

Site Specific Modifications to the Residential Multiple "RM4-322" Zone, Modified

Provision	Required	Modification	Analysis
<p>Section 4 Definition Lot Line, Front</p> <p><i>**Staff Requested Modification</i></p>	<p>Means in the case of an interior lot, the lot line that divides the lot from the street. In the case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line, and the longer lot line that abuts a street, shall be deemed to be a side lot line. In the case of a corner lot with equal frontage on two (2) streets, the lot line abutting the wider street, or the Regional or Provincial Highway, shall be deemed the front lot line; or in the case of both streets being under the same jurisdiction, and in the case of the same width, the owner may designate the lot line abutting either street as the front lot line. In the case of a through lot, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line.</p>	<p>Lot Line Front, for Block 1 on Figure 2 of Section 50 shall mean the lot line having a length of 20.31 metres of frontage along Library Lane.</p> <p>Lot Line Front, for Block 2 on Special Figure 2 of Section shall mean the lot line having a length of 20.13 metres, of frontage along Library Lane.</p>	<p>A severance is intended in the future to separate the existing seniors residence and the proposed development, which would result in two different front lot lines. Staff have included new definitions for “front lot line” to ensure the new development and existing will conform to zoning should they be severed.</p> <p>Therefore, staff supports this modification.</p>
<p>Section 7.13</p> <p>Subsection 7.13 (b) (iii)</p> <p>Accessory Buildings</p>	<p>Accessory buildings in excess of 12 square metres (130 square feet) in gross floor area shall not be located in any minimum rear or side yard.</p>	<p>An accessory building of up to 230 square metres shall not be located less than 2.5 metres from the northerly lot line for Block 2 on Figure 2 of Section 50: Special Figures.</p>	<p>The intent of limiting an accessory structure size is to ensure it remains incidental to the principal dwelling and to limit intensity of built form and massing whereas the intent of the side yard setback is to ensure adequate spacing for access and maintenance.</p>

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<p>Section 7.13</p> <p>Subsection 7.13 (b) (iii) Accessory Buildings <b>Continued</b></p>			<p>The proposed accessory structure will be incidental to the principal use and the concept plan shows the accessory building as being setback 2.5 metres from the northern lot line, which provides sufficient space for access and maintenance. Furthermore, the accessory building is appropriately located to the north of the site and not adjacent to any single detached dwellings and will be adjacent to a commercial plaza.</p> <p>Therefore, Staff support the modification.</p>
<p>Section 7.35 (a) (vii) Parking space size</p>	<p>Each parking space for 90 degree perpendicular parking shall have a minimum width of 3 metres (10 feet) and a minimum length of 6 metres (20 feet), exclusive of any land required for access or driveway, except where a minimum of 20 parking spaces are required to be provided on the subject lot, a maximum of thirty-five percent (35%) of the parking spaces may have a minimum width of 2.6 metres(8.5 feet) and a minimum length of 5.8 metres (19 feet), provided these parking spaces are clearly marked for small cars only.</p>	<p>Each parking space for 90 perpendicular parking shall have a minimum width of 2.8 metres and a minimum length of 5.8 metres and each accessible parking space shall have a minimum width of 4.4 metres and a minimum length of 5.8 metres.</p>	<p>The current Glanbrook Zoning By-law allows for a parking space size of 3 metres by 6 metres and allows for reduced parking space size of 2.6 metres by 5.8 metres for small cars only when the minimum required amount is above 20 spaces.</p> <p>The proposal introduces a standard of 2.8 metres by 5.8 metres which is the current standard in Hamilton Zoning By-law No. 05-200.</p>

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<p>Section 7.35 (a) (vii) Parking space size <b>Continued</b></p>			<p>With regards to the amendment for the accessible parking, the applicant is proposing parking that is aligned with Zoning By-law No. 05-200 which is the most current standard in compliance with AODA requirements.</p> <p>Therefore, staff support the modification.</p>
<p>Section 7.35 (b)</p>	<p>Use: Block Townhouse Dwelling and Apartment Building dwelling unit.</p> <p>Minimum Required Parking Spaces: 2 spaces for each dwelling unit plus 0.5 visitor parking spaces for each unit.</p>	<p>(i) 0.84 parking spaces per unit shall be required collectively for Block 1 and Block 2.</p> <p>(ii) Notwithstanding the division of the lands zoned modified “RM4-322” into two or more parcels, the parking provisions for these lands shall apply collectively.</p>	<p>Parking is proposed at 0.84 parking spaces per dwelling unit. In support of the reduced parking rate, the applicant provided a parking study as part of the Transportation Impact Study, prepared by IBI Group and dated December 23, 2022. The parking study reviewed municipal standards and conducted a parking survey of the existing multiple dwelling to better understand demand. The maximum parking demand at the existing site equated to 0.81 spaces per dwelling unit unoccupied during peak periods of utilization.</p>

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<p>Section 7.35 (b) <b>Continued</b></p>			<p>Providing parking rates in accordance with the Glanbrook Zoning By-law No. 464 standard rate would result in an oversupply of parking. The minimum parking of 0.84 spaces per unit is recommended to apply to both Blocks 1 and 2 so parking facilities can be shared and to provide flexibility in how parking spaces are allocated.</p> <p>Therefore, staff support the modifications.</p>
<p>Section 20.1 (a) Permitted Accessory Uses</p>	<p>(a) Apartment Building, and,  (b) Uses, buildings and structures accessory to the use described in Paragraph (a) of this Subsection are permitted.</p>	<p>For Block 2 on Figure 2 of Section 50: Special Figures, permitted uses, buildings and structures accessory to uses permitted in Paragraph 20.1 (a) on these lands may also include the following:</p> <ul style="list-style-type: none"> <li>(i) Convenience Retail Store;</li> <li>(ii) Restaurant, Standard; and,</li> <li>(iii) Community Centre.</li> </ul>	<p>The applicant has requested adding Convenience Retail Store, Restaurant Standard and Community Centre uses as permitted accessory uses. The Binbrook Village Secondary Plan Area Specific Policy – Area A permits ancillary uses that serve the needs of the residents. The accessory uses proposed will meet the needs of the residents by providing programs, convenient access to goods, food and social gathering.</p> <p>Therefore, staff support the modification.</p>

