

Site Specific Modifications to the Transit Oriented Corridor Local Commercial (TOC2) Zone

Regulation	Required	Modification	Analysis
<p>Building Setback from the Street Line</p> <p>11.2.3 a)</p>	<p>Minimum of 1.5 metres is required from the street line.</p>	<p>A minimum setback of 0.0 metres shall be required for a setback from the street line.</p>	<p>Staff are satisfied with the requested modification because it recognizes the setback of the existing building on the subject lands. The building setback is similar to other buildings on the street and encourages the protection of the existing building which has potential cultural heritage value.</p> <p>Therefore, Staff support the modification.</p>
<p>Building Setback from an Interior Side Lot Line</p> <p>11.2.3 c) i) and ii)</p>	<p>Minimum of 1.5 metres except for when abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse, which requires a minimum setback of 3.0 metres.</p>	<p>A minimum setback of 0.0 metres shall be required for an interior side yard.</p>	<p>The purpose of the proposal is to provide a minimum side yard setback for the purpose of access to the rear yard and maintenance from adjacent properties. For the subject lands, the interior side yard of the property is on the north side of the property.</p> <p>The 0.0 metre setback is the existing setback of the existing building currently located on the subject lands. The setback is similar to other setbacks along the street and the rear yard of the property can be accessed from MacAulay Street West.</p> <p>Therefore, Staff support the modification.</p>