

Site Specific Modifications to the Residential Multiple RM2-328

Regulation	Required	Modification	Analysis
<p>Definition: “Lot”</p>	<p>Means a parcel or tract or land having within the boundaries of a Zone sufficient lot frontage, lot depth and lot area to satisfy the applicable requirements of the Zone within which it is located, and:</p> <p>(a)(i) Is a whole lot as shown on a Registered Plan of Subdivision, except a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision in a By-law passed pursuant to Section 50 of the Planning Act, being Chapter P.13 of the Revised Statutes of Ontario, 1990, as amended from time to time; or</p>	<p>Individual dwelling unit lots may be created by registration of a condominium plan or created by Part Lot Control or Draft Plan of Subdivision and shall be permitted to front on a private condominium road other than a street.</p>	<p>The modification has been included by staff and represents a technical modification to permit townhouses on a condominium road. The modification is required to permit street townhouses prior to individual lots being created through approved Draft Plan of Subdivision and Part lot Control applications.</p> <p>Therefore, staff supports this modification.</p>

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Per-mitted Uses 18.1	(a) One (1) Street Townhouse Dwelling per lot, and (b) Uses, buildings and structures accessory to the use permitted under Paragraph (a) of this Subsection.	(a) Street Townhouse Dwelling which includes but not limited to individual townhouse lots having frontage on or otherwise tied to a public road or condominium road; (b) Uses, buildings and structures accessory to the uses described in Paragraphs (a).	The modification has been included by staff and represents a technical modification to permit townhouses on a condominium road. The modification is required to permit street townhouses prior to individual lots being created through approved Draft Plan of Subdivision and Part lot Control applications. Therefore, staff supports this modification.
Minimum Lot Frontage 18.2.(a)	7 metres.	5.9 metres per dwelling unit (i) For a dwelling end unit which does not abut a flanking street, the minimum lot frontage shall be 6.5 metres; and, (ii) On a corner lot, the minimum lot frontage for an end dwelling unit adjacent to the flanking street shall be 6.5 metres	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. Therefore, staff supports this modification.

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<p>Minimum Lot Area</p> <p>18.2 (b)</p>	<p>210 square metres (2,300 square feet) per dwelling unit, except:</p> <p>(i) On an end lot which does not abut a flanking street, the minimum lot area shall be 270 square metres (2,900 square feet); and,</p> <p>(ii) On a corner lot which abuts a flanking street, the minimum lot area shall be 360 square metres (3,875 square feet).</p>	<p>130 square metres per dwelling unit, except:</p> <p>(i) On an end lot which does not abut a flanking street, the minimum lot area shall be 175 square metres; and,</p> <p>(ii) On a corner lot which abuts a flanking street, the minimum lot area shall be 165 square metres.</p>	<p>The proposed modification will allow for a compact development that will provide an appropriate density, while maintaining efficient built form compatible with the existing lot fabric in the area and ensuring adequate parking and amenity areas.</p> <p>Therefore, staff supports this modification.</p>
<p>Maximum Lot Coverage</p> <p>18.2 (c)</p>	<p>35 percent</p>	<p>55 percent</p>	<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 the increase is minor and will allow the proponent to address SWM control. The increase in coverage is due to the coverage being calculated per individual lot in which the rear lane three storey townhouse units have a greater lot coverage. The proposal will maintain an overall lot coverage of 33.2 percent and meets the minimum requirement for amenity area, allowing for appropriate landscape amenity opportunities.</p> <p>Therefore, staff supports this modification.</p>

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Minimum Front Yard 18.2 (d)	7.5 metres.	(i) 4.0 metres, except a garage that faces a front lot line shall have a minimum front yard setback of 6.0 metres; and, (ii) Notwithstanding (d) (i) of this by-law, a minimum 1.65 metres for a corner lot except a garage that faces a front lot line shall have a minimum front yard setback of 6.0 metres	The front yard setback will allow for better articulation of the front elevations of the townhouse dwellings and requiring garages be setback. In addition, the reduction will activate the streetscape along Rymal Road East and provide cohesive transition to the townhouse to the west of the subject lands. In addition, the further reduction to 1.65 metres for corner units is a technical amendment as this is due to the curb radii of the private condominium road. Therefore, staff supports this modification.
Minimum Side Yard 18.2.(e)(ii)	End dwelling unit on a corner lot abutting a flanking street 6.0 metres.	0.7 metres.	The reduction is to the end unit which abuts an internal sidewalk adjacent to visitor parking spaces. The reduction is only to one unit within the development and will be screened by plantings. Therefore, staff supports this modification.
Minimum Rear Yard 18.2.(f)	7.5 metres.	6.0 metres.	Staff note that the intent of the Minimum Rear Yard is to provide for an appropriate private amenity outdoor living area and setback from adjacent land uses. Staff support the reduced setback as there will be sufficient outdoor private amenity area. Therefore, staff supports this modification.

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Minimum Landscape Area 18.2 (i)	30 percent of the lot area.	20 percent of the lot area.	<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 increase in coverage is due to the coverage being calculated per individual lot. The proposed modification is minor in nature will allow for appropriate plantings and drainage to occur. The applicant will be encouraged to incorporate Low Impact Development (LID) measures within the hardscaped areas at the Site Plan Control stage to further improve permeability on the site.</p> <p>Therefore, staff supports this modification.</p>
Maximum Building Height 18.2 (h)	10.7 metres.	11.6 metres.	<p>The proposed increase in height is to accommodate three storey townhouses along Rymal Road East and the remainder of the subject lands will be subject to the existing 10.7 metre height provision. The modification is minor and will allow for compatible design achieved through architectural massing, height, scale and landscaping.</p> <p>The increase in height will not result in any potential shadowing or overlook issues onto abutting properties and proposed townhouses are consistent with the existing townhouses fronting on Rymal Road East to the west of the subject lands.</p> <p>Therefore, staff supports this modification.</p>
Dwelling Unit Placement 18.2 (k) (ii)	Not more than four (4) attached dwelling units shall be erected in a row without offsetting or staggering the front	Not more than eight (8) attached dwelling units shall be erected in a row without offsetting or	<p>This modification is required to allow flexibility with the articulation of the front facades by specifically allowing flexibility to the units along Rymal Road East with rear lane driveway access.</p>

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	face or wall of the dwelling.	staggering the front face or wall of the dwelling.	Therefore, staff support this modification.
Encroachment Into Yards, 7.26 (b)	Balconies, canopies, fruit cellars or unenclosed porches which may project into any required front or rear yard a distance of not more than 1.5 metres (5 feet), or into any minimum side yard a distance of not more than 0.5 metres (1.6 feet).	Balconies, canopies, fruit cellars or unenclosed porches which may project into any required front or rear yard a distance of not more than 3 metres.	The applicant is requesting a minor increase of 1.5 metres to allow for articulation along the front façade. The modification, while resulting in a minor increase, and will provide adequate separation from the street edge. Therefore, staff supports this modification.