

475 Kinver Street

Bylaw No. 3018 – Zoning Amendment

Site Location

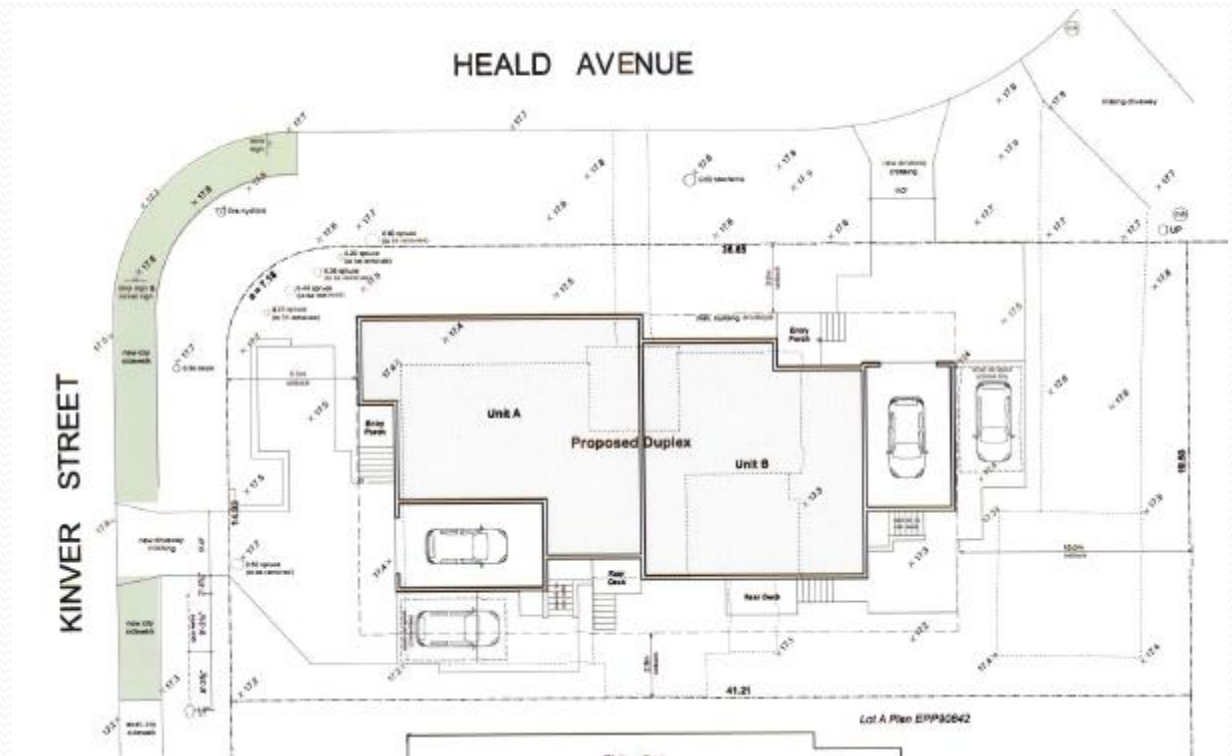
- Located near Bullen Park, about 125 metres south of Lyall Street
- South-east corner of Heald Ave., South Joffre, and Kinver Streets
- Neighbourhood of mixed residential housing types

