

Site Specific Modifications to the Residential Multiple “RM3” Zone (Block 1, 2 and 3)

Regulation	Required	Modification	Analysis
Permitted Uses	Block Townhouses	<p>Added Permitted Uses:</p> <p>Apartment Buildings; Stacked Townhouses, and, Back-to-back townhouses (Maisonettes)</p> <p>Added definitions for Stacked townhouses and Back-to-back townhouses (Maisonettes).</p> <p>For those lands zoned “RM3-326”, Zone, Modified:</p> <ul style="list-style-type: none"> • the lot line along Gowland Drive is deemed to be the Front Lot line; • the easterly lot line of Block 2 measuring 64.77 metres and the westerly lot line of Block 3 measuring 64.62 metres on Draft Approved Plan of Subdivision 25T-202201, are deemed to be the Flankage Lot lines; and, • the lot line along Binbrook Road is deemed to be the Rear Lot line. 	<p>The Low Density Residential 3e designation in the Secondary Plan permits low-rise apartments, stacked townhouses and quatorplexes. The general residential policies in the Binbrook Secondary Plan note that a range and mix of housing types shall be permitted, including single detached, semi detached, duplexes, townhouses, quatorplexes, and apartment (multiple) dwellings.</p> <p>Multiple dwellings in the Official Plan means a building or part thereof containing five or more dwelling units. Examples of such dwellings include block townhouse dwellings, stacked townhouse dwellings, street townhouse dwellings fronting onto a condominium road, and apartment dwellings. (OPA 167)</p> <p>Definitions have been included in the By-law to ensure that the stacked townhouses and maisonettes are permitted. Definitions have also been included for clarity and to ensure the built form is consistent across Blocks 1,2 and 3.</p> <p>Staff support the modifications.</p>
Minimum Lot Frontage	45 metres	30 metres	<p>The intent of the Minimum Lot Frontage is to provide an adequate width for properties. The applicant is requesting a reduction of 15 metres for the lot frontage. The reduction is to accommodate Block 2 that would</p>

Regulation	Required	Modification	Analysis
			<p>have frontage on Binbrook Road and Street A. The proposed modification will allow for a compact development that will provide an appropriate density, while maintaining efficient built form compatible with the existing and proposed lot fabric in the area and ensuring adequate parking and amenity areas.</p> <p>Staff support the modification.</p>
Minimum Lot Area	0.4 hectares	0.3 hectares	<p>The applicant is requesting a reduction of 0.1 hectares and the intent of lot area is to ensure there is adequate space for buildings, parking, amenity area and landscaping. Staff are of the opinion that a lot area of 0.3 hectares can accommodate these requirements.</p> <p>Staff support the modification.</p>
Maximum Lot Coverage	30%	50%	<p>The intent of the maximum lot coverage regulation is to provide enough area for stormwater infiltration and landscape amenity opportunities. Staff are of the opinion that the intention of the regulation is being achieved as SWM control features such as a drainage channel and SWM pond are being included across the draft plan of subdivision to serve the lands. Opportunity for further landscaping can be reviewed at the Site Plan Control stage.</p> <p>Staff support the modification.</p>
Maximum Density	35 dwelling units	60 dwelling units	<p>Staff note that the current maximum density of 35 units per hectare is more reflective of low density, low rise built form. An increase to 60 dwelling units per hectare will help achieve and support compact and efficient built form. This density also complies with the “Low Density Residential 3e” designation in the Secondary Plan.</p> <p>Staff support the modification.</p>

Regulation	Required	Modification	Analysis
Minimum Front Yard	9 metres	3 metres except 6 metres to attached garage.	<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 Gowland Drive and proposed Street A.</p> <p>Staff supports this modification.</p>
Minimum Side and Rear Yards	7.5 metres, except 10.7 metres where the abutting lands are zoned Existing Residential "ER" or Residential "R1", "R2", "R3" "R4" or "RM1"	<p>Side Yard, 1.2 metres, except 3 metres on a flanking street.</p> <p>Rear Yard, 3 metres</p>	<p>The intent of a side yard is to provide access and allow for space for maintenance of buildings. Staff are of the opinion that the setbacks proposed maintains sufficient separation to allow maintenance and provide access to amenity areas. The intent of a rear yard is for adequate space for private outdoor amenity area and a reduction of 3.5 metres for the rear yard is supported to provide a more compact and efficient form of development.</p> <p>Staff support the modification.</p>
Minimum Separation Distance	<p>Between two (2) exterior walls which contain no windows to habitable rooms, a minimum of 3 metres (10 feet); and</p> <p>Between two (2) exterior walls one (1) of which contains windows to a habitable room, a minimum of 9 metres (30 feet); and</p> <p>Between two (2) exterior walls both of which contain windows to a</p>	To not apply this provision	<p>The intent of the building distance separation regulation is to ensure the protection of privacy and access to sunlight in interior portions of the site. These matters will be addressed through the required yard provisions and the Ontario Building Code requirements.</p> <p>Staff support the modification.</p>

