

Site Specific Modifications to the Low Density Residential (R1) Zone

Regulation	Required	Modification	Analysis
Section 15.1.1 Permitted Uses	Child Care Centre, Community Garden, Duplex Dwelling, Fourplex Dwelling, Lodging House, Residential Care Facility, Retirement Home, Semi-Detached Dwelling, Single Detached Dwelling, Street Townhouse Dwelling, Triplex Dwelling, Urban Farm.	Multiple Dwelling Townhouse added as a permitted use.	<p>The proposed multiple dwelling townhouse is similar to a street townhouse dwelling with the difference being that the former is fronting on a private road and the latter is fronting onto a public road. Staff have reviewed the proposal and are of the opinion that the proposed Multiple Dwelling Townhouse use is compatible with the surrounding land uses, and the subject lands are an appropriate location for a medium density residential use.</p> <p>Therefore, staff supports this modification.</p>
Section 15.1.2 Dwelling Unit Arrangement – Multiple Dwelling Townhouse	N/A.	Not more than eight (8) Dwelling Units shall be attached in a continuous row.	<p>These proposed regulations have been added to regulate the new Multiple Dwelling Townhouse use. These regulations are from the council approved Mid Rise Residential – Small Scale (R3) Zone, which established a council-supported set of performance standards to regulate Multiple Dwelling Townhouses.</p> <p>The Low Density Residential (R1) Zone is intended to apply to low density areas and to permit low density housing types. Notwithstanding this, the proposed townhouse buildings are similar in form to street townhouses, which are a low density housing type. The key distinction being that the proposed development fronts onto a private driveway, whereas street townhouses front onto a public street. As the City’s Medium Density Residential Zones are not yet in effect, Staff have included appropriate performance standards to regulate the proposed development in a modified site specific</p>
Section 15.1.2 Minimum Unit Width for each Dwelling Unit	N/A.	5.5 metres for each dwelling unit.	
Section 15.1.2 Minimum Setback from a Street Line	N/A.	4.0 metres.	
Section 15.1.2 Minimum Setback from a Side or Rear Lot Line	N/A.	For the first 25.0 metres measured from the intersection of the lot line and a street: 1.2 metres if the wall contains no windows to a habitable room and 6.5 metres if the wall contains windows to a habitable room.	

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		Beyond 25.0 metres measured from the intersection of the lot line and a street: 6.5 metres.	Low Density Residential (R1) Zone. Therefore, the Low Density Residential (R1) Zone is appropriate.
Section 15.1.2 Minimum Distance Between Buildings on a Lot	N/A.	Between two exterior walls which contain no windows to a Habitable Room: 3.0 metres. Between two exterior walls, at least one of which contains windows to a Habitable Room: 6.0 metres. Between two exterior walls, both of which contain windows to a Habitable Room: 12.0 metres.	These proposed regulations will result in a development that contributes to the creation of a quality space that is safe and connected, that is compatible with adjacent land uses, and that building height, massing, and arrangement are not anticipated to result in negative shadow, privacy, or wind impacts on adjacent land uses. Therefore, staff supports this modification.
Section 15.1.2 Maximum Building Height	N/A.	12.0 metres.	
Section 15.1.2 Built Form for New Development	N/A.	Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.	
Section 15.1.2 Minimum Landscaped Area	N/A.	30% of the Lot Area.	
Section 15.1.2 Minimum Amenity Area per Dwelling Unit	N/A.	5.0 square metres per Dwelling Unit, which may be provided in a communal area, exclusive to the Dwelling Unit or a combination of both.	

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		In addition to the definition of Amenity Area, an Amenity Area shall be located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air and may include balconies and patios.	
Section 15.1.2 Location of Parking	N/A.	No parking spaces shall be located between a Façade and the Front Lot Line, except that parking shall be permitted on individual driveways leading to garages forming part of a Dwelling Unit.	
Section 15.1.2 Maximum Number of Vehicular Accesses on a Lot	N/A.	One access driveway.	
Section 15.1.2 Maximum Height of a Principal Pedestrian Entrance	N/A.	The height of the floor level of any principal pedestrian entrance shall be a maximum of 1.2 metres above grade.	
Section 15.1.2 Waste Storage	N/A.	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.	