

PLANNING ANALYSIS

The proposed DC2 Provision conforms to The Orchards at Ellerslie Neighbourhood Structure Plan, which designates the area for low density residential uses. In comparison to the (RLD) Residential Low Density Zone, the Provision would allow for an increase in height, increase in site coverage and decreased site depth to accommodate a unique built-form of single detached housing. The table below provides a comparison between the proposed DC2 Provision and the (RLD) Zone.

Zoning Bylaw Regulation	RLD Zone	Proposed DC2
Height maximum	10m	13m
Site Coverage maximum	56%	60%
Front Setback minimum (from front attached garage)	4.5m	2m (4.0m)
Rear Setback minimum	7.5m	4.0m
Site Depth	27.0 m	15.0 m
Side Setback minimum	0m, 1.2m on other side	0m, 1.2m on other side

Administration has reviewed this application through the lens of subdivision regulation, Zoning Bylaw regulation, and Urban Design. Although the proposed DC2 Provision is unconventional in comparison to standard zones within the Zoning Bylaw, Administration considers this rezoning as experimental in nature and will not interpret it as a precedent for the acceptability of future rezoning applications of a similar nature.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

Transportation has advised that an expanded alley cross-section is required to ensure that the lots that are planned to face the laneway will be served with a sidewalk and on-street parking. This expanded road right-of-way will be acquired at the subdivision stage.

All proposed lots will require individual sewer and water service connections.

From an urban design perspective: