

Site Specific Modifications to the Downtown Multiple Residential (D6, 696) Zone

Proposed Modifications to the regulations applicable to Block 5 on Figure 20 to Schedule F			
Regulation	Required	Modification	Analysis
Maximum number of back-to-back dwelling units in a maisonette dwelling.	16.	20 for one maisonette dwelling block; and, 16 for all other maisonette dwellings.	<p>The intent of the By-law is to break up long buildings by allowing a maximum of eight dwellings in a row facing a street or condominium road, providing for variation and articulation in built form. The proposed Block 5 development includes one maisonette dwelling (Building D), located internal to the site on the east side of the future public street, that contains 20 back-to-back units instead of the maximum 16 back-to-back units in the Zoning By-law. Staff are satisfied that appropriate variation and articulation of built form has been proposed within the Block 5 development, including a 10 unit maisonette dwelling, a 12 unit maisonette dwelling and two, 16 unit maisonette dwellings. Staff note that the three maisonette dwellings facing the existing detached dwellings along Hayes Avenue comply with the existing maximum number of dwelling units, maintaining the intended articulation in built form adjacent to the existing neighbourhood. The design of all maisonette dwellings will have to comply with the Ontario Building Code and Fire Code and this will be further addressed at Site Plan Control and Building Permit stage.</p> <p>Therefore, staff support the proposed modification.</p>
Regulation	Required	Modification	Analysis
Minimum side yard.	3.0 metres.	1.2 metres; and, No setback to the eastern boundary between Blocks 5 and 6 (Area "1").	<p>The intent of the By-law is to provide a buffer to adjacent properties and provide space for maintenance access. As a result of the proposed block boundary modifications to the Draft Plan of Subdivision, the side yards for the Block 5 development are between the south side of Building D and the boundary with Block 7 and between the east side of Building E and the boundary with Block 6. Staff are satisfied that a</p>

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			<p>minimum 1.2 metre setback at these locations is appropriate as they are internal to the overall development site.</p> <p>A 0.0 metre side yard setback is proposed between the eastern side of Building C and the boundary with Block 6. Staff note that this setback is adjacent to a proposed access driveway, sidewalk and boulevard area and are satisfied that appropriate separation between Building C and the driveway is provided on the Block 6 lands. Through the Site Plan Control application for Block 5, the Owner will be required to demonstrate that maintenance access to the easterly main wall of Building C is secured through an easement or other agreement.</p> <p>Therefore, staff support the proposed modifications.</p>
Minimum flankage yard	3.0 metres.	1.0 metres.	<p>The intent of the By-law is to provide space between a building and a public street for streetscaping and to buffer residential uses from the street. Based on the proposed Block 5 development, the flankage yard requirement applies to the west side of Building A facing the future public street. Staff are satisfied that adequate space is provided within the future right of way to allow for adequate streetscaping and buffering to accommodate the reduced flankage yard setback.</p> <p>Therefore, staff support the proposed modification.</p>

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Minimum setback to a Condominium Road.	4.5 metres to the front of the dwelling unit.	1.5 metres.	<p>The intent of the By-law is to ensure appropriate front yards are provided adjacent to a condominium road to provide for a consistent streetscape and adequate maneuvering for vehicles. A reduction to the minimum setback is required at pinch points where there is a curve in the proposed condominium road adjacent to the front main wall of the proposed maisonette dwellings. Staff are satisfied that the Block 5 development provides appropriate front yards with space for parking and streetscaping.</p> <p>Therefore, staff support the proposed modification.</p>
Minimum planting strip.	2.0 metres to a front lot line; and, 3.0 metres to a flankage lot line.	No minimum planting strip required.	<p>The intent of the By-law is to ensure an adequate landscape buffer is provided along public streets. The existing planting strip requirements are based on a previous development concept that did not include any driveways facing Hayes Avenue (front lot line) or the future public street (flankage lot line). The proposed Block 5 development includes maisonette dwellings that are oriented to both Hayes Avenue and the future public street resulting in landscaping being provided within the front yards for the proposed buildings.</p> <p>Staff are satisfied that the existing planting strip requirements are not required based on the revised Block 5 development concept and support the proposed modification.</p>
Setback and screening for transformer boxes.	Within a required front yard, 3.0 metres from the street line and 0.6 metres from a side lot line and is screened from the	No minimum required setback or screening for transformer boxes.	<p>The proposed Block 5 development includes maisonette dwellings with front entrances and access driveways facing public streets making it difficult to comply with the required setback for transformer boxes. The final location of the transformer boxes has not been determined by the Owner, but they have requested that the setback requirements of the Zoning By-law not apply to allow for greater flexibility in finding suitable transformer locations. Staff are satisfied that transformer location and</p>

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	<p>street by an enclosure or landscaping; and,</p> <p>Within a required side yard or rear yard, a minimum 0.6 metres from the side or rear lot line.</p>		<p>screening can be dealt with through the Block 5 Site Plan application (DA-21-044) without applying the minimum setback requirements from the Zoning By-law.</p> <p>Therefore, staff support the proposed modification.</p>
Proposed Modifications to the regulations applicable to Block 6 on Figure 20 to Schedule F			
Regulation	Required	Modification	Analysis
Permitted uses.	Block townhouses are permitted.	To permit block townhouses and multiple dwellings.	<p>The Owner has requested that multiple dwellings be added as a permitted use to Block 6. Staff note that the intent of the By-law is to provide for flexibility to allow the final development to be different than the original development concept. The existing Block 6 development standards that apply to block townhouses would also apply to multiple dwellings ensuring that the built form would be the same. Should the development of multiple dwellings on Block 6 result in a density of development greater than what is permitted in the UHOP and Zoning By-law, a UHOP Amendment and Zoning By-law Amendment would be required.</p> <p>Therefore, staff support the proposed modification.</p>

Proposed Modifications to the regulations applicable to Block 6 on Figure 20 to Schedule F			
Regulation	Required	Modification	Analysis
Maximum Building Height.	12.0 metres.	41.5 metres.	<p>The Owner has requested that the height be increased to accommodate the future development of multiple dwellings. The existing site specific Downtown Residential (D6, 696) Zone permits multiple dwellings at a height up to 38.0 metres on Block 7a of Figure 20 of Schedule “F” – Special Figures.</p> <p>The Site Specific Policy Area UHN-25 of the UHOP limits the density in this area to 165 units per hectare with an implementing regulation limiting development to 840 units. While the height is increased by the proposed modification, the development will be limited to a total of 210 units. An Official Plan Amendment will be required for any development proposed that increases the density beyond 165 units per hectare or the unit count beyond 840 units. Additionally, as the Owner does not have detailed design for the proposed multiple dwelling, staff have amended the application to include a Holding Provision restricting any development beyond 12.0 metres, to a maximum of 41.5 metres in height until an Urban Design Brief, Visual Impact Assessment, Shadow Impact Assessment and Noise Study have been submitted and implemented demonstrating that the proposed building design complies with the applicable urban design and related policies, to the satisfaction of the Director of Planning and Chief Planner. These studies will determine if the proposed development is compatible with the surrounding areas and will identify mitigation measures to be incorporated into the detailed design and a future Site Plan Control application.</p> <p>Therefore, staff support the proposed modification.</p>