

## Planning Rationale

### Gray Crescent development project

The Land is described as Block 2 / 4 on the Registered Plan 50M-385 in the City of Rockland located between the Gray Crescent and Marble Crescent, an area of 1454.7 / 1063.1 square foot and is zoned R3-50 as Zoning by-law n° 2016-10. It falls within the Service Commercial district as per the Official Plan of the City of Clarence-Rockland.

The proposed project involves the construction of 2 residential buildings "townhouses", reaching 3 storeys (basement included). For the TH-11 the configuration contains 6 townhouses with 1 added ADU on both corners and for TH-09, 4 townhouses with 1 added ADU on both corners. Zoning R3-50 explicitly allows for the development of, duplex-type housing, controlled through the definition of "Three-unit dwelling" and "Second unit / Additional Residential Unit rules" on this property.

	Required per Zoning by-law n° 2016-10	Proposed	Compliance
Minimum lot area	185.0 m <sup>2</sup> per dwelling unit	(TH-11) 242.5 m <sup>2</sup> (TH-09) 265.8 m <sup>2</sup>	Yes
Minimum lot frontage	5.5 m per dwelling	6.2 m Min per dwelling	Yes
Minimum front yard	3.5m(special exception R3-50)	6.0 m	Yes
Minimum exterior side yard	3.5 m	4.5 m / 4.10 m	yes
Minimum interior side yard	1.5 m	2.4 m / 1.98 m	Yes
Minimum separation distance between buildings containing dwelling units	1.5 m	2.4 m / 1.98 m	Yes
Minimum rear yard	6.0 m	10.45 m	Yes
Maximum number of storeys	4	3 with basement	Yes
Maximum building height	15 m	9.24m	Yes
Minimum landscaping coverage	30%	(TH-11) 37.5% (TH-09) 34.2%	Yes
Parking ratio	2 Per dwelling	3 with garage	Yes

4. Is the general intent and purpose of the Official Plan maintained?

Yes, the project is located on a property in the urban area and the land is already serviced. The density of the project complies with the Official plan Designation "Medium Density Residential". The subdivision agreement allows for residential units with municipal services.

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