

Site Specific Modifications to the Low Density Residential (R1) Zone

Regulation	Required	Modification	Analysis
Maximum Yard Encroachment	0.5 metres	2.61 metres	<p>The modification is required due to the road widening dedication to be acquired by the City. The modification is to the existing single detached dwelling and recognizes the existing porch. The modification, while resulting in a minor increase, allows for the needed space for municipal infrastructure.</p> <p>Staff support the modification.</p>
Accessory Building Size	The aggregate Gross Floor Area of all Accessory Buildings shall not exceed 45 square metres or 7.5% total lot coverage, whichever is the lesser.	The maximum Gross Floor Area of the existing rear yard garage shall not exceed 55 square metres.	<p>The modification is required to recognize the existing accessory structure to the single detached dwelling that is being retained. The intent of the provision is maintained as there is sufficient amenity area in the rear yard and the accessory building is not dominant.</p> <p>Staff support the modification.</p>
Driveway Width	<p>ii) The width of a driveway shall not exceed the width of an attached garage.</p> <p>iii) Notwithstanding Subsection 5.1 b) iv), on a lot having an attached garage less than 5.0 metres in width, the driveway may extend beyond the width of the garage toward the side lot line to a maximum width of 5.0 metres and no closer than 0.6 metres to the side lot</p>	Notwithstanding Section 5.1 b) ii) and iii) the existing driveway width of 5.1 metres shall be permitted.	<p>The modification is required to recognize the existing driveway width. The attached garage is setback away from the street and the driveway widens closer to the street. The existing landscaping is maintained, and the width does not negatively impact the streetscape.</p> <p>Staff support the modification.</p>

Regulation	Required	Modification	Analysis
	line, nearest to the garage.		

Site Specific Modifications to the Low Density Residential (R1a) Zone

Regulation	Required	Modification	Analysis
Blocks 2 and 3			
Minimum Setback from the Front Lot Line	3.0 metres	6.0 metres	<p>The modification has been included by staff to ensure that the semi detached dwellings are compatible with the adjacent single detached dwellings and that there is an appropriate access depth to the garage to allow for maneuverability of vehicles.</p> <p>Staff support the modification.</p>
Maximum Yard Encroachment	1.5 metres	1.6 metres	<p>The applicant is requesting a minor increase of 0.1 metres to allow for articulation along the front façade. The modification, while resulting in a minor increase, will provide adequate separation from the street edge.</p> <p>Staff support the modification.</p>
Block 3			
Minimum Lot Width	7.5 metres	5.6 metres	<p>The applicant is requesting a minor reduction of 1.9 metres. Staff are of the opinion the requested modification is minor and will provide adequate building envelopes, driveway widths for a parking space, and side yard setbacks, and are considered a sufficient width to maintain good engineering practices. In addition, the modification is only required for lots 4 and 5 due to the angled side lot line.</p> <p>Staff support the modification.</p>

Regulation	Required	Modification	Analysis
Landscape Requirements	A minimum 50% landscaped area in the Front Yard	The Minimum Landscaped Area in the Front Yard shall be 44%.	<p>The intent of the Minimum Landscape Open Space provision is to ensure that adequate landscaping and permeable surfaces are provided to create and maintain a consistent streetscape, provide amenity area and for drainage purposes. The proposed modification is minor in nature and will allow for adequate landscaping. Each individual lot will maintain a minimum 50 percent landscape area allowing for appropriate plantings and drainage to occur and only lots 4 and 5 are seeking the reduction of 2 and 6 percent.</p> <p>Staff support the modification.</p>