

Site Specific Modifications to the Low Density Residential – Small Lot (R1a) Zone in Zoning By-law No. 05-200

Regulation	Required	Modification	Analysis
<p>Section 4.35 a) Minimum Front Yard Landscape Requirements</p>	<p>50%.</p>	<p>40%, except 32% for a corner lot.</p>	<p>The intent of the Minimum Landscape Open Space provision is to ensure that adequate landscaping and permeable surfaces are provided to create and maintain a consistent streetscape, provide amenity area, and provide for adequate drainage. Staff are of the opinion that the proposed reduction is compatible with the character of the surrounding neighbourhood and the proposed single detached lot sizes are larger than the minimum requirement in the Low Density Residential – Small Lot (R1a) Zone.</p> <p>Although a reduction in the required landscaping is requested, the Zoning By-law includes a regulation for tree protection and / or tree planting. This regulation secures an area for each lot to be used for possible tree planting to allow for compensation and increase the tree canopy. For any lot that includes a single detached dwelling, this area shall be 3.75 metres in length on all sides and shall not contain hardscaping or structures. Staff support the proposed reduction for landscaping on residential lots that abut a daylight triangle since the daylight triangle is required to address transportation planning comments.</p> <p>Therefore, staff are supportive of the proposed modification.</p>

Regulation	Required	Modification	Analysis
<p>Section 15.2.2.1 d) Minimum Setback for the Side Lot Line</p>	<p>1.2 metres.</p>	<p>a) 1.2 metres on one side and 0.8 metres on the other side, provided that a maintenance easement is entered into between the owners of the abutting lands and properly registered on title of each of the abutting lots otherwise a minimum 1.2 metre setback is required; and,</p> <p>a) 0.8 metres to the hypotenuse of a daylight triangle.</p>	<p>The applicant is requesting to reduce the side yard setback requirement on one side of the single detached dwellings from 1.2 metres to 0.8 metres to facilitate a larger building envelope as the proposed lot widths are smaller than typical.</p> <p>Staff support this modification provided the 0.8 metre side yard is adjacent to a 1.2 metre side yard on the adjacent lands, to ensure a minimum separation of 2.0 metres between dwellings. As well, staff will require that the applicant register an easement on the adjacent property where a 0.8 metre side yard is proposed to ensure free and clear access within the side yard on all lots. The zoning has been drafted to ensure only yards adjacent to 1.2 metre side yards are permitted to be reduced, and a condition of Draft Plan Approval has been included that requires the proponent to register the appropriate access easement (Condition No. 37 in Appendix D to Report PED25054).</p> <p>Staff note that the establishment of an access easement along the interior side yard will limit the ability to construct fencing between the dwellings on the property line. The purpose of this easement is to facilitate access for maintenance to sides of the future dwellings. Through the clearance of the condition, the extent of the easement can be limited to not extend into the rear yard, which would still allow future residents the ability to fence in their rear yard.</p>

Regulation	Required	Modification	Analysis
<p>15.2.2.1 d) Minimum Setback for the Side Lot Line (continued)</p>			<p>Providing this flexibility in the zoning will allow for a broader range of built forms in the neighbourhood.</p> <p>Staff support this modification.</p>
<p>Section 15.2.2.1 e) Minimum Setback from the Flankage Lot Line</p>	<p>3.0 metres.</p>	<p>1.2 metres.</p>	<p>The applicant is requesting to reduce the flankage setback requirement of the single detached dwellings from 3.0 metres to 1.2 metres to facilitate a larger building envelope as the proposed lot widths are smaller than typical.</p> <p>Staff support this modification provided there is enough buffer between the sidewalk and the building footprint to allow for a tree to grow to its full size. Urban Design and Urban Forestry confirmed that this modification is feasible.</p> <p>Staff support this modification.</p>