

Site Specific Modifications to the Multiple Residential “RM3” Zone Supported By Staff

Regulation	Required	Modification	Analysis
Landscaped Strip	Means an area of land devoted solely to the growing of grass, ornamental shrubs or trees and may include fences and berms.	Unenclosed porches, stairs, sidewalks/walkways, and points of ingress and egress shall be permitted to be located within a required landscaped strip.	<p>The proposed modification allows various pedestrian features to be located within the front yard. This provides a comfortable and attractive pedestrian experience.</p> <p>Therefore, staff supports this modification.</p>
Yard Encroachments	<p>Balconies, canopies, and decks, including a cold cellar underneath same, may project into any required front yard 1.5 metres except unenclosed porches and associated stairs may project into any required front yard 2.0 metres.</p> <p>Balconies, canopies, unenclosed porches, and decks may project into any required rear yard not more than 4 metres. Partially enclosed stairs may project into any required rear yard not more than 5 metres.</p>	<p>Balconies, canopies, and decks, including a cold cellar underneath same, may project into any required front yard not more than 1.5 metres except unenclosed porches and associated stairs may project into any required front yard not more than 2.0 metres.</p> <p>Balconies, canopies, unenclosed porches, and decks may project into any required rear yard not more than 4.0 metres. Partially enclosed stairs may project into any required rear yard not more than 5.0 metres.</p> <p>No modifications.</p>	<p>The proposed modification allows various pedestrian features to be located within the front yard. This provides a comfortable and attractive pedestrian experience.</p> <p>The encroachment into the rear yard permits a partially enclosed stairs that provide access to the underground parking garage. This encroachment is not anticipated to create any overlook or privacy issues.</p> <p>Therefore, staff supports this modification.</p>

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<p>Yard Encroachments</p> <p>(continued)</p>	<p>Balconies and decks may project into a privacy area of a townhouse development not more than 4.5 metres.</p> <p>Notwithstanding the foregoing, any deck or patio which is less than 0.3 metres in height may be located in any required yard.</p>		
<p>Minimum Lot Area</p>	<p>4,000 square metres.</p>	<p>3,060 square metres.</p>	<p>The proposed minimum lot area reflects the size of the subject lands; therefore, a site specific modification is required to accommodate the proposed development.</p> <p>Therefore, staff supports this modification.</p>
<p>Minimum Front Yard</p>	<p>7.5 metres.</p>	<p>3.1 metres.</p>	<p>The reduced front yard requirement allows building entrances to be located close to the street. This provides for an active streetscape and a comfortable and attractive pedestrian experience.</p> <p>Therefore, staff supports this modification.</p>
<p>Minimum Side Yard for Apartment Buildings</p>	<p>1/2 the height of the building but in no case less than 6 metres, except 7.5 metres for a flankage yard, and 9</p>	<p>Westerly - 3.1 metres, except 9.5 metres for any portion of a building exceeding 5.5 metres in height.</p>	<p>An Urban Design Brief prepared by Lintack Architects Inc. dated February 2021, was submitted in support of the proposed development. In staff’s opinion, the setbacks and stepbacks are an appropriate transition in height.</p>

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Minimum Side Yard for Apartment Buildings (continued)	metres abutting a zone for single detached or semi-detached dwellings.	Easterly – 2.8 metres, except 9.5 metres for any portion of a building exceeding 5.5 metres in height.	A Site Plan and Elevation Drawings, prepared by Lintack Architects Inc. and dated November 15, 2023, were submitted in support of the proposed development. The Elevation Drawings show that the proposed development has been designed to ensure an appropriate transition from existing adjacent residential buildings. The Site Plan shows increased setbacks towards the rear of the building adjacent to the existing residential dwelling located to the west.
Minimum Rear Yard for Apartment Buildings	15 metres.	8.1 metres.	<p>Further design details, such as landscaping, building material, and lighting will be addressed through the future Site Plan Control stage.</p> <p>Therefore, staff supports these modifications.</p>
Maximum Density	<p>1. 40 units per hectare</p> <p>2. 49 units per hectare if 100 percent of required tenant parking is underground or enclosed within the main building.</p>	164 units per hectare.	<p>The subject site is adjacent to Highway No. 8 which is identified as a “Secondary Corridor” on Schedule E – Urban Structure of the Urban Hamilton Official Plan. Urban corridors are intended to be the focus of intensification.</p> <p>In addition, the Highway No. 8 corridor contains commercial uses and is intended to further develop as a commercial and mixed use corridor. Hamilton Street Railway operated bus routes are located along Highway No. 8 and Highway No. 8 has been identified as a potential rapid transit route. Bicycle lanes are located along Highway No. 8. An elementary school is located within the surrounding neighbourhood and a secondary school is located north of Highway No. 8. And finally, Dewitt and Mapledene neighbourhood</p>

