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ITEM  
MANAGER'S REPORT NO. 65  
COUNCIL MEETING 87/10/26

RE: REZONING REFERENCE NO. 106/87  
4841 INMAN AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1987 OCTOBER 20

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #106/87  
LOT 8, BLOCK 18, D.L. 34, PLAN 1355

FROM: R5 RESIDENTIAL DISTRICT  
TO: R9a RESIDENTIAL DISTRICT

4841 INMAN AVENUE

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RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 November 02 and to a Public Hearing on 1987 November 24 at 7:30 p.m., and that the following be established as prerequisites to the rezoning:
  - a) The satisfaction of all necessary subdivision requirements.
  - b) The submission of a \$933.00 per unit Neighbourhood Parkland Acquisition Charge.
  - c) The submission of a surveyor's plot plan prior to Third Reading to confirm that any structures on the site are in conformance with the regulations of the R9a zoning category in relation to the proposed new lots. Any removal or relocation work must be completed prior to Final Adoption but should not be undertaken prior to Third Reading of the bylaw.
  - d) The submission of a suitable plan of development reflecting a compatible relationship with the surrounding neighbourhood.
  - e) That the owner enter into a covenant certifying that the land shall be developed only in accordance with the plan submitted.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct two new single-family dwellings in accordance with the R9a zoning designation.

2.0 BACKGROUND INFORMATION:

2.1 Council received a report on 1987 September 21 from the Planning & Building Inspection Department concerning the rezoning of the subject site to accommodate the proposed subdivision into 2 lots and the increase in square footage within the two proposed single-family dwellings beyond that permitted under the R9 District zoning. The report stated that small lot development under the R9 designation would be appropriate for this site and that a suitable plan of development could be submitted which would allow the proposed single-family dwellings to increase their gross floor area beyond that permitted in the R9 Residential District and yet still reflect dwellings which are compatible with the neighbourhood.

2.2 The previous report on this rezoning noted that the adjacent properties have been either developed with rather large building forms relative to the lot sizes or are occupied by older dwellings indicating a definite potential for redevelopment. The report also specifically concluded that the plan of development for this site would need to address the issues of shading and privacy in the rear yards of the properties to the north and south.

3.0 GENERAL DISCUSSION:

3.1 The applicant originally proposed to exceed the R9 District density of development by 60 square feet, resulting in dwellings of 270.5 m<sup>2</sup> (2912 sq. ft.). Upon further calculation it was determined that the actual total floor area for each dwelling would be 3063.5 sq. ft. The applicant has informed this Department that two identical dwellings will be built on each proposed lot, and that the dwellings will be two-storey contemporary style residences with full cellars. The site plan submitted indicates that the proposed southerly lot will have a width of 39 ft. and a lot area of 5514.6 sq. ft., resulting in a Floor Area Ratio of 0.55 for the dwelling on the lot to the south. This leaves the proposed lot to the north with a width of 38 ft. and a lot area of 5373.2 sq. ft., resulting in a Floor Area Ratio of 0.57 for the dwelling on the lot to the north.

3.2 As was previously noted, this Department concluded that the plan of development would need to pay special attention to the relationship between the new dwellings and the rear yards of the lots to the north and south. The submitted site plan shows the proposed dwellings to be built towards the front of the property with the minimum front yard setback and a generous 65 ft. rear yard setback. The rear walls of the proposed dwellings are not situated any further to the rear of the two lots than the rear wall of the existing house, and consequently will not significantly threaten the privacy or the sunlight of the abutting properties to the north and south. The increase in dwelling mass to the front of the proposed lots is considered to be compatible with the larger dwelling forms across Inman Avenue.

3.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing. The two proposed single-family dwellings are considered to represent a suitable relationship to the existing adjacent residential dwellings.

4.0 DEVELOPMENT STATISTICS:

4.1 Site Area

North Lot:

499 m<sup>2</sup> (5373.2 sq. ft.)

South Lot:

512 m<sup>2</sup> (5514.6 sq. ft.)

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Lot Coverage Permitted 40%

Lot Coverage Shown

North Lot:  
South Lot:

29%  
28%

4.2 Development Density Permitted  
Under the R9 Designation

265 m<sup>2</sup> (2852.5 sq. ft.)

4.3 Floor Area Ratio Permitted

0.60  
(3223.9 sq. ft. for north lot)  
(3308.7 sq. ft. for south lot)

Floor Area Ratio Shown

North Lot:  
South Lot:

0.55 (3063.5 sq. ft.)  
0.57 (3063.5 sq. ft.)

*AW*  
BW/j's

Attach.

*[Signature]*  
A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

