

**Zoning By-law Site Specific Modifications – Low Density Residential (R1, 898) Zone**

Provision	Required	Requested Amendment	Analysis
Section 15.1: Low Density Residential (R1) Zone			
15.1.2.3 a) – Minimum Lot Area for Each Dwelling Unit  **Applicant Requested Modification	Minimum 180.0 square metres for each dwelling unit.	Minimum 100 square metres for units fronting onto Dundas Street East and 140 square metres for all other street townhouse units.	Staff are supportive of the proposed reduction in the lot area since the proposed lot has sufficient space to provide an outdoor amenity area for each unit, the minimum required parking spaces, landscaping within the front yards and an enhanced streetscape along Dundas Street East.  Therefore, the proposed modification can be supported.
15.1.2.3 b) - Minimum Unit Width for each Dwelling Unit  **Staff Requested Modification	Minimum Unit Width for each dwelling unit of 6.0 metres.	Minimum Unit Width for each dwelling unit of 4.9 metres for the units adjacent to Dundas Street East and 5.3 metres for all other dwelling units.	Staff are satisfied that the proposed reduction in the unit width can be supported based on the development providing landscaping within the front yard, a driveway at the rear for the units adjacent to Dundas Street East with landscaping and either a roof top amenity space or rear yard amenity space.  Therefore, the proposed modification can be supported.
15.1.2.3 c) – Minimum Setback from the Front Lot Line  ** Applicant Requested Modification	4.0 metres, which was amended as part of By-law No. 24-051.	Minimum 2.5 metre setback from the street line for the units adjacent to Dundas Street East and a minimum of 4.0 metres for any additional proposed dwelling units.	Staff are satisfied that the proposed reduction in front yard setback will still provide opportunities for landscaping along Dundas Street East. For all other townhouses, the minimum setback within the current Low Density Residential (R1) Zone shall be required.  Therefore, the proposed modification can be supported.

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<b>Section 15.1: Low Density Residential (R1) Zone</b>			
15.1.2.3 g) – Maximum Building Height  ** Staff requested Modification	10.5 metres.	11.0 metres.	<p>The applicant is requesting an increase of 0.5 metres in the maximum height for the units adjacent to Dundas Street East. Staff are satisfied that the proposed increase in height will not significantly change the character of the area and will not negatively affect the adjacent land uses in terms of overlook and privacy. In addition, the proposed modification to the maximum building height is considered minor.</p> <p>Therefore, the proposed modification can be supported.</p>
<b>Section 4: General Provisions</b>			
4.35 – Landscape Requirements  ** Staff Modification	Within the required Front Yard, a minimum of 50% landscaping is required.	A minimum of 50% for units adjacent to Dundas Street East and 35% for all other street townhouse dwelling units for landscaped area in the Front Yard.	<p>The applicant is requesting a reduction in the proposed front yard landscaping requirements for the development for the street townhouse dwelling units fronting the condominium road. Staff are satisfied that the proposed reduction would allow for appropriate landscaping within the front yard. The site has a driveway entrance and a location to store snow storage at the rear of the property.</p> <p>Therefore, the proposed modification can be supported.</p>

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Section 4: General Provisions			
<p>4.9 – Mechanical and Unitary Equipment</p> <p>** Applicant Requested Modification</p>	<p>Within a required front yard, provided such equipment shall have a minimum setback of 3.0 metres from the street line, a minimum setback of 0.6 metres from a side lot line and is screened from the street by an enclosure or landscaping.</p>	<p>Within a required front yard, provided such equipment shall have a minimum setback of 1.7 metres from the street line, a minimum setback of 0.6 metres from a side lot line and is screened from the street by an enclosure or landscaping for units adjacent to Dundas Street East, all other units require a minimum setback of 3.0 metres.</p>	<p>Staff are satisfied that the proposed air conditioning units can be appropriately screened with landscaping within the front yard. In addition, staff have scoped the reduced front yard setback to apply only to the units fronting on Dundas Street East.</p> <p>Therefore, the proposed modification can be supported.</p>
Section 3: Definitions			
<p>Definition of Parking Space, Electric Vehicle</p>	<p>Shall mean a Parking Space equipped with electric vehicle charging equipment which provides, or which is capable of providing Level 2, or greater, electric vehicle charging in accordance with the SAE International J1772 standard, as amended.</p>	<p>Shall mean a parking space that is in proximity to electrical wiring, or to conduit that provides an opportunity for the installation of wiring, to support future electric vehicle charging equipment, which is capable of providing Level 2, or greater, electric vehicle charging in accordance with the SAE International J1772 standard.</p>	<p>Staff are satisfied the modification meets the intent of the requirement to provide parking spaces with electric vehicle charging capability, either now or in the future, for each proposed townhouse unit. The definition requires that at a minimum a conduit be installed which would make it easier to retrofit the building to add the wiring.</p> <p>Therefore, Staff are supportive of the proposed modification.</p>

Provision	Required	Requested Amendment	Analysis
Section 5: Parking Regulations			
Minimum Number of Electric Vehicle Parking Spaces	100% of all parking spaces for Street Townhouses are required to be Electric Vehicle Parking Spaces.	1 residential parking space per unit, excluding any visitor parking space.	<p>Staff are satisfied that the intent of the policy has been met as the modified change still requires an electric vehicle parking space for each residential unit. As well, there is an opportunity for the applicant to locate the plug where it is accessible to both the parking space in the garage and in the driveway. The proposed townhouses are on a condominium road and visitor parking spaces will be provided.</p> <p>Therefore, Staff are supportive of the proposed modification.</p>