

**Site Specific Modifications to the "RT-20/S-1833" (Townhouse – Maisonette) District, Modified**

<b>Regulation</b>	<b>Required</b>	<b>Modification</b>	<b>Analysis</b>
Section 10E.(4)(b)	Where a yard abuts any other lot, a width or depth of not less than 3.0 metres, except where there are windows to a habitable room facing the yard, the width or depth of such yard shall not be less than 6.0 metres (19.69 feet).	A minimum westerly side yard having a width or depth no less than 4.3 metres where there are windows to a habitable room facing the yard.	<p>The intent of the interior yard setback regulation is to ensure privacy and sunlight is maintained and ensure appropriate separation distance between townhouse dwellings. The westerly building elevations for the proposed maisonette dwelling contains ground floor windows. The modified westerly side yard requirement maintains the same intended purpose of providing appropriate separation from the abutting lot and preserving privacy, while permitting a more compact built form.</p> <p>Staff support the modification.</p>
Section 10E.(5)(b)	A distance not less than 9.0 metres (29.53 feet) between two exterior walls, one of which contains at least one window to a habitable room.	A minimum distance not less than 6.0 metres between two exterior walls for buildings on the same lot, which contain windows to a habitable room.	<p>The intent of the building distance separation regulation is to allow for adequate access to sunlight, suitable space for soft landscaping and to maintain privacy between dwelling units. The modified building separation requirements maintain the same intended purpose while permitting a more compact built from. The lands exceed the minimum landscaping requirement and staff are satisfied that privacy and adequate access to sunlight are being preserved.</p> <p>Staff support the modification.</p>
Section 10E. (5)(c)	A distance of not less than 15.0 metres (49.21 feet) between two exterior walls each of which contains at least one window to a habitable room.		

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Section 10E. (8)	<p>In an "RT-20" District, there shall be provided and maintained a privacy area for each single family dwelling unit that,</p> <p>(a) is screened on two sides by means of a screen that is not less than 1.2 metres (3.94 feet) and not more than 2.0 metres (6.56 feet) in height; and,</p> <p>(b) is not less than 2.5 metres (8.20 feet) in depth.</p>	<p>A privacy area shall not be required for each single family dwelling unit.</p>	<p>The proposed maisonette dwellings include a second storey balcony above the front porch that will provide a private amenity area for the exclusive use of future residents. Furthermore, the subject lands contain a landscaped area (65.9%) that can be utilized as amenity area for future residents.</p> <p>Staff support the modification.</p>
None	None	<p>That in addition to the dwelling units existing on the subject lands at the date of passing of this by-law, a maximum of 10 additional maisonette dwelling units shall be permitted.</p>	<p>This site-specific provision restricts the development to no more than 10 additional dwelling units in order to mitigate potential downstream impacts in the Red Hill Valley sanitary trunk system, as requested by Development Engineering.</p> <p>Staff support the modification.</p>
Section 18A (1)(a) and Section 18A – Table 1	<p>1.5 spaces per Class A dwelling unit for townhouse dwellings and maisonette dwellings.</p>	<p>A minimum 1.0 space per Class A dwelling unit shall be provided for each of the townhouse and maisonette dwellings.</p>	<p>The proposal accommodates the required parking for the proposed additional units within the existing surface parking areas on the subject lands. A total of 54 parking spaces are provided (inclusive of resident and visitor parking), which</p>

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<p>Section 18A (1)(b) and Section 18A – Table 2</p>	<p>townhouse dwelling and maisonette dwellings require 0.30 of a space per Class A dwelling unit</p>	<p>A minimum 0.17 spaces per Class A dwelling unit shall be provided in addition to the parking spaces required for each of the townhouse dwellings and maisonette dwellings.</p>	<p>provides a parking rate of 1.17 parking spaces per unit for residents and visitors. The Applicant has confirmed that the current parking space utilization for the existing townhouse dwellings is 0.7 spaces per unit. The proposed 1 space per unit, plus 0.17 visitor spaces per unit exceed this existing utilization rate.</p> <p>The proposed parking rate is consistent with the requirement under the City’s Comprehensive Zoning By-law No. 05-200, which requires a parking rate of 1 space per unit.</p> <p>Staff are satisfied the proposal provides sufficient resident and visitor parking to accommodate the addition of 10 maisonette dwellings. The proponent will be required to identify visitor parking areas on-site.</p> <p>Staff support these modifications.</p>
<p>Section 18A (1)(c) and Section 18A – Table 3</p>	<p>A minimum of 1 loading space measuring Length: 18.0 metres (length), 3.7 metres (width) and 4.3 metres (height) where a site contains between 30 to 100 dwelling units.</p>	<p>No loading space shall be required.</p>	<p>It is the opinion of staff that a loading space is not required as the existing townhouse development has operated for several decades without a dedicated loading space. The addition of 10 maisonette dwelling units is unlikely to result in the need for a loading space.</p> <p>Staff support the modification.</p>