

481 South Joffre St.

Bylaw No. 2999 – Zoning Amendment

Site Location

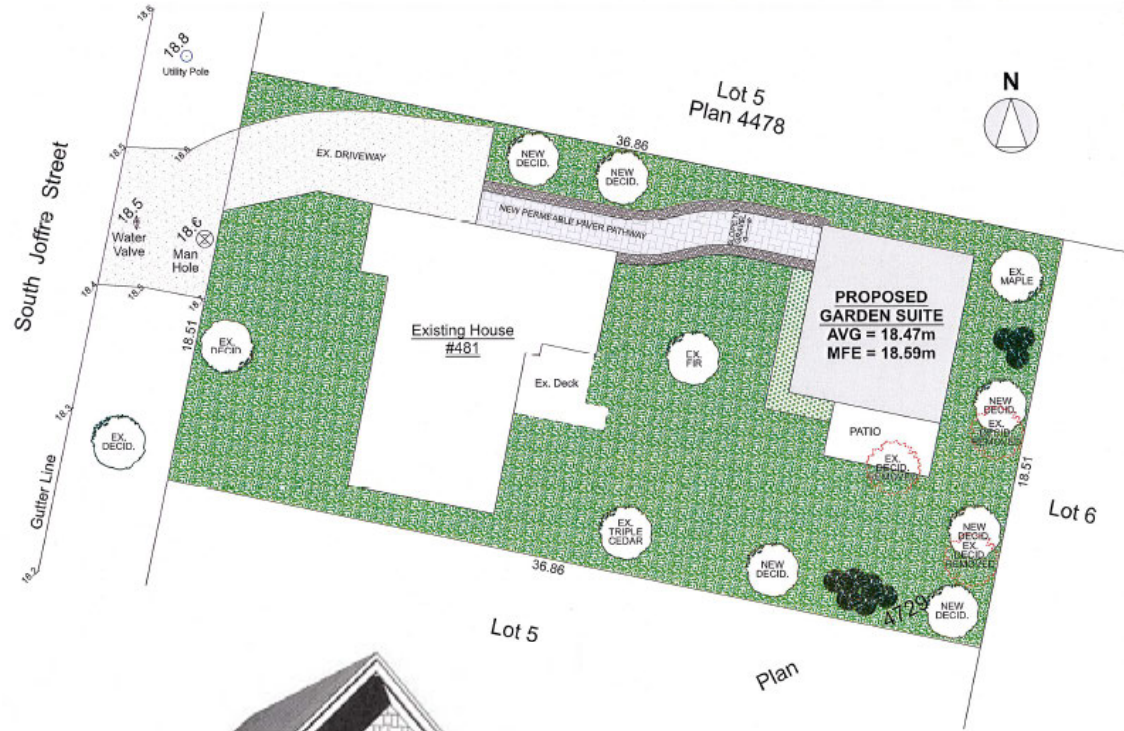
- Located 70 metres south of Lyall Street
- Neighbourhood of mixed residential housing types