Regulation	Required	Modification	Analysis
	habitable room, a minimum of 15 metres (50 feet).		
Minimum Floor Area per Dwelling Unit	95 square metres	To not apply this provision	<p>The intent of a Minimum Floor Area per dwelling unit is to ensure that an appropriate amount of liveable area is provided. The Ontario Building Code provides a minimum standard to ensure residential units meet a minimum level of habitable space.</p> <p>Staff support the modification.</p>
Maximum Height	10.7 metres	12.5 metres	<p>The proponent is looking to increase the height by 1.8 metres, to allow for multiple dwellings or stacked townhouses of three to four storeys. The maximum height throughout the plan of subdivision would be 12.5 metres to ensure consistency.</p> <p>Staff support the modification.</p>
Minimum Landscaped Area	50%	25%	<p>The intent of the minimum landscaped area 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 will permit the establishment of a compact housing form while still providing adequate private amenity areas, common landscaped strips, and permeable areas.</p> <p>Staff support the modification.</p>
Minimum Privacy Area	A minimum area of 35 square metres (375 square feet), per dwelling unit, shall be provided adjacent to the unit and screened on	To not apply this provision	<p>The intent of the minimum privacy area in the parent RM3 Zone is to ensure that owners/occupants have their own private outdoor amenity area. While only conceptual at this point, Blocks 1, 2 and 3 could accommodate stacked townhouses or multiple dwellings which could feature balconies above garages</p>

Regulation	Required	Modification	Analysis
	two (2) sides by means of a privacy screen.		and rooftop amenity areas for the upper units while at-grade or sunken courtyards could be provided for the lower units. These details would be further reviewed at the Site Plan Control stage. Staff support the modification.
Minimum Parking Requirements	<p>(i) Each dwelling unit shall have one (1) of the two (2) required parking spaces located within an attached private garage and the second parking space shall be provided contiguous to the unit; however, both parking spaces may be located underground or in a parking structure.</p> <p>(ii) No parking space or area shall be located closer to a street line than 6 metres (20 feet) and not be closer than 3 metres (10 feet) to any Residential Zone, unless such parking space is located within a below-grade communal parking structure.</p>	Notwithstanding SECTION 7: GENERAL PROVISIONS FOR ALL ZONES, Sub-section 7.35 – MINIMUM PARKING REQUIREMENTS FOR ALL ZONES, each parking space shall be 2.7 metres x 5.8 metres and each dwelling unit shall have two spaces plus 0.25 visitor parking spaces for each dwelling unit.	<p>The current Glanbrook standard requires a parking space size of 3 metres by 6 metres. The proposal reduces the stall size width by 0.3 metres and reduces the length by 0.2 metres. The current proposal also requests reducing visitor parking to 0.25 spaces per unit, instead of 0.5 spaces per unit. The proposal also provides two spaces for each dwelling unit.</p> <p>The overall amount of parking provided is at a higher rate compared to the other former municipalities which typically would require 1.25-1.75 spaces for multiple dwellings. In this case an overall rate of 2.25 spaces per dwelling unit would be provided, which is appropriate considering the Binbrook context.</p> <p>Staff support the modifications.</p>

Site Specific Modifications to the Low Density Residential – Small Lot (R1a, 867) Zone

Regulation	Required	Modification	Analysis
Minimum Lot Area	270 square metres	235 square metres	<p>The applicant has proposed a minor reduction to minimum lot area to accommodate the proposed single detached dwellings. The dwelling footprints are typical; however, as a result of the modifications to one side yard setback, the area of the typical interior lot is slightly less than what is currently required.</p> <p>Staff support this modification.</p>
Minimum Setback from a Side Lot Line	1.2 metres	1.2 metres on one side and 0.6 metres on the other	<p>The intent of the setback from a side lot line is to allow for access to the rear yard and allow for maintenance of buildings and drainage, while slightly reducing the side yard on side only.</p> <p>Staff support the modification.</p>
Minimum Setback from a Flankage Lot Line	3.0 metres	2.4 metres	<p>The intent of the Minimum Setback from a Flankage Lot Line is to maintain a buffer from the right-of-way while also allowing for maintenance of the building and access to the rear yard. The reduction of 0.6 metres will still allow for maintenance and access and brings the buildings closer to the street providing for a more inviting pedestrian realm.</p> <p>Staff support the modification.</p>
Minimum Setback from a Rear Lot Line	7.5 metres	7 metres	<p>The proposed modification to the rear 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 privacy and overlook are not an issue.</p> <p>Staff support the modification.</p>
Maximum Building Height	10.5 metres	12.5 metres	<p>The proposed height is to accommodate higher ceilings for the proposed dwellings. This increase in</p>

