

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

Regulation	Required	Modification	Analysis
Minimum Rear Yard	7.5 metres.	6.5 metres, 50.0 metres for a building greater than 9.0 metres in height.	<p>The proposed rear and interior side yards will ensure compatibility with the adjacent low density land uses to the north and west of the site as they comply with the angular plane and do not create adverse shadow impacts. In addition, the proposed yard provides adequate space for outdoor amenity space.</p> <p>Therefore, staff supports these modifications.</p>
Minimum Interior Side Yard	7.5 metres.	4.5 metres, 45.0 metres for a building greater than 9.0 metres in height.	
Maximum Building Height	22.0 metres and any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum [rear and interior side] yard requirements to a maximum of 22.0 metres.	44.0 metres.	<p>The proposed building height is compatible with the adjacent residential areas as it will not create adverse shadow impact, it will provide sufficient setback to address transition from adjacent residential areas, and it will provide an appropriate stepback from the street.</p> <p>The modifications to the minimum rear yard and minimum interior side requirements, described above, provide sufficient separation from adjacent residential uses to support removing the equivalent building height increases as the yard setback increases.</p> <p>Therefore, staff supports this modification.</p>
Minimum Commercial Floor Area	None	2,030.0 square metres.	<p>The proposed minimum commercial floor area has been introduced to ensure that commercial uses continue to be provided on the site. This modification meets the intent of the “Mixed Use - Medium Density” designation which seeks to create vibrant people places where people can live, work, and shop.</p> <p>Therefore, staff supports this modification.</p>

Regulation	Required	Modification	Analysis
Minimum Separation Distance	None	5.25 metres between end walls; 10.0 metres between front façade and end wall; and, 20.0 metres between front façade and a building greater than 9.0 metres in height.	The proposed minimum separation space ensures compatibility between buildings located on the subject site. The proposed separation will ensure privacy and create open space for residents. Therefore, staff supports this modification.