

1131 Wychbury Avenue

Zoning Amendment - Bylaw No. 3043



Site Location

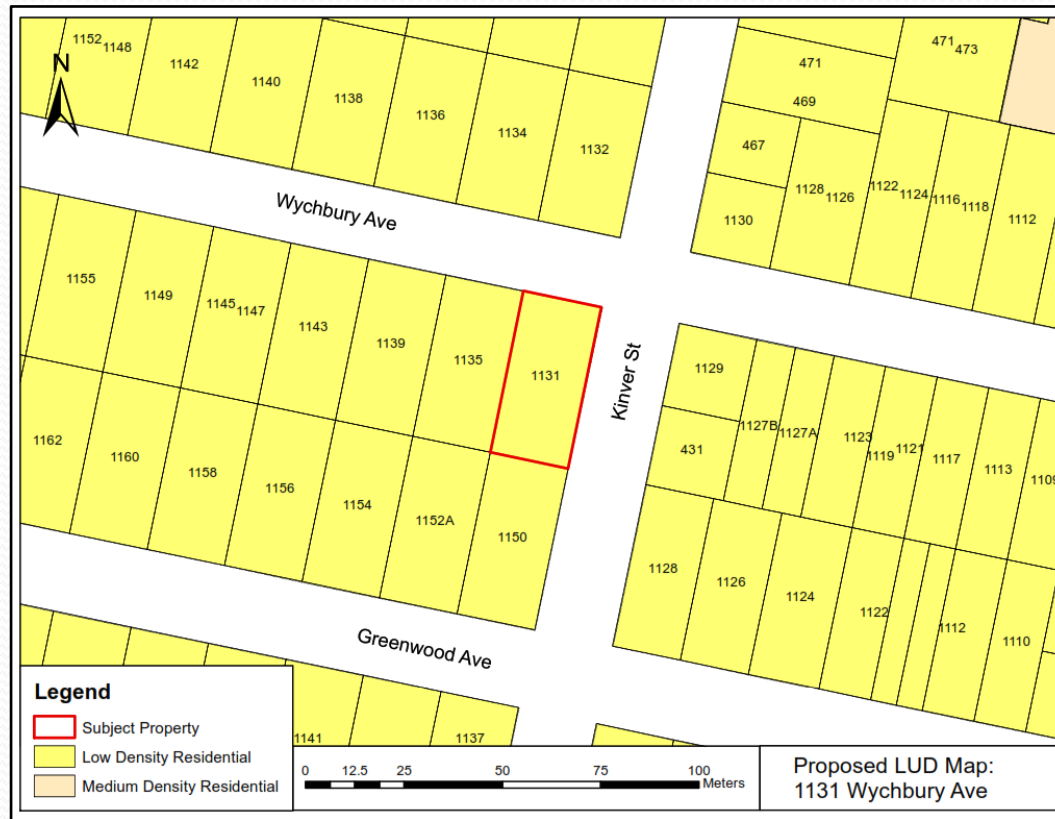


Proposal



- Subdivide lot and build new house south of the existing house
- Renovate and prepare building for a future suite in the existing house

OCP Land Use Designation



Present/Proposed Land Use Designations:

