

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

| Regulation | Required | Modification | Analysis |
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| Definitions and Permitted Uses | Artist Studio Beverage Making Establishment Catering Service Commercial Entertainment Commercial Parking Facility Commercial Recreation Commercial School Communications Establishment Conference or Convention Centre Craftsperson Shop Day Nursery Dwelling Unit(s) Educational Establishment Emergency Shelter Financial Establishment Funeral Home Hotel Laboratory Lodging House Medical Clinic Microbrewery Motor Vehicle Gas Bar Motor Vehicle Service Station Motor Vehicle Washing Establishment Multiple Dwelling | <p>Added Live/Work Unit to the list of permitted uses.</p> <p>Live/Work Unit shall mean a dwelling unit where a residence is permitted, and where a commercial use may also be permitted with a maximum size of 50 square metres of gross floor area and which shall be located on the ground floor. Commercial uses in a Live/Work Unit shall be limited to a personal service shop, a professional office and a retail store.</p> | <p>Live/Work units provide both commercial and residential uses within the same dwelling unit. The land use designation permits both of these uses and encourages mixed use development.</p> <p>Therefore, staff supports these modifications.</p> |

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| | Office Personal Services Performing Arts Theatre Place of Assembly Place of Worship Repair Service Residential Care Facility Restaurant Retail Retirement Home Social Services Establishment Tradesperson's Shop Transportation Depot Urban Farmers Market Veterinary Service | | |
| Permitted Yard Encroachments for a porch, deck, or canopy | Maximum 1.5 metres, or to a maximum of half the distance of the required yard, whichever is the lesser. | Maximum 3.5 metres. | These modifications permit the development of buildings at the site boundaries which will result in vibrant pedestrian environments along street frontages and enhanced private amenity area. |
| Permitted Yard Encroachments for a balcony | Maximum 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 2.0 metres. | Therefore, staff supports these modifications. |
| Aggregate Gross Floor Area of all Accessory Buildings | Shall not exceed 45 square metres or 7.5% total lot coverage, whichever is the lesser. | Shall not exceed 7.5% total lot coverage. | Although block townhouse dwellings and Live/Works units are proposed, the site is designed as a multiple dwelling development with underground parking below grade. Therefore, it is not appropriate to regulate this proposal as other ground oriented dwelling types, and accessory buildings providing |

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| | | | access to the underground parking should not be restricted by this regulation. Therefore, staff supports this modification. |
| Parking Space Location | Not within 3.0 metres from a street line. | Not within 25.0 metres from a street line. | The intention of these regulations is to create vibrant public environments by ensuring that parking spaces do not dominate the street line. The increased setback for parking spaces meets this intent and results in surface parking spaces located at the centre of the site behind buildings, which eliminates the need for a planting strip. Therefore, staff supports these modifications. |
| Minimum Planting Strip | 3.0 metres. | Not required. | |
| Minimum Long-term Bicycle Parking Spaces | N/A. | 0.25 parking spaces per unit. | The proposed number of long-term and short-term bicycle parking spaces will exceed the minimum number required by Zoning By-law No. 05-200. This will support active transportation. Therefore, staff supports these modifications. |
| Minimum Short-term Bicycle Parking Spaces | Multiple dwelling: 5 parking spaces per building. Commercial uses in the Mixed Use Zones: 5 parking spaces per building. | 20 parking spaces. | |
| Location of Short-term Bicycle Parking Spaces | Within a bicycle parking area at grade. | On the lot containing the use. | |
| Restriction of Uses within a building | The finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade. | Shall not apply. | The proposed development includes townhouse units and multiple dwelling units located at-grade. This regulation is intended to create distinction between the public realm and private living space. The provision of private terraces outside at-grade units serves to create this distinction. Therefore, staff supports this modification. |

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| Building Setback from a Street Line | Minimum 3.0 metres for a building with residential units on the ground floor facing a street. | Minimum 2.0 metres. | <p>The proposed setbacks support the creation of a pedestrian oriented environment by allowing buildings to be located nearer to the property line while also permitting the Live/Work units to provide outdoor area adjacent to Vince Mazza Way. The increased setback along South Service Road is consistent with the provincial right-of-way setback requirement.</p> <p>Therefore, staff supports these modifications.</p> |
| | Maximum 4.5 metres, except where a visibility triangle is required for a driveway access. | <p>Maximum 16.5 metres from the northern property line.</p> <p>Maximum 8.5 metres from the western property line.</p> | |
| Building Height | Maximum 22.0 metres. | Maximum building height shall be in accordance with Figure 35 of Schedule F – Special Figures of Zoning By-law No. 05-200. | <p>The proposed heights of 45.0 metres and 33.0 metres will result in a maximum 12 and 8 storey buildings, respectively. Shadow impacts are limited through site design and building massing and no shadow impacts will occur on low density dwellings. Buildings facing onto Vince Mazza Way public roads have a stepback of 2.5 metres at the 7th floor to minimize appearance of height from the street.</p> <p>Therefore, staff supports these modifications.</p> |
| | Minimum 7.5 metre façade height for any portion of a building along a street line. | Minimum 7.5 metre façade height for any portion of a building along a street line, except that one section up to 12.0 metres in width may be permitted a reduced height of 4.5 metres. | |
| | In addition to Section 10.5.3d)i) and notwithstanding Section 10.5.3d)ii), any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 10.5.3 b) and c) when abutting a Residential or Institutional Zone to | Shall not apply. | |

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| | a maximum of 22.0 metres. | | |
| Parking Location | N/A. | Minimum of 85% of all vehicle parking spaces shall be located within an underground parking garage. | <p>These proposed regulations will support the creation of a pedestrian oriented environment as the regulations will ensure outdoor amenity area and the development of the central square, as shown on the Site Plan attached to Appendix “E” to Report PED23135, which will be further detailed at the future Site Plan Control stage. These outdoor amenity spaces will support both residents and shoppers resulting in the development of complete communities.</p> <p>Therefore, staff supports this modification.</p> |
| Minimum Landscaped Area | N/A. | 40% of the total lot area. | |
| Outdoor Amenity Area | N/A. | Minimum 1,000 square metre contiguous area setback at least 25.0 metres from a Street Line shall be provided. | |
| Minimum Density | N/A. | 60 units per net hectare. | <p>The proposed density regulations are consistent with the proposed site specific “Medium Density Residential 2” designation of the Fruitland-Winona Secondary Plan.</p> <p>Therefore, staff supports these modifications.</p> |
| Maximum Density | N/A. | 310 units per net hectare. | |