

Zoning By-law Site Specific Modifications – Mixed Use - High Density (C4) – Zone

Provision	Required	Requested Amendment	Analysis
Section 4: General Provisions			
4.6 a), d) and e) – Encroachment of Architectural Features, Porches, and Balcony ** Staff Recommended Modification	<p>The projection of window sills, chimney breasts, belt courses, cornices, eaves, troughs and other similar architectural features, ductworks, venting and other similar appurtenances may be permitted in any required yard, provided that no such features shall project more than 0.6 metres into the required yard or a maximum of half the distance of the required yard whichever is the lesser.</p> <p>A porch, deck or canopy may encroach into any required yard to a maximum of 1.5 metres, or a maximum of half the distance of the required yard whichever is the lesser.</p> <p>A balcony may encroach into any</p>	<p>Parapets, guard rails, rooftop terraces, terrace dividers, elements associated with a green roof or outdoor amenity spaces shall be permitted to be located within the minimum required setback.</p> <p>A porch, steps, balconies, wall or screens dividing porches, terraces or balconies and other architectural elements may encroach a maximum of 2.5 metres into a required setback.</p> <p>A balcony, balcony dividers and other architectural elements may encroach into any required yard to a</p>	<p>The proposed modification respecting the encroachment of architectural features, porches, and balconies is required based on a staff recommended modification. The architectural features, porches, and balconies will maintain an adequate separation from the adjacent lot lines and will not create adverse impacts on the adjacent lands.</p> <p>Therefore, the proposed modification can be supported.</p>

	required yard to a maximum of 1.0 metres, except into a required side yard of not more than one-third of its width or 1.0 metres, whichever is the lesser.	maximum of 2.5 metres.	
Section 5: Parking Regulations			
5.6.a) ii) a) – Off-Site Parking ** Staff Recommended Modification	Off-site parking shall only be permitted within a zone in which the use requiring such parking is permitted.	Off-site parking for a multiple dwelling is permitted within a zone in which a multiple dwelling is not permitted.	The proposal is looking to provide the required parking for the ground floor commercial uses on the balance of the lands to the north by way of an off-site parking agreement which is currently permitted. The proposed modification to allow off-site parking for a multiple dwelling will allow for any additional parking needs to be addressed. Therefore, the proposed modification can be supported.
5.6 c) – Minimum Parking requirement ** Staff Recommended Modification	A minimum of 1 parking space per unit, except where a dwelling unit is 50 square metre in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 per unit.	A minimum of 0.9 parking spaces per unit, except where a dwelling unit is 50 sq. m. in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 per unit.	A modification to reduce the required parking for units greater than 50 square metres from 1 per unit to 0.9 per unit represents a small reduction in required parking and is appropriate given the proximity to existing local transit, the availability or future availability of higher order transit in the area, proximity to both commercial uses and institutional uses, and the provision of bicycle parking. Therefore, the proposed modification can be supported.
Section 10.4: Mixed Use High Density (C4) Zone			
10.4.1.1 ii) 1. – Finished Floor Elevation ** Applicant Requested Modification	The finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade.	A finished floor elevation of any dwelling unit shall be a minimum of 0 metres above grade, except for any dwelling unit facing	The intent and purpose of requiring a minimum finished floor elevation of 0.9 metres for a dwelling unit, is to provide a separation and buffer between the public realm and the dwelling unit to protect the privacy and enjoyment of the residents of the unit. The proposed development is not proposing at grade dwelling units that are facing Centennial Parkway North, and the proposed modification is to be further