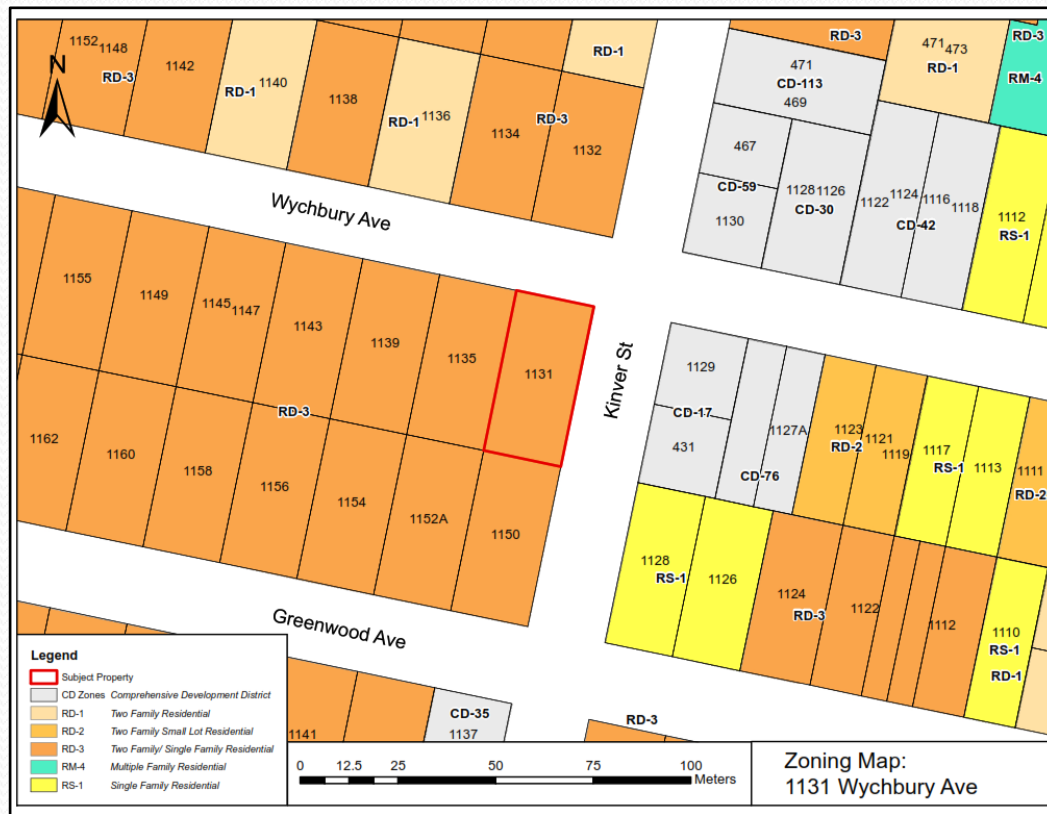
Low Density Residential

Consistent with OCP policy to consider infill of high-quality design within existing neighbourhoods.

Proposed FAR:

0.52 and .035

Bylaw No. 3043 creates CD No. 140



Existing Zoning:

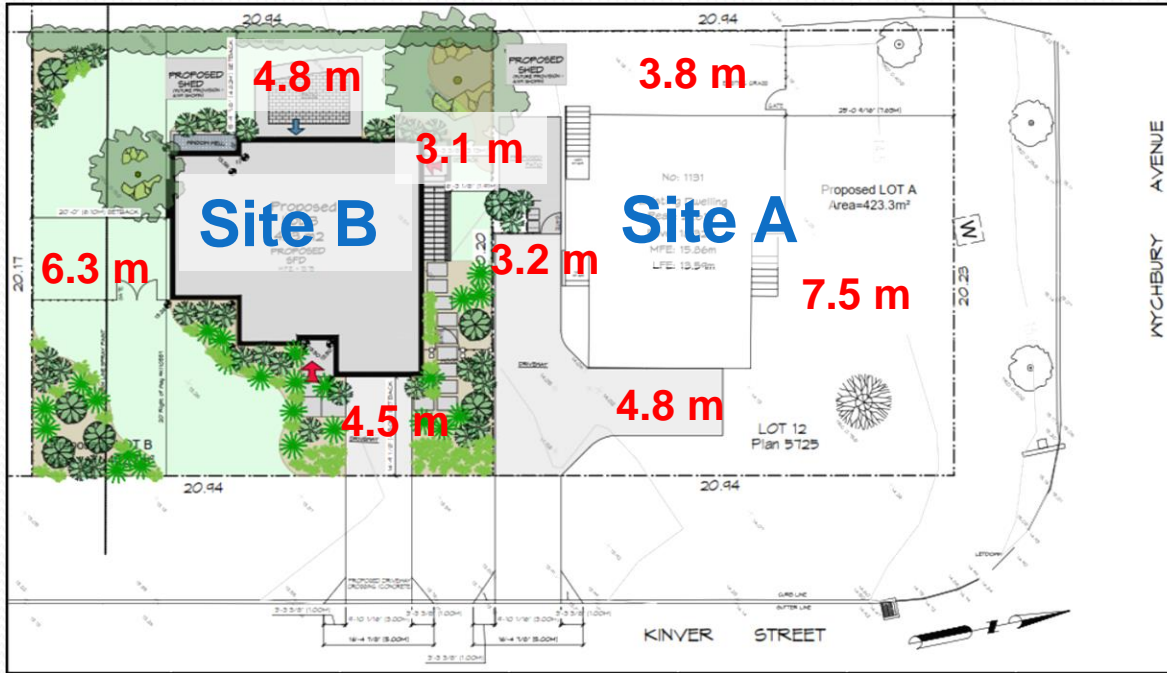
RD-4

Proposed Zoning:

CD No. 140

- Single Family Residential
- Suite allowed in Lot A house
- Home occupations, boarding and urban hens
- Small accessory building (s)

CD – 140 Zone Regulations



Principal Building Siting - Setbacks:

○ **Site A**

- 7.5 m front setback
- 3.2 m rear setback
- 3.8 m interior side (W)
- 4.8 m exterior side (E)

○ **Site B**

- 4.5 m front setback
- 4.8 m rear setback
- 3.1 m interior side (N)
- 6.3 m interior side (S)

Specific siting provided for small accessory buildings

Lot Coverage: 28% total

- Principal Building (26%) and Accessory Buildings (2%)

CD – 140 Zone Regulations



Height < 7.3 m

Off Street Parking: 3 spaces
– with limits placed on driveway space



Section 219 Covenant Items

- Restrict suite to existing home only – Site A
- Renovate existing home for new site and to facilitate future installation of a suite
- Construct new home to BCESC Level 2
- EV Level 2 Charger for new home

