

Site Specific Modifications to the Neighbourhood Commercial (C2) Zone

Regulation	Required	Modification	Analysis
Minimum Long-term bicycle parking (Section 5.7 e))	None.	0.5 per dwelling units.	<p>These amendments meets the intent of the UHOP Community Node policies which permit a reduction in parking requirements to encourage a broader range of uses and density to support transit. The proposed development proposes a mix of uses including a residential component and the site has access to public transit and active transportation infrastructure. The addition of a bicycle parking requirement will support the use of active transportation infrastructure.</p> <p>Therefore, staff supports these modifications.</p>
Minimum Short-term bicycle parking (Section 5.7 c))	None.	5 spaces.	
Permitted Uses (Section 10.2.1)	<ul style="list-style-type: none"> • Artist Studio • Catering Service • Commercial School • Craftsperson Shop • Day Nursery • Dwelling Unit, Mixed Use • Emergency Shelter • Financial Establishment • Medical Clinic • Motor Vehicle Service Station • Office • Personal Services • Repair Services • Restaurant • Retail • Social Services Establishment • Veterinary Service 	<p>Added Permitted Uses:</p> <ul style="list-style-type: none"> • Multiple Dwelling • Street Townhouse Dwelling <p>Removed Permitted Uses:</p> <ul style="list-style-type: none"> • Catering Service • Motor Vehicle Service Station • Repair Services • Restaurant • Retail 	<p>The amendments align the permitted and restricted uses to the Ancaster Wilson Street Secondary Plan “Low Density Residential 3” designation policies. The designation permits multiple dwellings and townhouse dwellings in addition to small scale commercial uses, but it prohibits retail, financial establishments, restaurants, motor vehicle service stations, and gas bars.</p> <p>In addition to the residential uses, the designation permits small scale commercial uses. Regulations restricting the location and amount of commercial uses achieve this policy objective.</p> <p>Therefore, staff supports these modifications.</p>

Regulation	Required	Modification	Analysis
Prohibited Uses (Section 10.2.2)	<ul style="list-style-type: none"> Commercial Parking Facility Drive-Through Facility 	Added Prohibited Uses: <ul style="list-style-type: none"> Catering Service Motor Vehicle Service Station Repair Services Restaurant Retail 	
Location of Commercial Uses (Section 10.2.1.1)	None.	Commercial uses shall be limited to the ground floor within mixed use buildings. New stand alone commercial buildings shall be limited to a maximum gross floor area of 500 square metres and a maximum height of 2 storeys. Within existing buildings, commercial uses shall be limited to existing buildings.	
Minimum Parking Requirement (Section 5.6 c iv.) for Medical Clinic	1 per 16.0 square metres.	1 per 20.0 square metres.	These amendments meets the intent of the UHOP Community Node policies which permit a reduction in parking requirements to encourage a broader range of uses and density to support transit. The proposed development proposes a mix of uses including a residential component and the site has access to public transit and active transportation infrastructure. The addition of a bicycle parking requirement will support the use of active transportation infrastructure. Therefore, staff supports these modifications.
Minimum Density	None.	20 units per hectare.	
Maximum Density	None.	60 units per hectare.	