

Site Specific Modifications to the Low Density Residential (R1) Zone Supported by Staff

Regulation	Required	Modification	Analysis
<p>Definition – Front Lot Line</p>	<p>Front Lot Line – shall mean any lot line abutting a street, and:</p> <p>a) With reference to a corner lot, shall mean the shorter of the lot lines abutting the streets, except where both lot lines are of equal length, at the option of the owner, either of the lot lines abutting a public street may be considered as the front lot line.</p>	<p>With reference to a corner lot, shall mean, at the option of the owner, either of the lot lines abutting a public street.</p>	<p>Vacant Land Units 5 and 6 are corner lots that have been designed to face the central private condominium road. This modification allows the owner to indicate which lot line should be considered the front lot line.</p> <p>Therefore, staff supports this modification.</p>
<p>Frontage on a Street</p>		<p>Parking, landscaping, waste bins and community mailboxes are permitted within the common element condominium road.</p>	<p>The private condominium road is only deemed a street for the purposes of applying the provisions of this By-law. Condominium roads typically contain parking, landscaping, waste bins, and community mailboxes and there are no concerns with permitting the inclusion for this site.</p> <p>Therefore, staff supports this modification.</p>

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Accessory Buildings	Except as permitted in Subsection 4.18 a), an Accessory Building shall not be erected prior to the erection of the principal building or structure on the lot.	A Molok bin, Earth bin, or other similar container shall be permitted to be erected prior to the erection of a principal building or structure on the lot.	Waste Management staff have indicated that the development does not qualify for municipal waste collection. This modification permits the waste collection area to be coordinated with the construction of the private condominium road. Therefore, staff supports this modification.
Landscape Requirement	A minimum 50% landscaped area in the Front Yard.	A minimum 48% landscaped area in the Front Yard.	The proposed modification allows for covered porches within the front yard. In addition, Blocks 7 and 8 contain landscaped area that compensate for the reduction in the front yards of each unit. Staff consider the proposed reduction minor. Therefore, staff supports this modification.
Driveway Regulations	Where the driveway is provided in the front yard, all other portions of the front yard shall be landscaped area.	Not applicable.	
Minimum Setback from a Flankage Lot Line	3.0 metres.	1.2 metres for Vacant Land Unit 5.	Vacant Land Unit 5 is a corner lot with frontage on two condominium roads. It does not front onto a public road. It is not anticipated that reducing the flankage setback requirement will result in any negative impacts. Therefore, staff supports this modification.

Site Specific Modifications to the Low Density Residential (R1) Zone Not Supported by Staff

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<p>Driveway Regulations</p>	<p>Unless otherwise regulated in this By-law, parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending directly from the street, shall be subject to the following:</p> <p>a) Shall not be located within 3.0 metres of a street line; and, b) Shall provide a 3.0 metre wide planting strip being required and permanently maintained between the street line and the said parking spaces or aisle, except for that portion of a lot line abutting the Red Hill Valley Parkway and the Lincoln Alexander Parkway.</p>	<p>Not applicable.</p>	<p>A common element condominium road is deemed a public road for the purpose of applying Zoning By-law Regulations. As a result, these regulations are not applicable as the driveway extends directly from the street.</p> <p>Therefore, staff do not support this modification.</p>

Regulation	Required	Modification	Analysis
<p>Driveway Regulations (Continued)</p>	<p>c) Where a Planting Strip is provided, as per b) above, any architectural wall or feature within the Planting Strip shall be limited to a maximum height of 0.6 metres.</p>		
<p>Visual Barrier</p>	<p>Where this By-law requires a visual barrier, such barrier shall act as a screen between uses and be constructed to a minimum height of 1.8 metres, and to a maximum height of 2.5 metres where a visual barrier consists of a fence or wall and shall not be located within 3.0 metres of a street line. A visual barrier shall consist of the following:</p> <p>a) A wall, fence.</p>	<p>Notwithstanding Section 4.19, the retaining wall and fence combination within Block 8 of the Plan of Vacant Land Condominium may be located at the street line and may have a maximum height of 4.0 metres.</p>	<p>A 4.0 metre high visual barrier along a street line does not support the creation of a vibrant pedestrian environment. A continuous planting of trees or shrubs can be utilised to buffer the units from a street line, which will be addressed through the landscape plan included as Condition No. 11 of Appendix “D” to Report PED24154.</p> <p>Therefore, staff do not support this modification.</p>

Regulation	Required	Modification	Analysis
Visual Barrier (Continued)	b) A continuous planting of suitable trees or shrubs, together with a reserved width of planting area appropriate for healthy plant growth; c) Earth berms; or, d) Any combination of the above.		