909 Clements Avenue
Public Hearing – October 8, 2019
Bylaw 8396 – Rezoning Bylaw
Site Context

SLIA 4b (approved in 2018)

SLIA 4a (approved in 1985)

SLIA 4c (approved in 2018)

SLIA 4d (approved in 2018)

Potential SLIA 4e
Subdivision Best Practices

• 50% of block face must be small lots

• 8 out of 14 (i.e. 57%) of the block face is developed as small lots
# Zoning / Proposal

<table>
<thead>
<tr>
<th>Requirement</th>
<th>RS3 Zone Requirements</th>
<th>Proposed Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>18 m (59 ft.)</td>
<td>10 m (33 ft.)</td>
</tr>
<tr>
<td>Lot Depth</td>
<td>34 m (111.5 ft.)</td>
<td>36.5 m (120 ft.)</td>
</tr>
<tr>
<td>Lot Area</td>
<td>660 m² (7,104 sq.ft.)</td>
<td>367.5 m² (3,956 sq.ft.)</td>
</tr>
</tbody>
</table>
Subdivision Proposal

- No secondary suites and no exterior basement access
- Shared driveway and 2 non-tandem parking spaces on each lot
- Unique house designs
- Approx. $28,000 DCC contribution
- $12,000 for future sidewalk
- 2 replacement street trees
- STEP 3 (BC Energy Step Code)
Public Input

- Increased density and parking concerns
- Not all lots in the area are eligible for subdivision
- Smaller sized and more affordable homes
- Preference for two smaller homes vs. one much larger home
- Support local schools
- Consistent with the neighborhood character
Thank you