481 South Joffre Street - air photo



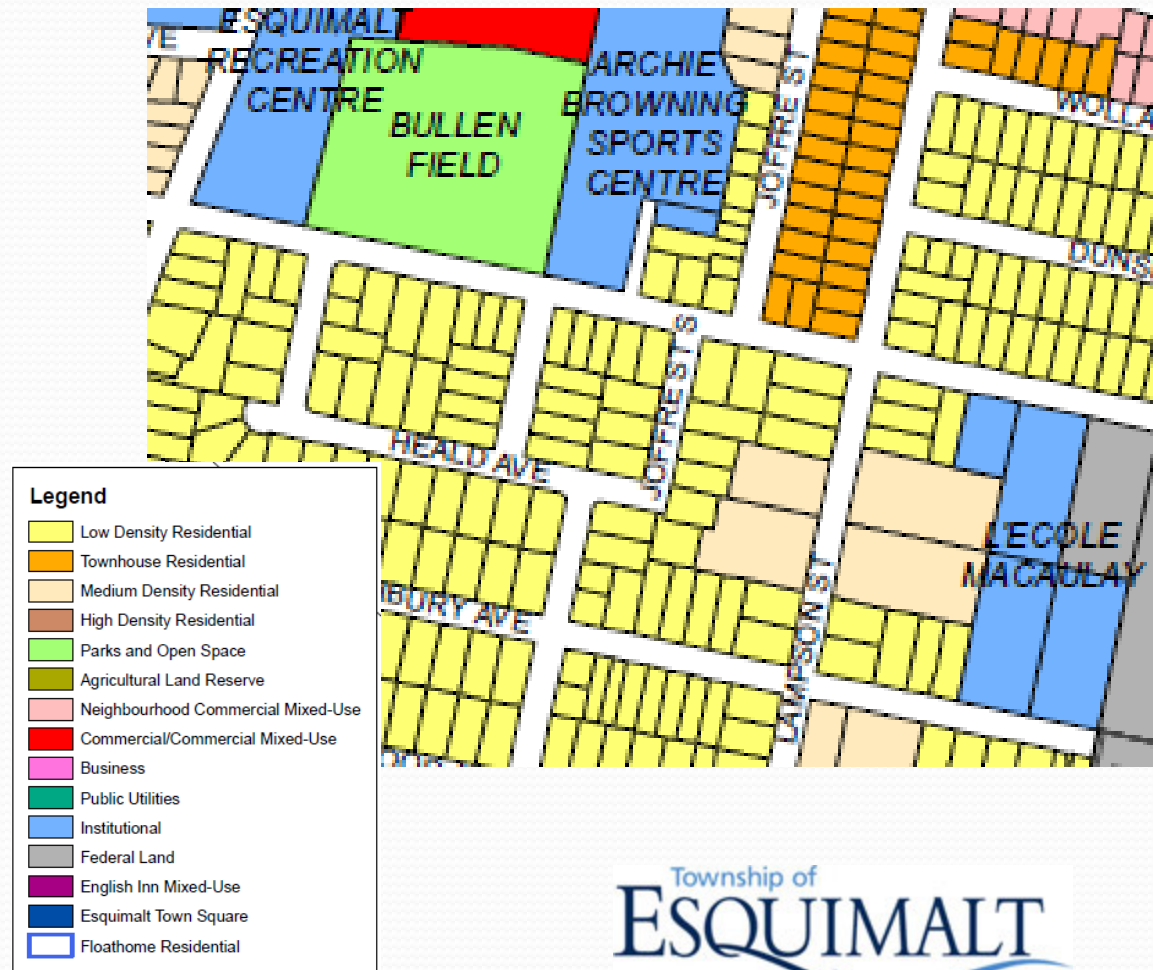
Proposal

- Add a 70 m² garden suite (DADU) behind the existing house.
- Located to allow a visible path to the front door



OCP Land Use Designation

- Low density residential
- Consistent with OCP policy to consider detached accessory dwelling units