<p>** Staff Recommended Modification</p>		<p>Centennial Parkway North which shall have a finished floor elevation of 0.9 metres above grade.</p>	<p>amended so that it would not apply to any unit facing Centennial Parkway North, but will permit units facing the green space area to the south and facing the rear of the property to be established at grade.</p> <p>Therefore, the proposed modification can be supported.</p>
<p>10.4.3 a) – Maximum Building Setback from a Street Line</p> <p>** Applicant Requested Modification</p> <p>** Staff Recommended Modification</p>	<p>4.5 metres from a street line, except where a visibility triangle is required for a driveway access.</p>	<p>4.5 metres from a street line, except where a visibility triangle is required for a driveway access and shall not be required from Barlake Avenue.</p>	<p>The subject property backs onto Barlake Avenue and is a dead end street.</p> <p>The proposed development will provide a pedestrian access to Barlake Avenue to allow access for residents of the development into the neighbourhood and for residents of the neighbourhood more direct access to Centennial Parkway North. Therefore a 4.5 metre maximum setback is not necessary.</p> <p>An 11.4 metre setback is provided from the Barlake Avenue streetline. The easterly lot line including the Barlake Avenue streetline function as the rear lot line of the site, as noted below a minimum setback of 10.5 metres with additional setbacks for the upper floors shall be applied. Ensuring that the proposed development is adequately setback from the rear lot line including the streetline along Barlake Avenue will ensure an appropriate transition and buffering between the proposed development and the adjacent lands and will reduce shadow, overlook and wind impacts on the adjacent lands.</p> <p>Therefore, the proposed modification can be supported.</p>
<p>Minimum Setback from a Street Line</p> <p>** Staff Recommended Modification</p>	<p>No minimum setback from a street line is required.</p>	<p>4.7 metres from a streetline for any portion of the building greater than 18.0 metres in height, for the lands</p>	<p>The proposed development incorporates setbacks of the proposed towers from the front lot line and from the edge of the podium in order to both establish a building massing that is compatible with the streetscape character of the area and to provided variation in building massing along Centennial Parkway North.</p>

		<p>included in Block 1 of Special Figure No. 32.</p> <p>11.0 metres from a street line for any portion of the building greater than 18.0 metres in height and 13.7 metres from a streetline for any portion of the building greater than 39.2 metres in height, for the lands included in Block 2 of Special Figure No. 32.</p>	<p>The proposed modifications for setbacks establishing different minimum setbacks for the northerly and southerly towers will ensure that the building massing of the towers will be appropriately stepped back and achieve the variation in building massing.</p> <p>Therefore, the proposed modification can be supported.</p>
<p>10.4.3 b) – Minimum Rear Yard Setback</p> <p>** Staff Recommended Modification</p>	7.5 metres.	<p>10.5 metres.</p> <p>22.5 metres for any portion of the building exceeding 18.0 metres in height and 25.0 metres for any portion of a building exceeding 39.2 metres in height, for the lands included in Block 4 of Special Figure No. 32.</p> <p>13.5 metres for any</p>	<p>The proposed development is proposed to be setback 11.4m for the building base from the rear lot line, with additional varying setbacks for the proposed tower. A 10.5 metre minimum setback is proposed to allow for a degree of flexibility at the detailed design stage.</p> <p>The proposed modifications will ensure that the increased minimum rear yard setback is adhered to and that additional setbacks for the upper portions of the development are provided.</p> <p>Therefore, the proposed modification can be supported.</p>

		portion of the building exceeding 18.0 metres in height, for the lands included in Block 5 of Special Figure No. 32.	
<p>10.4.3 c) – Minimum Interior Side Yard</p> <p><i>** Staff Recommended Modification</i></p>	7.5 metres.	<p>7.5 metres</p> <p>Southerly Side Yard 21.0 metres.</p> <p>Southerly side yard 34.0 metres for any portion of the building exceeding 18.0 metres in height, 40.0 metres for any portion of a building exceeding 27.0 metres in height, and 46.0 metres from any portion of a building exceeding 36.2 metres in height, for lands included in Block 3 of Special Figure No. 32.</p>	<p>The proposed development is to provide a substantive setback from the southerly side lot of at least 21.0 metres. The large setback will allow for an appropriate transition in scale between the proposed development and the adjacent low rise residential development to the south, and will allow for the establishment of a large open space area that will provide pedestrian connection and outdoor amenity for both the residents of the development and the surrounding community. The proposed modification to increase the minimum setback from the southerly side lot line will ensure that the proposed development will provide an appropriate transition from the lands to the south and ensure that sufficient space is maintained for the establishment of the open space area.</p> <p>The tower of the phase 2 (middle) portion of the development is intended to be stepped down towards the southerly lot line in order to create a transition in scale between the development and the existing low rise residential development to the south. The modification for increased minimum setbacks for the upper portions of the phase 2 development will ensure that the intended transition in scale is achieved.</p> <p>Therefore, the proposed modification can be supported.</p>

