based on the foregoing, staff support the proposed modification.</p>
<p>Section 15.2.2.1 Single Detached, Duplex Dwellings, and Day Nursery Regulations</p>	<p>N/A</p>	<p>Shall apply to the use of a Multiple Dwelling</p>	<p>The proposed multiple dwelling maintains a built form which is compatible with other low density residential uses in the surrounding area in terms of massing and height.</p> <p>The regulations of the parent R1a Zone are appropriate for the proposed use of a multiple dwelling to maintain a consistent streetscape and achieve an appropriate transition in scale with the surrounding area. In addition, maintaining similar building setbacks and a similar building height with the surrounding dwellings helps to minimize any impacts related to shadow, access to sunlight, and privacy.</p>

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			Based on the foregoing, staff support the proposed modification.
Section 15.2.2.1 (c) Front Yard Depth	3.0 metres	1.3 metres	<p>The intent of this regulation is to maintain a consistent streetscape and allow sufficient space for landscaped area. The proposed front yard depth of 1.3 metres is consistent with the low density residential uses along Chatham Street which maintain minimal to no setbacks from the front lot line. Staff is satisfied there is sufficient space for landscaping within the front yard and municipal boulevard to contribute to the streetscape along Chatham Street.</p> <p>Based on the foregoing, staff support the proposed modification.</p>
Section 5.2 a) i) Planting Strip for Parking Area Adjacent to Residential Zone	A minimum 1.5 metre wide landscape strip which shall contain a visual barrier in accordance with Section 4.19 of this By-law.	<p>A required landscape strip may contain a concrete pad and retaining wall for a maximum length of 4.6 metres along the easterly side yard and</p> <p>no landscape strip shall be required for a maximum length 5.9 metres along the</p>	<p>The intent of this regulation is to provide adequate screening and distance separation between a parking area and an adjacent residential use to minimize any impacts related to lighting, privacy and noise.</p> <p>The modification to allow a 5.9 metre portion of the easterly side yard to have no landscaped strip and no setback to the parking area is proposed to allow additional space for vehicles to manoeuvre at the end of the parking area.</p>

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		easterly side yard.	<p>The modification to allow for a retaining wall and concrete pad within the landscape strip will allow for garbage storage while maintaining the necessary distance separation from the parking area.</p> <p>No modification is requested to remove the requirement for the visual barrier in accordance with Section 4.19 of the Zoning Bylaw.</p> <p>Based on the foregoing, Staff support this modification.</p>
Section 5.2 i) Minimum Aisle Width	6.0 metres	5.49 metres	<p>The intent of this regulation is to ensure all vehicles can manoeuvre in and egress from the required parking spaces safely and with adequate visibility.</p> <p>The minimum required aisle width of 6.0 metres cannot be accommodated on site without requiring a reduction in the width of the required landscape strips and parking space length due to the width of the subject lands.</p> <p>Parking spaces are only proposed on one side of the parking area in the rear yard and no conflict between vehicles is anticipated as a result of the proposed modification. Additional manoeuvring space is provided at the end of the parking area to ensure vehicles have adequate space to turn</p>

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			<p>around within the parking area.</p> <p>Based on the foregoing, Staff support this modification.</p>
<p>Section 5.5 Barrier Free Parking</p>	<p>1 Barrier Free Space</p>	<p>0 Barrier Free Spaces</p>	<p>Due to constraints of the site, there is insufficient space to provide a barrier free parking space without reducing the number of required parking spaces.</p> <p>Barrier free parking is not typically required for low density residential uses in an urban setting.</p> <p>Based on the number of proposed units on site, Staff are satisfied with the provision of no barrier free parking.</p>