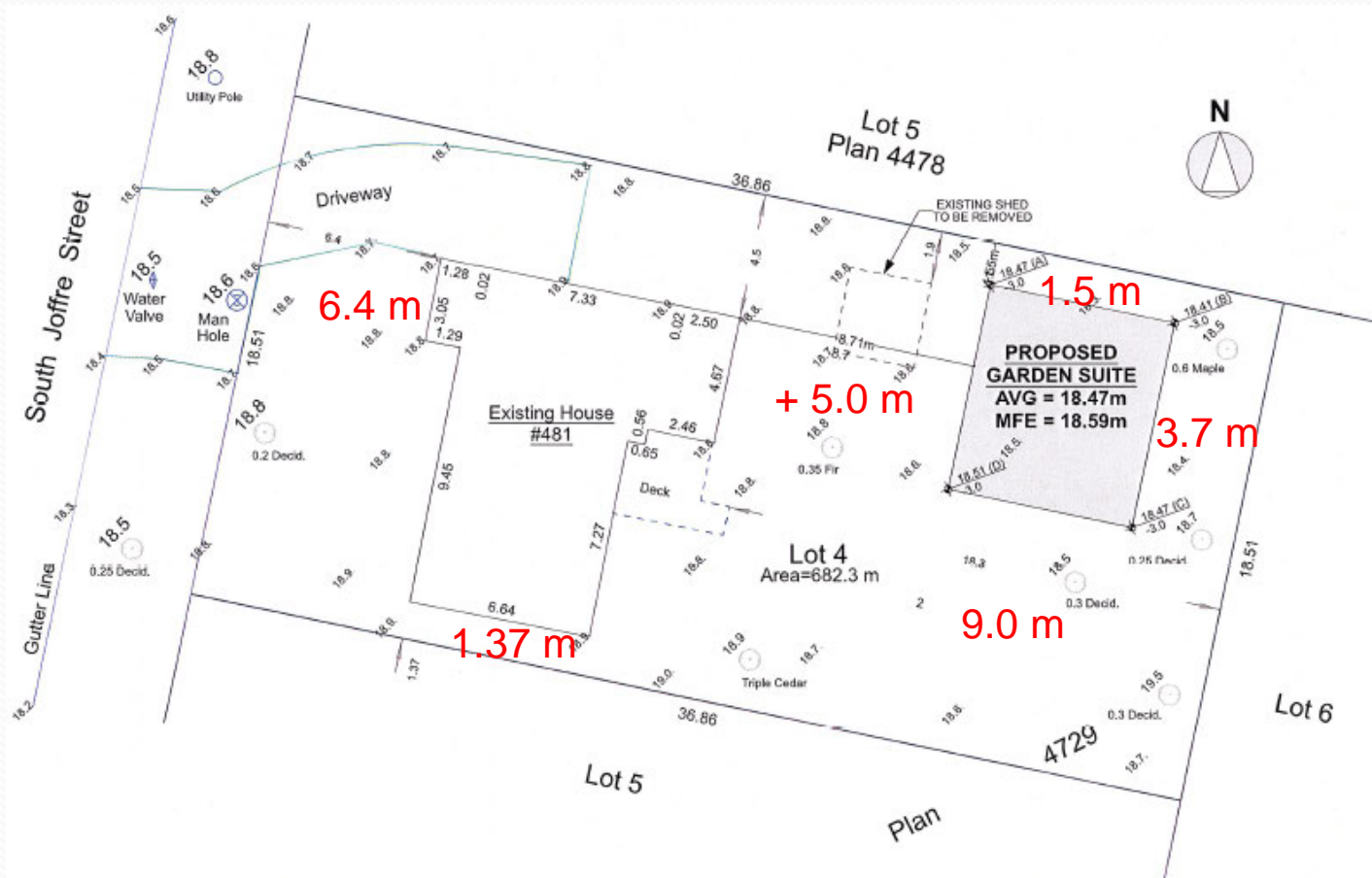
Bylaw No. 2999

- Zoning Amendment Bylaw No. 2999 would create Comprehensive Development District zone No. 141.
- Designed for the proposed concept plan
- Allows for:
 - Single Family Residential house (existing)
 - New DADU (Garden Suite)
 - Small accessory building(s)
 - Home occupations and urban hens

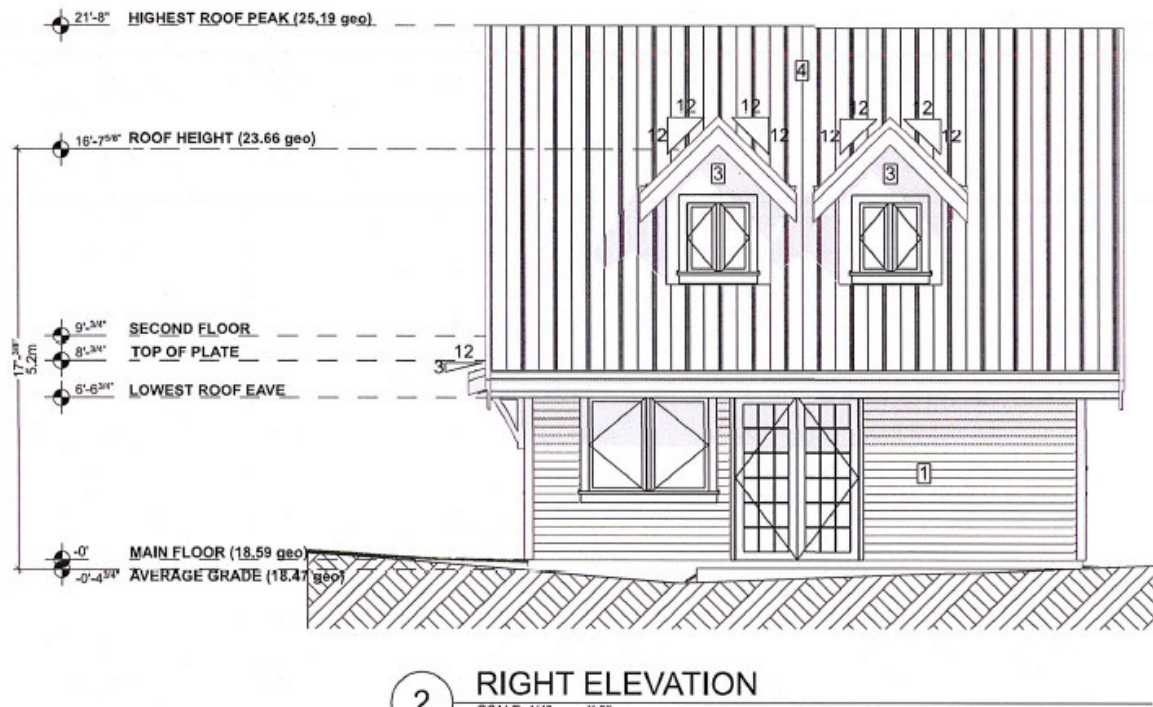
- Lot Coverage < 30%
- Floor Area Ratio < .35

- Siting - setbacks

- House = existing
- DADU
 - behind house
 - Rear = 3.7 m
 - North side = 1.5 m
 - South side = 9.0 m
 - Separation from house at least 5.0 m



- Height = 5.2 metres
- 2 storeys



Parking



- One space per dwelling unit
 - One space in front yard for the house
 - One space beside the house for the DADU

Section 219 Covenant

- No subdivision
- No vacation rentals

Design Guidelines

- For garden suite
 - Entrance to be visible from the street
 - 1.2 metre wide pathway to the street
 - Outdoor open space (patio) provided
 - Screened garbage storage area and bike parking space

Questions ?