<p>10.4.3 d) iii) – Maximum Building Height</p> <p><i>** Staff Revised Recommended Modification</i></p>	<p>Maximum Building Height of 40.0 metres.</p>	<p>Maximum Building Height of 65.0 metres, for lands included in Blocks 1, 2 and 3 of Special Figure No. 32.</p> <p>Maximum Building height of 55.0 metres for lands included in Block 4 of Special Figure No. 32.</p> <p>Maximum Building height of 40.0 metres for lands included in Block 5 of Special Figure No. 32.</p>	<p>The three proposed 20 storey towers contained on phases 1 and 2 of the development will have a maximum building height of 63.45 metres, to provide flexibility, an additional 1.55 metres to 65.0 metres has been included.</p> <p>In addition, the 17 storey tower contained on the phase 3 portion of the development (Blocks 4) will have a maximum building height of 54.3 metres and to provide flexibility an additional 0.7 metres to 55.0 metres has been included. Furthermore, the southerly portion of the phase 3 (Block 5) building has a building height of 39.05 metres and therefore will comply with existing maximum building height of the C4 Zone without additional modification and therefore no modification for increase in building height will be applied to Block 5.</p> <p>The policies of the Centennial Neighbourhoods Secondary Plan establish a maximum building height of 15 storeys. Policy 6.7.7.4 d) of the Centennial Neighbourhood Secondary Plan the maximum building height can be increased by an additional 5 storeys which would establish a maximum height of 20 storeys for the subject lands, subject to specific criteria. The proposed development is seeking to increase the height but will not exceed the 20 storey maximum. As discussed in the Official Plan policy section of this Report, this increase in height can be supported.</p> <p>The increase in maximum building height based on the additional height limitations proposed by staff will support a building mass that will not have an adverse impact on the adjacent properties or public realm with respect to sun shadow, wind, or overview impacts.</p> <p>Therefore, the revised modifications can be supported.</p>
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Special Provision – Future Severance ** Applicant Requested Modification	No existing provision.	That the lands zoned Mixed Use – High Density (C4, 853) Zone shall be deemed to be one lot for the purpose of applying the provision of the By- law. Zoning provisions shall apply only to the external lot lines of the overall lands, and not the individual property boundaries of any lot created by registration of Condominium Plan, Part Lot Control	<p>The proposed development is to be developed in phases, the proposed modification is to facilitate the phased development of the lands and ensure that the site specific modification are not applied to the registration of any future Draft Plan of Condominium Plan or Consent application.</p> <p>Therefore, the proposed modification can be supported.</p>
Minimum Ground Floor Street Façade ** Staff Recommended Modification	No existing provision.	A minimum of 50 % of the ground floor area facing Centennial Parkway North shall be comprised of commercial uses.	<p>The subject property is a Pedestrian Focus Street in the Centennial Neighbourhoods Secondary Plan. The policies respecting Pedestrian Focus Streets (6.7.7.5 c)) identify that pedestrian focus streets shall be the focus for retail activities and shall provide pedestrian oriented design at grade along the street. The proposed modification is to ensure that an adequate percentage of the ground floor area along Centennial Parkway North is used for commercial uses, in accordance with the policies of the Secondary Plan.</p> <p>Therefore, the proposed modification can be supported.</p>