

Zoning By-law Site Specific Modifications – Low Density Residential (R1, 888) Zone

| <b>Provision</b>   | <b>Required</b>  | <b>Requested Amendment</b>  | <b>Analysis</b>   |
|--|--|---|---|
| <b>Section 15.1: Low Density Residential (R1) Zone</b>   |  |   |   |
| <p>15.1.1 – Permitted Uses</p> <p>** Staff Recommended Modification</p>                                  | <p>The Low Density Residential (R1) Zone, includes Street Townhouse Dwelling as a permitted use.</p> | <p>To remove Street Townhouse Dwelling as a Permit Use for the subject lands.</p> | <p>The subject lands are designated “Low Density Residential 2b” in the Meadowlands Neighbourhood IV Secondary Plan. Policy B.2.6.1.4 restricts the use of lands designated “Low Density Residential 2b” to single detached dwellings, duplex and semi detached dwellings, but does not permit the use of the lands for townhouse dwellings. To ensure that the site specific amending Zoning By-law complies with the policies of the Secondary Plan, townhouse dwellings will be removed as a permitted use for the subject lands.</p> <p>Therefore, the proposed modification can be supported.</p>                  |
| <p>15.1.2.1 e) – Minimum Setback from a Flankage Lot Line</p> <p>** Applicant Requested Modification</p> | <p>3.0 metres.</p>   | <p>1.2 metres.</p>  | <p>A portion of the westerly lot line of the proposed lot identified as Lot 4 on the concept plan attached as Appendix “C” to Report PED24042, fronts onto Chambers Court with a frontage of approximately 16 metres, which constitutes a Flankage Lot Line. The intent of requiring a minimum 3.0 metre setback from a Flankage Lot Line is to maintain the streetscape character of the area. Chambers Court, a cul-de-sac approved through Plan of Subdivision application 25T-201307, provides frontage to five single detached dwellings, which contributes to the streetscape character of the neighbourhood.</p> |

| <b>Provision</b>  | <b>Required</b> | <b>Requested Amendment</b> | <b>Analysis</b>  |
|---|-----------------|----------------------------|--|
| <p>15.1.2.1 e) – Minimum Setback from a Flankage Lot Line</p> <p><b>** Applicant Requested Modification (Continued)</b></p> |                 |                            | <p>Plan of Subdivision application 25T-201307 proposed the development of 16 lots for single detached dwellings with 11 lots fronting onto Springbrook Avenue.</p> <p>Additionally, Chambers Court includes five dwellings fronting onto the court from the west and north, however, does not include dwellings fronting onto the court from the east. There is no established character along the easterly side of Chambers Court. On this basis the proposed 1.2 metre setback from the Flankage Lot Line will not impact the streetscape character of the area.</p> <p>Therefore, the proposed modification can be supported.</p>                                     |
| <p>Maximum Lot Coverage</p> <p><b>** Staff Recommended Modification</b></p>   | None.           | 40 percent.                | <p>The Low Density Residential (R1) Zone does not include a maximum lot coverage and only limits the maximum size of a dwelling unit by way of the minimum front, side and rear yard setbacks. Based on the size of the proposed lots, a dwelling unit built to the full extent of the setback requirements would constitute a building size that would be out of character with the area. Applying a maximum lot coverage modification ensures that the proposed single detached dwellings and semi detached dwellings are of a size and scale that is compatible with the surrounding neighbourhood.</p> <p>Therefore, the proposed modification can be supported.</p> |