475 Kinver Street - air photo



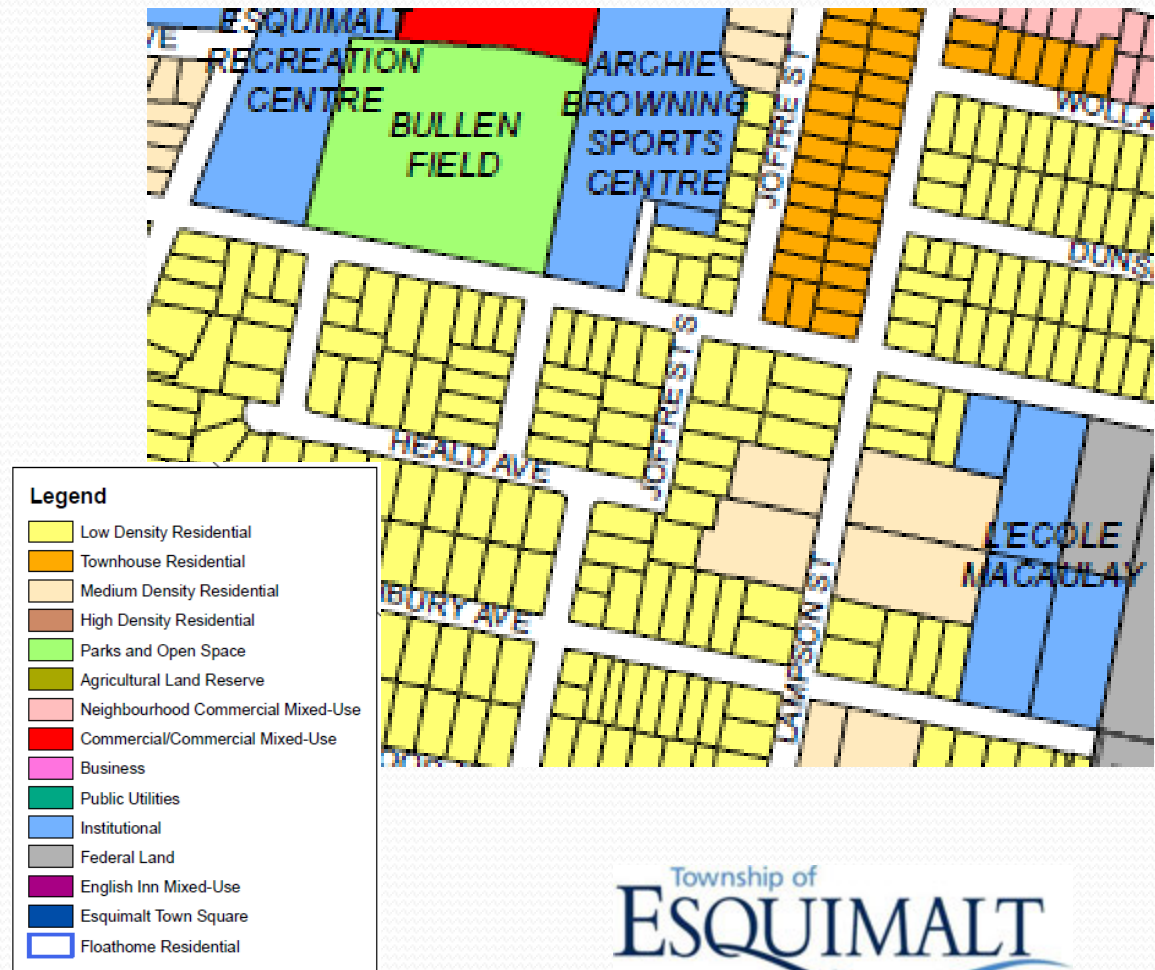
Proposal

- Remove the house and build a duplex with a suite below each principal dwelling unit
- Four households



OCP Land Use Designation

- Low density residential
- Consistent with OCP policy to consider a duplex with suites



Bylaw No. 3018

- Zoning Amendment Bylaw No. 3018 would create Comprehensive Development District zone No. 135.
- Amends the definition and regulations for secondary suites to accommodate duplexes with suites
- CD No. 135 - Designed for the proposed concept plan
- Allows for:
 - Two Family Residential with 2 suites
 - Small accessory building (s)
 - Home occupations and urban hens

- Lot Coverage $< 35\%$
- Floor Area Ratio $< .39$
- Siting - Setbacks
 - Front (Kinver Street) = 5.5 m
 - Rear = 10.0 m
 - Exterior Side (Heald Avenue) = 3.0 m
 - Interior side = 4.5 m
 - Siting Exception for the steps on south side of the building



- Height < 7.3 metres
- 2 storeys + basement



Parking



- Four spaces proposed - one space per dwelling unit
 - One space in each garage
 - Two spaces beside the building

Section 219 Covenant

- No more than 4 dwelling units
- Electric vehicle charging infrastructure for each parking space
- No short-term rentals
- Build with the goal of achieving Built Green certification and meeting or exceeding BC Energy Step Code Level 3 requirements.

Questions ?