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Maximum Density (continued)			<p>parcs and Sherwood Meadows Community Park are located in close proximity to the subject lands.</p> <p>Therefore, staff supports this modification.</p>
Maximum Building Height	11 metres.	13.3 metres.	<p>An Urban Design Brief prepared by Lintack Architects Inc. dated February 2021, was submitted in support of the proposed development. In staff’s opinion, the proposed increase in height is appropriate with the incorporated setbacks and stepbacks to provide an appropriate transition.</p> <p>Therefore, staff supports this modification.</p>
Maximum Lot Coverage	35 percent	42 percent	<p>The subject site is adjacent to Highway No. 8 which is identified as a “Secondary Corridor” on Schedule E – Urban Structure of the Urban Hamilton Official Plan. Urban corridors are intended to be the focus of intensification.</p> <p>A Functional Servicing and Stormwater Management Report, prepared by S. Llewellyn & Associates Limited, dated August 2021 and updated February 2023 and November 2023, was submitted in support of the development. Site drainage was not identified as an issue for the subject lands. In addition, the minimum landscaped open space requirement has been increased from 25% to 40% and includes a 3.1 metre landscape strip along the street line.</p> <p>Therefore, staff supports this modification.</p>

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<p>Minimum Landscaped Open Space</p>	<p>Not less than 25 percent of the lot area for apartments shall be landscaped with at least 25 percent of the required area being located in a yard other than the front yard and having a minimum width of 6 metres.</p> <p>A landscaped strip having a minimum width of 4.5 metres shall be provided and thereafter maintained adjacent to every portion of any lot that abuts a street except for points of ingress and egress.</p>	<p>Not less than 40 percent of the lot area for apartments shall be landscaped.</p> <p>A landscaped strip having a minimum width of 3.1 metres shall be provided and thereafter maintained adjacent to every portion of any lot that abuts a street except for unclosed porches, stairs, sidewalks/walkways, and points of ingress and egress.</p>	<p>The landscape area requirement has been increased to reflect the Site Plan, prepared by Lintack Architects Inc. and dated November 15, 2023, submitted in support of the proposed development. The modified requirement provides landscaped area while allowing greater flexibility in its location.</p> <p>The reduced landscape strip width requirement combined with the reduced front yard requirement allow building entrances to be located close to the street. This provides a comfortable and attractive pedestrian experience.</p> <p>Therefore, staff supports this modification.</p>
<p>Minimum Number of Parking Spaces</p>	<p>1.25 parking spaces and 0.35 visitor parking spaces for each bachelor or one bedroom dwelling unit other than a townhouse or maisonette.</p> <p>1.5 parking spaces and 0.35 visitor parking spaces for each two</p>	<p>1.3 parking spaces for each dwelling unit.</p>	<p>The Urban Hamilton Official Plan permits reductions in parking requirements along Urban Corridors to encourage a broader range of uses and densities and to support existing and planned transit routes.</p> <p>Under the current regulation, the proposed development would be required to provide a minimum of 86 parking spaces. Under the modified regulation, the proposed development would be required to provide a minimum of 65 parking spaces. The reduced parking provided exceeds the updated</p>

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<p>Minimum Number of Parking Spaces (continued)</p>	<p>bedroom dwelling unit other than a townhouse or maisonette.</p> <p>1.75 parking spaces and 0.35 visitor parking spaces for each dwelling unit other than a townhouse or maisonette.</p>		<p>parking provisions contained in Zoning By-law No. 05-200 which would require a minimum of 54 parking spaces.</p> <p>The proposed reduction in parking is appropriate as the subject lands are located adjacent to existing transit routes, planned rapid transit, and bicycle lanes along Highway No. 8.</p> <p>Therefore, staff supports this modification.</p>