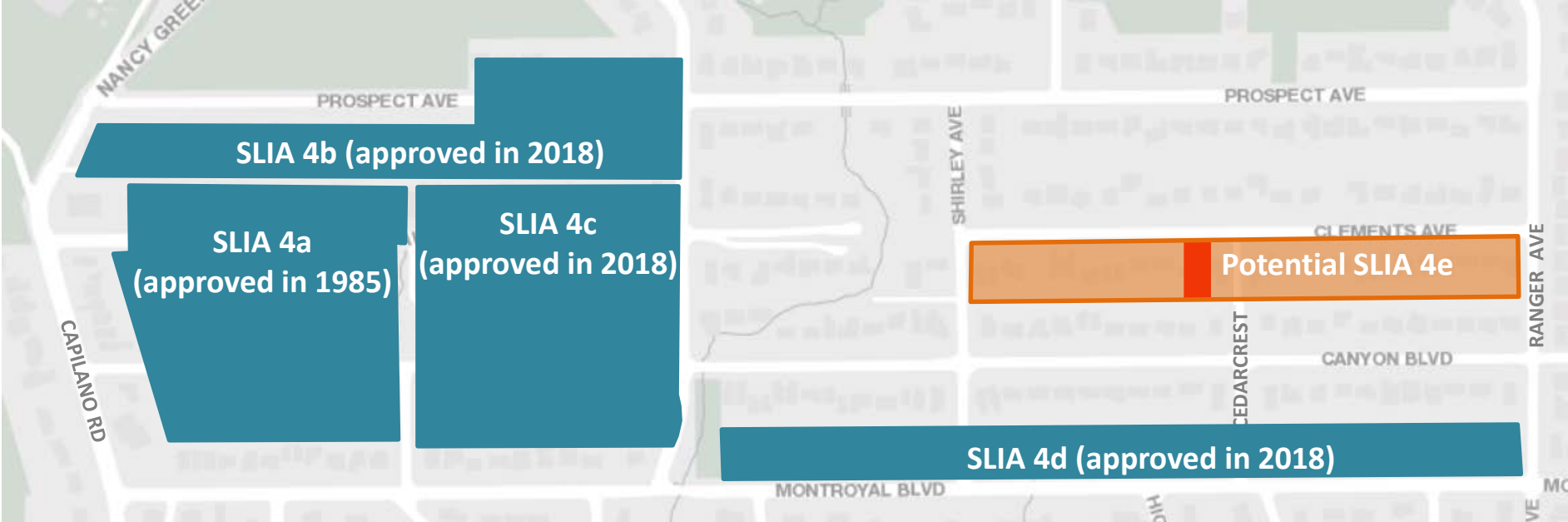


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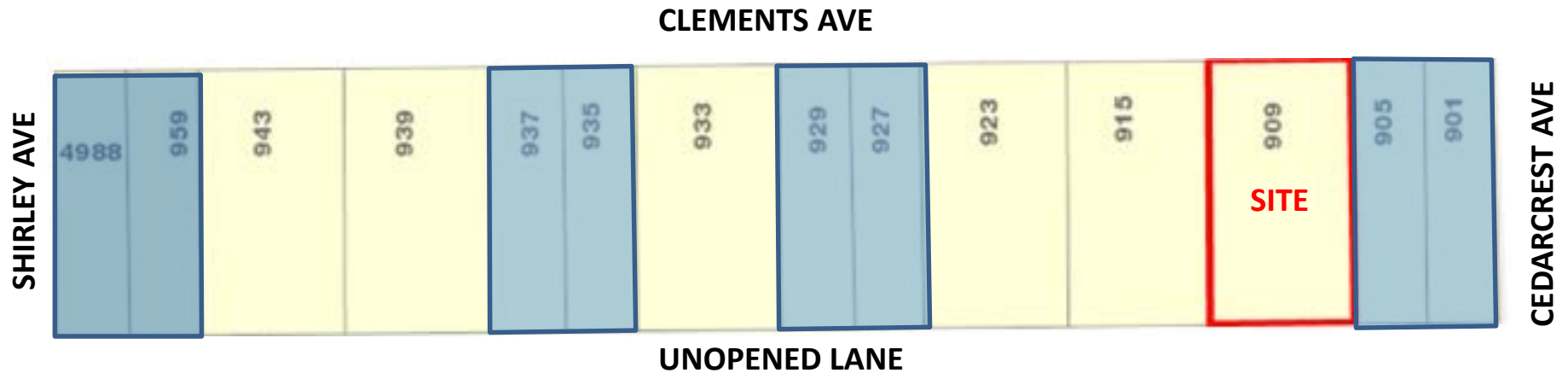
Bylaw 8396 – Rezoning Bylaw