Regulation	Required	Modification	Analysis
			<p>the proposed height will not result in additional storeys and a three storey height is being maintained.</p> <p>Staff support the modification.</p>
Parking	i) In accordance with the requirements of Section 5 of this By-law.	Notwithstanding 5.2 b) ii), a parking space shall be a minimum 2.7 metres in width and 5.8 metres in length.	<p>The current Hamilton standard requires a parking space size of 2.8 metres by 5.8 metres. The proposal reduces the stall size width by 0.1 metres and the length will remain the same.</p> <p>Staff support the modification.</p>

Site Specific Modifications to the Low Density Residential – Small Lot (R1a, 868) Zone

Regulation	Required	Modification	Analysis
Minimum Lot Area	225 square metres	185 square metres	<p>The applicant has proposed a minor reduction to minimum lot area to accommodate the proposed semi detached dwellings. As a result of the modifications to the rear yard setback and lot width, the area of the typical semi detached lot is slightly less than what is currently required.</p> <p>Staff support the modification.</p>
Minimum Lot Width for each Dwelling Unit	7.5 metres	6.5 metres	<p>The intent of the minimum lot width is to accommodate a balance between driveways, landscaping, garages and steps. The reduction of 1 metre will still allow for an adequate amount of space for these features.</p> <p>Staff support the modification.</p>
Minimum Setback from a Flankage Lot Line	3.0 metres	2.4 metres	<p>The intent of the Minimum Setback from a Flankage Lot Line is to maintain a buffer from the right-of-way while also allowing for maintenance of the building and access to the rear yard. The reduction of 0.6 metres will still allow for maintenance and access and brings</p>

Regulation	Required	Modification	Analysis
			<p>the buildings closer to the street providing for a more inviting pedestrian realm.</p> <p>Staff support the modification.</p>
Minimum Setback from a Rear Lot Line	7.5 metres	7 metres	<p>The proposed modification to the rear 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 privacy and overlook are not an issue.</p> <p>Staff support the modification.</p>
Maximum Height	10.5 metres	12.5 metres	<p>The proposed height is to accommodate higher ceilings for the proposed dwellings. This increase in the proposed height will not result in additional storeys and a three storey height is being maintained.</p> <p>Staff support the modification.</p>
Parking	i) In accordance with the requirements of Section 5 of this By-law.	Notwithstanding 5.2 b) i), a parking space shall be a minimum 2.7 metres in width and 5.8 metres in length.	<p>The current Hamilton standard requires a parking space size of 2.8 metres by 5.8 metres. The proposal reduces the stall size width by 0.1 metres and the length will remain the same.</p> <p>Staff support the modification.</p>

Site Specific Modifications to the Low Density Residential – Small Lot (R1a, 869) Zone

Regulation	Required	Modification	Analysis
Minimum Lot Area	180 square metres	150 square metres	<p>The applicant has proposed a minor reduction to minimum lot area to accommodate the proposed street townhouse dwellings. The dwelling footprints are typical; however, as a result of the modifications to the rear yard setback the area of the typical interior lot is slightly less than what is currently required.</p>

Regulation	Required	Modification	Analysis
			Staff support the modification.
Minimum Setback from a Flankage Lot Line	3.0 metres	2.4 metres	<p>The intent of the Minimum Setback from a Flankage Lot Line is to maintain a buffer from the right-of-way while also allowing for maintenance of the building and access to the rear yard. The reduction of 0.6 metres will still allow for maintenance and access and brings the buildings closer to the street providing for a more inviting pedestrian realm.</p> <p>Staff support the modification.</p>
Minimum Setback from a Rear Lot Line	7.5 metres	7 metres	<p>The proposed modification to the rear 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 privacy and overlook are not an issue.</p> <p>Staff support the modification.</p>
Maximum Height	10.5 metres	12.5 metres	<p>The proposed height is to accommodate higher ceilings for the proposed dwellings. This increase in the proposed height will not result in additional storeys and a three storey height is being maintained.</p> <p>Staff support the modification.</p>
Parking	i) In accordance with the requirements of Section 5 of this By-law.	Notwithstanding 5.2 b) i), a parking space shall be a minimum 2.7 metres in width and 5.8 metres in length.	<p>The current Hamilton standard requires a parking space size of 2.8 metres by 5.8 metres. The proposal reduces the stall size width by 0.1 metres and the length will remain the same.</p> <p>Staff support the modification.</p>