

ITEM SUPPLEMENTARY 9
MANAGER'S REPORT NO. 42
COUNCIL MEETING 1981 09 14

RE: REZONING REFERENCE #53/81
BY-LAW NO. 7746

ITEM 3e ON THE 1981 SEPTEMBER 14 AGENDA
REPLY TO AN INQUIRY MADE AT THE PUBLIC HEARING ON 1981 SEPTEMBER 09

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the report of the Director of Planning be received for information purposes.

* * * * *

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #53/81

SUPPLEMENTARY
PLANNING DEPARTMENT
1981 SEPTEMBER 10

Legal: Lot 2, Blk. 6, NW $\frac{1}{4}$ of N $\frac{1}{2}$ of SW $\frac{1}{4}$
D.L. 158, P1. 1882

Address: 5126 Ewart Street

From: R4 Residential District
To: R9 Residential District

RECOMMENDATION:

THAT this report be received for information purposes.

R E P O R T

Arising out of discussion of the subject rezoning request at the 1981

September 09 Public Hearing, Council requested that the Planning Department provide information regarding the building height, site coverage, and building setback regulations pertaining to the prevailing R5 zoning compared with the proposed R9 zoning.

1.0 GENERAL DISCUSSION:

- 1.1 As requested, Council will refer to the following information which outlines the pertinent R5 and R9 District regulations:

R5 Residential District

Height of Buildings:

- (1) The height of a building shall not exceed 9.8 m (32.12 feet) or 2½ storeys.
- (2) The height of a duplex dwelling shall not exceed 9.0 m (29.53 feet) or 2 storeys.
- (3) The height of a semi-detached dwelling shall not exceed 5.5 m (18 feet) or 1 storey. (B/L No. 7477-80-03-10)

Lot Area and Width:

- (1) Each lot for a two-family dwelling shall have an area of not less than 670 m² (7,212.06 sq. ft.) and a width of not less than 18.5 m (60.70 feet).
- (2) Each lot for a single-family dwelling shall have an area of not less than 560 m² (6,027.99 sq. ft.) and a width of not less than 15.0 m (49.21 feet).

Lot Coverage:

The maximum coverage shall be 40 per cent of the lot area.

Front Yard:

A front yard shall be provided of not less than 6.0 m (19.69 feet) in depth.

Side Yards:

- (1) A side yard shall be provided on each side of the building of not less than 1.5 m (4.92 feet) in width.
- (2) In the case of a corner lot the side yard adjoining the flanking street shall be not less than 3.0 m (9.84 feet) in width.

Rear Yard:

A rear yard shall be provided of not less than 7.5 m (24.61 feet) in depth.

R9 Residential District

Height of Buildings:

- (1) The height of a building shall not exceed 9.8 m (32.12 feet) nor 2½ storeys.

Lot Area and Width:

- (1) Each lot for a single family dwelling shall have an area of not less than 372 m² (4,000 square feet) and a width of not less than 12.2 m (40 feet).

(2) Notwithstanding anything in this section contained, existing lots of record may be subdivided in accordance with the following provisions:

- (a) In cases where existing lots of less than 372 m² (4,000 square feet) in area, and less than 12.2 m (40 feet) in width, give evidence in a block front of a historic small lot settlement pattern; any existing lot of record in that block front may be subdivided into two lots, each with a width compatible with the prevailing lot width in the block front.
- (b) An existing lot of record located in an existing R4 or R5 Residential District which meets the required standards to experience two family dwelling development, may be subdivided into two single family residential lots in accordance with the following table:

<u>Existing Zoning</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
R4	400 m ² (4,305.7 sq. ft.)	11 m (36.09 ft.)
R5	335 m ² (3,600 sq. ft.)	9.25 m (30.35 ft.)

Lot Coverage:

The maximum coverage shall be 35 per cent of the lot area.

Front Yard:

A front yard shall be provided of not less than 6.0 m (19.69 feet) in depth.

Side Yards:

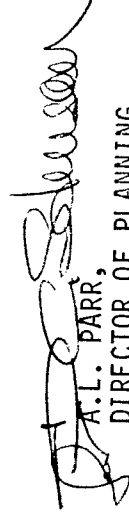
(1) A side yard shall be provided on each side of the building of not less than 1.2 m (3.94 feet) in width, except that where the width of the lot is reduced below 12.2 m (40 feet), the required side yard on each side of the building may be reduced to a minimum of 10 per cent of the lot width, provided that the minimum side yard on any one side shall be not less than 900 mm (2.95 feet).

(2) In the case of a corner lot the side yard adjoining the flanking street shall be not less than 2.4 m (7.87 feet) in width, except that where the width of the lot is reduced below 12.2 m (40 feet), the required side yard adjoining the flanking street may be reduced to a minimum width of 1.8 m (5.91 feet) provided that for every unit of length reduction in required side yard width the required front yard shall be increased by such unit of length.

Rear Yard:

A rear yard shall be provided of not less than 7.5 m (24.61 feet) in depth.

PDS:bi


A.L. PARR,
DIRECTOR OF PLANNING

