

**Proposed Site Specific Modifications to the Major Institutional (I3, 963) Zone**

Regulation	Required	Modification	Analysis
<p>Section 4.8.2 a) and b) Buildings Accessory to Institutional Uses in all Zones</p>	<p>Minimum Side Yard of 0.6 metres for an Accessory Building less than 18 square metres.  Minimum Side Yard of 7.5 metres for an Accessory Building over 18 square metres.</p>	<p>For an Accessory Building a Minimum Side Yard of 1.8 metres is required.</p>	<p>The modification is for a parking garage structure. The entrance to the underground parking garage will be enclosed by a 2 metre high building with a setback of 1.8 metres from the eastern property line. The modification to the required side yard for an accessory building is supported as it will allow for appropriate buffering from the neighbouring property and there will be opportunity to adequately screen the structure.  Staff support the proposed modification.</p>
<p>Section 5.2.1 a) Minimum Parking Space Dimensions</p>	<p>Unless permitted by another regulation in this By-law, parking space sizes shall be a minimum of 2.8 metres in width and 5.8 metres in length.</p>	<p>Unless permitted by another regulation in this By-law, parking space sizes shall be a minimum of 2.75 metres in width and 5.8 metres in length.</p>	<p>The minor reduction in width will accommodate additional parking spaces to meet projected demand, in accordance with UHOP Policy E.6.3.1, without compromising functionality of the parking spaces.  Staff support the proposed modification.</p>
<p>Section 8.3.1 Permitted Uses</p>	<p>Community Garden, Day Nursery, Educational Establishment, Emergency Shelter, Hospital, Lodging House, Long Term Care Facility, Medical Clinic, Multiple Dwelling, Place of Worship, Recreation, Residential Care Facility, Retirement</p>	<p>Dwelling Unit(s) shall also be permitted.</p>	<p>Four ancillary dwelling units are proposed in conjunction with the long term care facility.  Residential uses are permitted in the I3 Zone in the form of multiple dwellings and street townhouses. Multiple Dwellings are only permitted on the same lot as an Educational Establishment, Retirement Home, or Long Term Care Facility. As the dwelling units are proposed to be within the main institutional building, the residential use is most similar in form to a multiple dwelling. However, only four dwelling</p>

	Home, Social Services Establishment, Street Townhouse Dwelling, Urban Farm, Urban Farmers Market		units are proposed, whereas multiple dwellings are defined as having a minimum of five units.  Staff support the proposed modification.
Section 8.3.2.1 c) Location of Multiple Dwelling and Lodging House	Shall only be permitted on the same lot as an Educational Establishment, Retirement Home or Long Term Care Facility	A Dwelling Unit(s) shall only be permitted in the same building as a Long Term Care Facility	As mentioned above, four ancillary dwelling units are proposed. The existing zone permits street townhouses and multiple dwellings on the same lot as an educational establishment, retirement home or long term care facility. The ancillary dwellings proposed are not street townhouses and cannot technically be considered multiple dwellings as multiple dwellings are defined as having five units or greater. The intent of the proposed modification is to ensure the four ancillary dwelling units are proposed in the same building as the Long Term Care Facility.  Staff support the proposed modification.
Section 8.2.3.1 b) Minimum Side Yard	7.0 metres	3 metres, except 4.5 metres for any portion of a building greater than 4.2 metres in height.	The reduction of the minimum easterly side yard can be supported in that it is necessary to accommodate a reasonable use of the property for the intended purpose. The width of the property and restrictions on the depth of the site associated with the floodplain natural area result in the building being located on the east side of the property. Staff note that the majority of the north and south wings of the building are setback 10 metres from the eastern property line, and the 4.5 metre setback is only required for a pinch point between the subject lands and eastern property line. The majority of the building is setback at approximately 10 metres, which will

			<p>provide opportunity for columnar landscaping and fencing for added privacy. These will be reviewed in greater detail at the future site plan control stage.</p> <p>Many of the design parameters for the building are established by standards set by the province for long term care facilities and offer little, if any, room for modifications.</p> <p>Staff support the proposed modification.</p>
Section 8.2.3.1 d) Maximum Building Height	18 metres	23.0 metres	<p>The proposed building height exceeds the by-law requirements by approximately 4.5 metres. The height is necessary to allow for an efficient and effective use of the site to ensure the long term viability of the long term care facility.</p> <p>The height of the building in this location meets the requirements of the sun shadow study guidelines.</p> <p>The proposal was evaluated in tandem with the Official Plan's medium density residential policies due to its built form and location. The Official Plan permits medium density residential up to six storeys, and up to 12 twelve storeys subject to criteria. However, the Fruitland Winona Secondary Plan typically limits its Medium Density Residential development to 3.5 storeys in height.</p> <p>The proposal meets the Medium Density Residential design criteria of Volume 1 as the proposal is directly accessed from a major arterial road, is integrated with other lands in the</p>

		<p>Neighbourhoods Designation, provides adequate landscaping, amenity features, parking and buffering, and is not anticipated to result in undue adverse shadowing or overlook impacts on adjacent residential uses.</p> <p>Staff are in support of the modification.</p>
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