

Site Specific Modifications to the Transit Oriented Corridor Multiple Residential (TOC3, 874, H162) Zone

Regulation	Required	Modification	Analysis
Restriction of Uses Within a Building	The finished floor elevation of any dwelling shall be a minimum 0.9 metres above grade.	Minimum 0.25 metres above grade.	<p>A minimum 0.25 metre finished floor elevation is in keeping with the intent of the Zoning By-law as physical delineation between the public realm and the private space of the residential dwelling units are proposed to be maintained through interior facing building orientation and the use of landscaping to screen dwellings from public view along the streetscape. This regulation applies to both the eight storey multiple dwelling and the two, three storey multiple dwellings (townhouses).</p> <p>The proposed site grading design precludes the ability to provide a 0.9 metre finished floor elevation, as it would require access ramps and stairways at ingress/egress locations from the multiple dwelling. The units proposed at grade may also facilitate barrier free ground floor access.</p> <p>Therefore, staff supports this modification.</p>
Building Height	Minimum 11.0 metres for Emergency Shelter, Lodging House, Multiple Dwelling, Residential Care Facility, Retirement Home	Minimum 10.3 metres.	<p>The Transit Oriented Corridor Multiple Residential (TOC3) Zone requires a minimum height of 11.0 metres to ensure that a minimum of two storeys is developed to accommodate a mix of uses along transit corridors. The proposed reduction in minimum building height is intended to accommodate the two, three storey multiple dwellings. The reduction in building height is compatible with the surrounding neighbourhood context as it acts as a transition from the eight storey multiple dwelling to the surrounding low density residential uses of the neighbourhood. The height of the multiple dwellings (townhouses) will support the pedestrian oriented uses along DiCenzo Drive and the anticipated residential uses that will complete the Ryckmans Neighbourhood.</p>

Regulation	Required	Modification	Analysis
Building Height	Minimum 11.0 metres for Emergency Shelter, Lodging House, Multiple Dwelling, Residential Care Facility, Retirement Home (Continued)		<p>The Transit Oriented Corridor Multiple Residential (TOC3) Zone includes the requirement for greater setbacks as buildings become taller. If a taller building is proposed to replace the two, three storey multiple dwellings, a greater setback would be required, and development would be more aligned within the centre of the subject lands.</p> <p>Therefore, staff supports this modification.</p>
Building Height	Maximum 22.0 metres for Emergency Shelter, Lodging House, Multiple Dwelling, Residential Care Facility, Retirement Home	Maximum 26.5 metres.	<p>The proposed building height for the eight storey building is compatible with the surrounding neighbourhood through the design of building step backs at the third storey and seventh storey of the multiple dwelling to ensure that overlook and privacy impacts are minimized on the existing residential uses east and south.</p> <p>Therefore, staff supports this modification.</p>
Building Height	Any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 11.3.2 b) and c) above, when abutting a Residential or Institutional Zone, a maximum of 22.0 metres.	Notwithstanding, any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in when abutting a Residential or Institutional Zone, to a maximum of 26.5 metres.	<p>To ensure that adequate transitions occur between the proposed development and adjacent uses, an incremental increase to the height will require increases to the yard setbacks to a maximum building height of 26.5 metres.</p> <p>Therefore, staff supports this modification.</p>

Regulation	Required	Modification	Analysis
Minimum Interior Side Yard	7.5 metres for lots abutting a Single Detached Dwelling, Semi-detached Dwelling, and Street Townhouse.	3.0 metres.	<p>The proposed multiple dwellings (townhouses) are rotated inward, towards an internal amenity space, which creates rear yards where interior side yards would be anticipated. The concept plan, attached as Appendix “D” to Report PED23216, indicates that planting and tree canopies will be provided along the rear of the multiple dwellings (townhouses). These features will help to reduce the impact of future overlook concerns and mitigate against privacy concerns from the adjacent property to the east.</p> <p>Therefore, staff supports this modification.</p>
Minimum Interior Side Yard	None	7.5 metres shall be required for any building exceeding 11.0 metres.	<p>The adjacent property to the east is currently developed with a single detached dwelling and the planned function of the vacant lands to the east is residential. This modification ensures that development will maintain a 7.5 metre setback from the eastern property line, which will provide sufficient space between the existing single detached dwelling and any development on the subject lands.</p> <p>Therefore, staff supports this modification.</p>
Minimum Interior Side Yard	None	A Minimum Interior Side Yard shall not be required for any portion of a property line abutting a Mixed Use Medium Density (C5) Zone.	<p>The eight storey multiple dwelling is proposed along the western property line that abuts the Mixed Use Medium Density (C5) Zone, which currently does not require an additional setback. Staff are satisfied that through the review of the application an adequate setback from the commercial property has been provided and there is no privacy or overlook concerns.</p> <p>Therefore, staff supports this modification.</p>

Regulation	Required	Modification	Analysis
Built Form for New Development	Maximum one 6.0-metre-wide driveway shall be permitted for ingress and egress	Maximum one 7.5-metre-wide driveway shall be permitted for ingress and egress.	<p>The modification is minor in nature as the proposed 7.5 metre driveway width is proposed at the ingress/egress of Rymal Road East and tapers to a 6.0 metre driveway width throughout the remainder of the site.</p> <p>Therefore, staff supports this modification.</p>
Rear Yard	Minimum 7.5 metres.	Minimum 4.5 metres.	<p>Following completion of the future extension of DiCenzo Drive along the northern property line, the rear yard will be measured to DiCenzo Drive, despite functioning more as a side yard. The multiple dwellings (townhouses) would be perceived as having frontage onto DiCenzo Drive where a proposed setback of 4.5 metres is compatible with the front yards of the adjacent residential uses. Through the Site Plan Control process staff will ensure that the units adjacent to DiCenzo Drive will be designed to front onto DiCenzo Drive.</p> <p>Therefore, staff supports this modification.</p>
Mechanical and Unitary Equipment	Minimum setback of 3.0 metres from the street line (within a required front yard), and minimum setback of 0.6 metres from a side lot line and is screened from the street by an enclosure or landscaping.	Minimum setback of 1.0 metre from the street line (within a required front yard), a minimum setback of 0.6 metres from a side lot line and is screened from the street by an enclosure or landscaping.	<p>The proposed mechanical equipment (i.e., transformer) is planned to be screened by a fence enclosure to limit views from the streetscape. The proposal has limited opportunities to maintain a 3.0 metre setback from the street as the proposed eight storey multiple dwelling is designed close to the Rymal Road East property line to facilitate a pedestrian oriented streetscape.</p> <p>Therefore, staff supports this modification.</p>