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Section 20.2 (a) Minimum Lot Frontage	30 metres	20.13 metres for Blocks 1 and 2 on Figure 2 of Section 50: Special Figures.	<p>The applicant intends on severing the lands and therefore, the lot frontage of 20.13 metres will apply to the new development. Staff are of the opinion that the 20.13 metre frontage is appropriate in order to accommodate landscaping and a driveway in the front yard.</p> <p>Therefore, Staff support the modification.</p>
Section 20.2 (c) Maximum Lot Area	1 hectare	3.04 hectares for Blocks 1 and 2	<p>The intent of the proposed maximum lot area is to recognize the existing lot size. The proponents have provided a design that can be supported on the larger lot size that is compatible with the surrounding area in scale.</p> <p>Therefore, Staff support the modification.</p>
Section 20.2 (g) Minimum Side and Rear Yards	9 metres (30 feet), except where the boundary of a Residential Multiple "RM4" Zone adjoins lands zoned Existing Residential "ER", or Residential "R1", "R2", "R3", "R4" or "RM1", a minimum yard of 15 metres (50 feet) shall be provided.	<p>Where the boundary of a Residential Multiple "RM4-322" Zone adjoins lands zoned Residential "R4", a minimum yard of 7 metres shall be provided.</p> <p>Where the boundaries of Blocks 1 and 2 on Figure 2 of Section 50: Special Figures adjoin, a minimum side yard of 3 metres shall be provided.</p>	<p>The intent of a minimum side yard is for appropriate buffer and access. This proposal provides appropriate access and amenity area on the west side of the building and is set back from single detached dwellings to the west.</p>

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<p>Section 20.2 (g) Minimum Side and Rear Yards <b>Continued</b></p>		<p>Where the boundary of a Residential Multiple “RM4-322” Zone adjoins any other zones, a minimum yard of 9 metres shall be provided.</p>	<p>The side yard on the east side abutting a Residential “R4” Zone is proposed to be 7 metres and is a pinchpoint. Staff note that the concept plan, shown in Appendix “D” to Report PED23231, shows the north ends of the building angled away from the single detached dwellings and result in a setback that ranges from 7.49 metres to nearly 18 metres in width. Additional buffering measures such as landscaping will be reviewed at the Site Plan Control stage.</p> <p>Therefore, Staff support the modification.</p>
<p>Section 20.2 (h) Minimum Floor Area per Dwelling Unit</p>	<p>One Bedroom Unit: 60 - square metres Two Bedroom Unit: 75 - square metres</p>	<p>Minimum Floor Area per Dwelling Unit for Block 2 on Figure 2 of Section 50: Special Figures:</p> <p>One Bedroom Unit: 45 - square metres</p> <p>Two Bedroom Unit: 65 - square metres</p>	<p>The intent of providing a minimum floor area for dwelling units is to ensure there is an appropriate amount of livable space. The proposed building offers communal space and amenity area for residents in addition to individual dwelling units for residents.</p> <p>Therefore, Staff support the modification.</p>

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<p>Section 20.2 (i) Maximum Height</p>	<p>10.7 metres</p>	<p>Maximum Height for Block 1 on Figure 2 of Section 50: Special Figures, 10.7 metres.</p> <p>Maximum Height for Block 2 on Figure 2 of Section 50: Special Figures, 16.5 metres.</p>	<p>The intent of a maximum height is to ensure a consistent height and built form in an area. The proposed increase in height for this development is not intended to provide for additional storeys but allow for a pitched solar roof which will screen mechanical rooftop equipment. The elevation drawings indicate that the roof of the third floor is 9 metres. The Glanbrook Zoning By-law calculates height for pitched roofs as the point midway between the eaves and ridge.</p> <p>The applicants have indicated a height of 16.5 metres, which is to the top of the ridge of the roof and is not the midway point.</p> <p>Therefore, Staff support the modification.</p>
<p>Section 20.1 (l) Planting Strip/Fencing</p>	<p>Where the boundary of a Residential Multiple "RM4" Zone adjoins lands zoned Existing Residential "ER", or Residential "R1", "R2", "R3", "R4" or "RM1", a planting strip with a minimum width of 3 metres (10 feet) and/or a solid fence with a height of 1.8 metres (6 feet) adjoining such boundary shall be provided and thereafter maintained.</p>	<p>A planting strip of a minimum width of 2.5 metres is required along a 25 metre portion of the eastern property line beginning 64.88 metres south of the north property line and extending to 89.88 metres for Block 2.</p>	<p>The intent of the planting strip is to ensure adequate landscaping and buffering between land uses. The reduction of 3.0 metres to 2.5 metres is for a pinchpoint of a concrete pathway intended for residents and visitors.</p>

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Section 20.1 (l) Planting Strip/Fencing <b>Continued</b>			<p>The pinchpoint is minor and is limited to a 25 metre portion of the lot line measuring 315 metres. The remaining 290 metres will meet the 3 metres.</p> <p>Therefore, staff support the modification.</p>