

**Zoning By-law Site Specific Modifications - Transit Oriented Corridor Mixed Use Medium Density (TOC1,912, H182) Zone Supported by staff**

Regulation	Required	Modification	Analysis
Building Setback from a Street Line  Section 11.1.3 a)	No requirement.	a) Minimum 4.8 metres from a lot line abutting Upper James Street for any portion of a building greater than 21.0 metres in height; and,  b) Minimum 2.5 metres from a lot line abutting Rymal Road West for any portion of a building greater than 21.0 metres in height.	<p>The proposed building height of 65.0 metres (20 storeys) can be supported, as the development meets the criteria for height above six storeys. As discussed in Appendix “F” attached to Report PED24159, the proposed development provides a mix of unit sizes, incorporates sustainable building and design principles, does not cause adverse shadow impacts, provides setbacks from existing residential uses, and an appropriate setback from the street.</p> <p>The proposed modification to the setback from the street regulation introduces building setbacks which defines the building’s podium and creates an appropriate pedestrian environment.</p> <p>The proposed modification for the percentage of two and three Bedroom Units ensures an appropriate mix of units.</p> <p>Therefore, staff supports these modifications.</p>
Minimum Building Setback from a Rear Lot Line  Section 11.1.3 b)	7.5 metres.	2.0 metres, except 12.5 metres for any portion of a building greater than 21.0 metres in height.	
Minimum Interior Side Yard  Section 11.1.3 c)	7.5 metres abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse.	7.5 metres, except 9.0 metres for any portion of a building greater than 21.0 metres in height and 12.5 metres for any portion of a building greater than 40.5 metres in height.	
Maximum Building Height  Section 11.1.3 d) ii) and d) iii)	22.0 metres.  In addition to Subsection i) and notwithstanding Subsection ii), any building height above 11.0 metres may be equivalently increased as the yard increases	65.0 metres.	

	beyond the minimum yard requirement established in Subsection 11.1.3. b) and c), when abutting a Residential or Institutional Zone, to a maximum of 22.0 metres.		
Percentage of two and three Bedroom Units Within Dwelling Units(s), Mixed Use  Section 11.1.3	No requirement	<p>a) A minimum of 17 percent of the Dwelling Unit(s), Mixed Use shall be units with two or three bedrooms.</p> <p>b) Where the application of a) iv) A) above results in a numeric fraction, the fraction shall be rounded up to the nearest whole number.</p>	
Permitted Yard Encroachments  Section 4.6	The usual projections of window sills, chimney breasts, belt courses, cornices, eaves, troughs and other similar architectural features, ductwork, venting and other similar appurtenances may be permitted in any required yard, provided that no such feature shall project more than 0.6 metres into the required yard, or to a maximum of half the distance of the required yard, whichever is the lesser.	<p>The usual projections of window sills, chimney breasts, belt courses, cornices, eaves, troughs and other similar architectural features, ductwork, venting and other similar appurtenances may be permitted in any required yard for any portion of a building greater than 21.0 metres in height, provided that no such feature shall project more than 0.6 metres into the required yard, or to a maximum of half the distance of the required yard, whichever is the lesser.</p> <p>A fire escape or exterior staircase may encroach into a required side or rear yard for any portion of a building greater than 21.0 metres in height to a maximum of 1.5 metres, or to a</p>	

	<p>A fire escape or exterior staircase may encroach into a required side or rear yard to a maximum of 1.5 metres, or to a maximum of half the distance of the required yard, whichever is the lesser.</p> <p>An unenclosed ramp for wheelchair access may encroach into any required yard to no maximum distance.</p> <p>A porch, deck or canopy may encroach into any required yard to a maximum of 1.5 metres, or to a maximum of half the distance of the required yard, whichever is the lesser.</p> <p>A balcony may encroach into any required yard to a maximum of 1.0 metres, except into a required side yard of not more than one-third of its width or 1.0 metres, whichever is the lesser; and,</p>	<p>maximum of half the distance of the required yard, whichever is the lesser.</p> <p>An unenclosed ramp for wheelchair access may encroach into any required yard to no maximum distance.</p> <p>A porch, deck or canopy may encroach into any required yard for any portion of a building greater than 21.0 metres in height to a maximum of 1.5 metres, or to a maximum of half the distance of the required yard, whichever is the lesser.</p> <p>A balcony may encroach into any required yard for any portion of a building greater than 21.0 metres in height to a maximum of 1.5 metres.</p>	
--	---	--	--

	<p>A bay window or alcove, without foundation, may encroach into any required yard to a maximum of 0.6 metres, or half the distance of the required yard, whichever is the lesser. No such feature shall have a width greater than 3.0 metres.</p> <p>An existing building may encroach, or further encroach, into a required yard to a maximum of 0.15 metres for the purpose of recladding the building.</p>		
--	--	--	--

**Zoning By-law Site Specific Modifications - Transit Oriented Corridor Mixed Use Medium Density (TOC1,912, H182) Zone Not Supported by staff**

Regulation	Required	Modification	Analysis
Minimum Rear Yard  Section 11.1.3 b)	7.5 metres	2.0 metres, except 6.0 metres for any portion of a building greater than 21.0 metres in height and 12.5 metres for any portion of a building greater than 40.5 metres in height.	

		<p>requirement on the adjacent property. A 13.5 metre tower separation will result in privacy and overlook issues.</p> <p>Therefore, staff does not support this modification.</p>
--	--	--