

Staff Recommended Site Specific Modifications to the Multiple Residential “RM5” Zone

Regulation	Required	Modification	Analysis
Multi-plex Dwelling Definition (Section 3.46)		Multi-plex Dwelling - Means a building divided vertically into a minimum of two (2) and a maximum of six (6) side-by-side units, which may also be divided horizontally to a maximum of two (2) units in height, for a maximum total of twelve (12) units, with each unit being separated by two (2) or more common walls and each having private entrances to the outside.	This amendment meets the intent of the Shaver Neighbourhood Secondary Plan which allows stacked townhouses.  Therefore, staff supports this modification.
Minimum Lot Area (Section 18.2 (a))	0.5 hectares	0.44 hectares	The proposed minimum lot area reflects the existing lot area, therefore a site specific modification is required to accommodate the proposed development.  Therefore, staff supports this modification.
Maximum Density (Section 18.2 (b))	50 units per hectare	80 units per hectare  <b>Applicant Proposed Modification: 81 units per hectare</b>	Density shall not exceed 80 units per hectare in the Medium Density Residential 2b designation of the Shaver Neighbourhood Secondary Plan. The density will comply with the Urban Hamilton Official Plan upon approval of the Secondary Plan Amendment, as discussed in Report PED23089.  Therefore, staff supports this modification.
Minimum Lot Frontage (Section 18.2 (c))	45 metres	30.0 metres	The proposed minimum lot frontage reflects the existing lot frontage, therefore a site specific modification is required to accommodate the proposed development.  Therefore, staff supports this modification.

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Minimum Front Yard (Section 18.2 (f))	10.5 metres	3.0 metres	The reduced minimum front yard provides for a more vibrant and active pedestrian-oriented streetscape. The end unit facing Shaver Road will be designed to face the street, including a principal entrance, high-quality materials, and ample glazing. Reducing the setback permits units to face onto the street while providing sufficient area for landscaping.  Therefore, staff supports this modification.
Minimum Side Yards (Section 18.2 (g))	9 metres	5.5 metres – Northernly  <b>Applicant Proposed Modification:</b> 3.0 metres	Yards provide amenity area and separation from adjacent uses. The proposed side and rear yard widths provide separation from the public works yard located to the south and east which reduces impacts from noise. On the north, the yard ensure privacy for the existing dwellings on the adjacent property.  Therefore, staff supports this modification.
		6.0 metres – Southernly  <b>Applicant Proposed Modification:</b> 1.8 metres	
Minimum Rear Yards (Section 18.2 (h))	9 metres	5.5 metres  <b>Applicant Proposed Modification:</b> 1.8 metres	
Maximum Height (Sections 7.11 (a) and 18.2 (i))	10.5 metres	14.5 metres	This amendment meets the intent of the proposed Shaver Neighbourhood Secondary Plan designation which permits four storey residential buildings.  Therefore, staff supports this modification.

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Minimum Landscaping (Section 18.2 (j))	50 percent	41 percent including the Children's Play Area	<p>The intent of this provision is to ensure that there is an adequate balance between built form, hard surface and open space for planting and amenity space. The minimum planting strip and Children's Play Area space is being retained. It is anticipated that this area will provide sufficient landscape area for future residents. Compact development is desirable to promote the efficient use of land and public transit infrastructure.</p> <p>A landscape plan will be required at the Site Plan Control stage and reviewed by staff to ensure high quality landscape is provided. At this stage, the applicant will be encouraged to incorporate Low Impact Development (LID) measures within the hardscaped areas to further improve permeability on the site.</p> <p>Therefore, staff supports this modification.</p>
Planting Strip (Section 18.2 (k))	3.0 metres width	<p>1.5 metres on the southernly lot line.</p> <p><b>Applicant Proposed Modification:</b>  East Lot Line: 0.0 metres  South Lot Line: 0.0 metres</p>	<p>The southernly lot line is shared with the City's Public Works yard and noise mitigation features will be required along this property line. Reduced planting strip requirement provides more flexibility to accommodate the noise mitigation while maintaining screening.</p> <p>Therefore, staff supports this modification.</p>
Parking (Section 18.2 (l))	25 percent of required parking spaces for multi-plex dwellings (excluding required visitor parking) shall be within an enclosed building or underground.	Removed	<p>This regulation is intended to reduce the visual impact of surface parking. This visual impact will be reduced by the reduction of the parking requirement and the provision of a 3.0 metre planting strip along each property line. In addition, the use to the south and east is not considered sensitive so significant impacts are not anticipated.</p> <p>Therefore, staff supports this modification.</p>

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Parking Rate (Section 7.14 (b)(i)(B))	2 parking space per dwelling unit plus 0.66 visitor parking spaces per dwelling unit.	1 parking space per dwelling unit plus 0.25 visitor parking spaces per dwelling unit.	<p>This site is located within close proximity to numerous shopping opportunities on the west side of Shaver Road. In addition, access to HSR bus routes is available along Shaver Road and Garner Road. This allows for future residents to use alternative forms of transportation for their needs.</p> <p>Therefore, staff supports this modification.</p>
Accessory Building Setback (Sections 7.18 (a)(ii), and 18.2 (n))	1.5 metres	<p>1.0 metres on the southernly lot line.</p> <p><b>Applicant Proposed Modification:</b> 0.9 metres</p>	<p>The southernly lot line is shared with the City's Public Works yard. Encroachment of accessory buildings into this space is not anticipated to result in any compatibility issues.</p> <p>Therefore, staff supports this modification.</p>