

**Site Specific Modifications to the “E” (Multiple Dwellings, Lodges, Clubs, etc.) District**

Regulation	Required	Modification	Analysis
<p>Front Yard Setback Section 11 (3)(i)(b)</p>	<p>A front yard of a depth of at least one one-hundred and twentieth part of the product obtained by multiplying the height of the building or structure by its width, but no such front yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 7.5 metres (24.61 feet), provided that with respect to said other buildings and structures, where a front yard abuts upon a street of a width of less than 20.0 metres (65.62 feet), the required depth shall be increased by half of the difference between the actual width of the street and 20.0 metres.</p>	<p>A minimum front yard setback of 5.0 metres shall be required.</p>	<p>The proposed site specific modification is required to recognize the setback of the existing building. The proposed amendment requires a minimum setback of 5.0 metres. Staff are of the opinion that the proposed setback would be in character with the surrounding area and would protect landscaping in the front yard.</p> <p>Therefore, staff supports this modification.</p>
<p>Maximum Rear Yard Setback Section 11 (3)(iii) (b)</p>	<p>For every other building or structure, a rear yard of a depth of at least one one-hundred and twentieth part of the product obtained by multiplying the height of the building or structure by its width, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the rear yard, but no such rear yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 13.5 metres (44.29 feet); plus 3.0 metres (9.84 feet) where any balcony, sunroom or any window of a habitable room does overlook such</p>	<p>A minimum rear yard depth of 13.0 metres shall be required.</p>	<p>The applicant is proposing a rear yard addition to the existing building to support the proposed multiple dwelling. Staff have reviewed the scale and massing of the proposed addition and are satisfied that it is compatible with the existing single detached dwellings at the rear. The proposed three storey addition is setback from the rear property line (minimum of 13.0 metres) resulting in no concerns with privacy and overlook. The 13.0 metre setback allows for parking at the rear of the property and to accommodate the required drive aisle.</p>

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<p>Maximum Rear Yard Setback Section 11 (3) (iii) (b) <b>Continued</b></p>	<p>rear yard, but no such rear yard need have a depth of more than 13.5 metres.</p>		<p>Therefore, staff supports this modification.</p>
<p>Minimum Landscaped Area Section 11 (6)</p>	<p>For every building or structure there shall be provided and maintained on the same lot within the district an amount not less than 25% of the area of the lot on which the building or structure is situate, as landscaped area.</p>	<p>For every building or structure, a minimum of 12.5% of landscape area shall be required.</p>	<p>The proposed reduction in landscaped area will allow for more efficient use of the subject lands without having negative impacts to storm water management, tree compensation planting area, or amenity space. The subject site has a large front yard landscaped area that provides previous land and will remain through the redevelopment. The proposed development includes a shared outdoor amenity area (in the form of a balcony), and the site is in close proximity to public parks (Bishop's Park and Carter Park). The development includes a planting strip as part of a visual barrier to screen the surface parking at the rear of the property.</p> <p>Therefore, staff supports this modification.</p>
<p>Parking Requirement Section 18A (1)(a)</p>	<p>1.25 spaces per unit.</p>	<p>A minimum of 8 parking spaces shall be required including one barrier free parking space for a multiple.</p>	<p>The proposal includes a reduction in the parking requirements as 75 parking spaces and 15 visitor parking spaces would be required to accommodate a 60 unit multiple dwelling. A Parking</p>

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Visitor Parking Space Requirement Section 18A (1)(b) <b>Continued</b>	0.25 spaces per unit.	dwelling containing 60 units or less.	<p>Justification Study was submitted in support of the application and was approved by the Transportation Planning Section which stated that eight parking spaces proposed can accommodate the parking needs in conjunction with the Transportation Demand Management options which includes access to multiple transit routes, long term bicycling parking on-site and access to ridesharing programs. The subject lands are within 300 metres of existing HSR Bus Routes and the site is located within 300 metres of a bicycle lane on Stinson Street. In addition, the site is located within a safe walking distance from commercial and office uses on Main Street East and recreational facilities, such as Bishop's Park, Carter Memorial Recreation Centre and Carter Park.</p> <p>Therefore, staff supports this modification.</p>

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Loading Space Requirement Section 18A (1)(c)	One space 3.7 metres wide, 18.0 metres long, and 4.3 metres high and one space 3.7 metres wide, 9.0 metres long, and 4.3 metres high.	No loading space is required for a multiple dwelling.	<p>The proposal to remove the requirement for a loading space meets the requirements within Zoning By-law No. 05-200. When the parking standards were written for Zoning By-law No. 05-200 regarding loading spaces it was determined that the size, location and appropriateness would be determined at a Site Plan Control stage. The proposed development is subject to a Site Plan Control application; therefore, a detailed review of the need for a loading space will be done at that time.</p> <p>Therefore, staff supports this modification.</p>
Minimum Setback for Every Parking Area abutting a Residential District Section 18A (11)	<p>The boundary of every parking area and loading space on a lot containing five or more parking spaces located on the surface of a lot adjoining a residential district shall be fixed,</p> <p>(a) not less than 1.5 metres from the adjoining residential district boundary; and</p>	<p>A minimum of 1.3 metre planting strip shall be required for any parking spaces abutting the rear lot line and a 0.9 metre planting strip shall be required for any parking spaces abutting the southerly side lot line.</p>	<p>An amendment is required for the setback for parking areas. Staff are satisfied that the proposed reduction is minor as the applicants are requesting a reduction of 0.2 metres from the required 1.5 metres for the majority of the site. Staff have scoped the most significant reduction to apply to only the area where there is a pinch point along the southerly property line as a result of the shape of the existing lot. Staff are satisfied that the proposed reduction is minor in nature and the applicants can provide a visual barrier within the reduced width.</p> <p>Therefore, staff supports this modification.</p>

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<p>Add a Minimum Number of One Bedroom Units</p> <p>Section 11</p>	<p>N/A.</p>	<p>That a minimum of four one bedroom units be provided on the subject lands.</p>	<p>The proposed amendment is being added to implement the intent of the Urban Hamilton Official Plan to add a range of uses within the neighbourhoods designation of the Urban Hamilton Official Plan. The proposed multiple dwelling will provide studio units and four one bedroom units that will add additional unit types within the neighbourhood. The modification proposed to indicate a minimum number of units was added as a Staff amendment to the draft zoning by-law.</p> <p>Therefore, staff supports the modification.</p>