Site Context



Subdivision Best Practices

- 50% of block face must be small lots



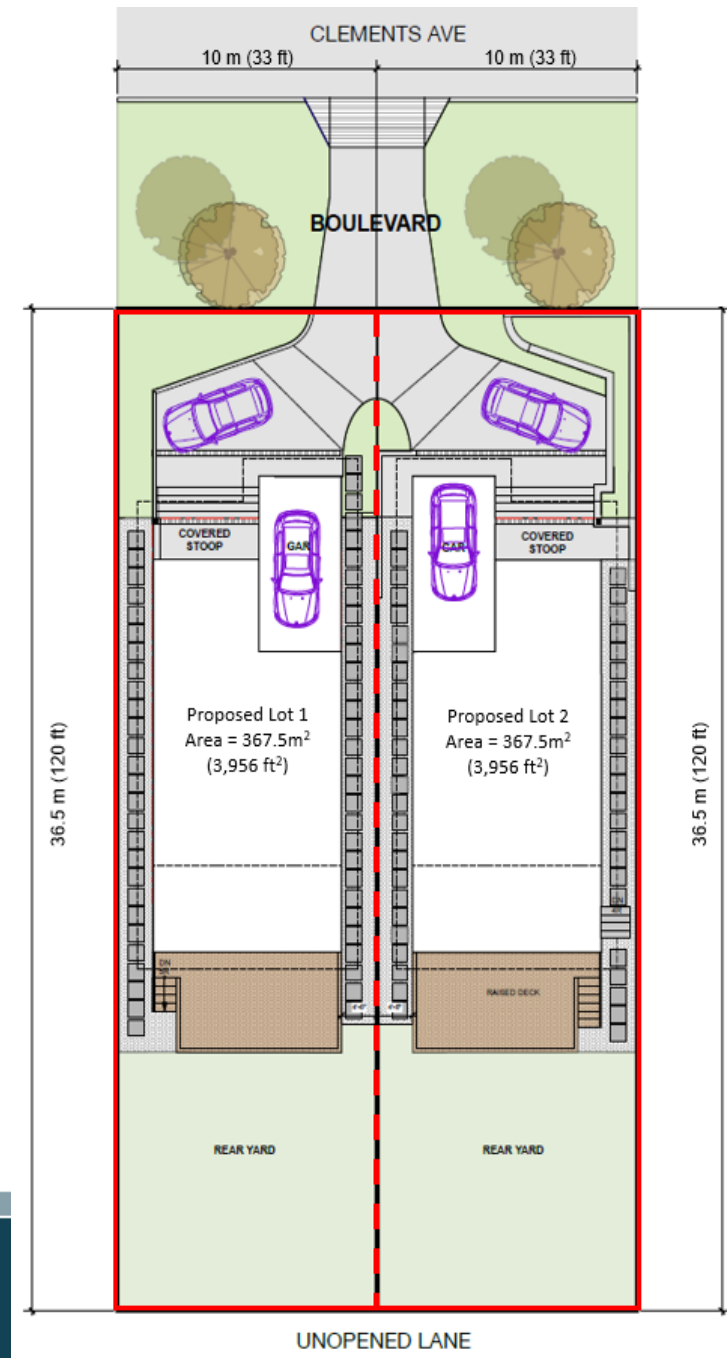
- 8 out of 14 (i.e. 57%) of the block face is developed as small lots

Zoning / Proposal

	RS3 ZONE REQUIREMENTS	PROPOSED LOTS
Lot Width	18 m (59 ft.)	10 m (33 ft.)
Lot Depth	34 m (111.5 ft.)	36.5 m (120 ft.)
Lot Area	660 m ² (7,104 sq.ft.)	367.5 m ² (3,956 sq.ft.)

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

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Thank you

