

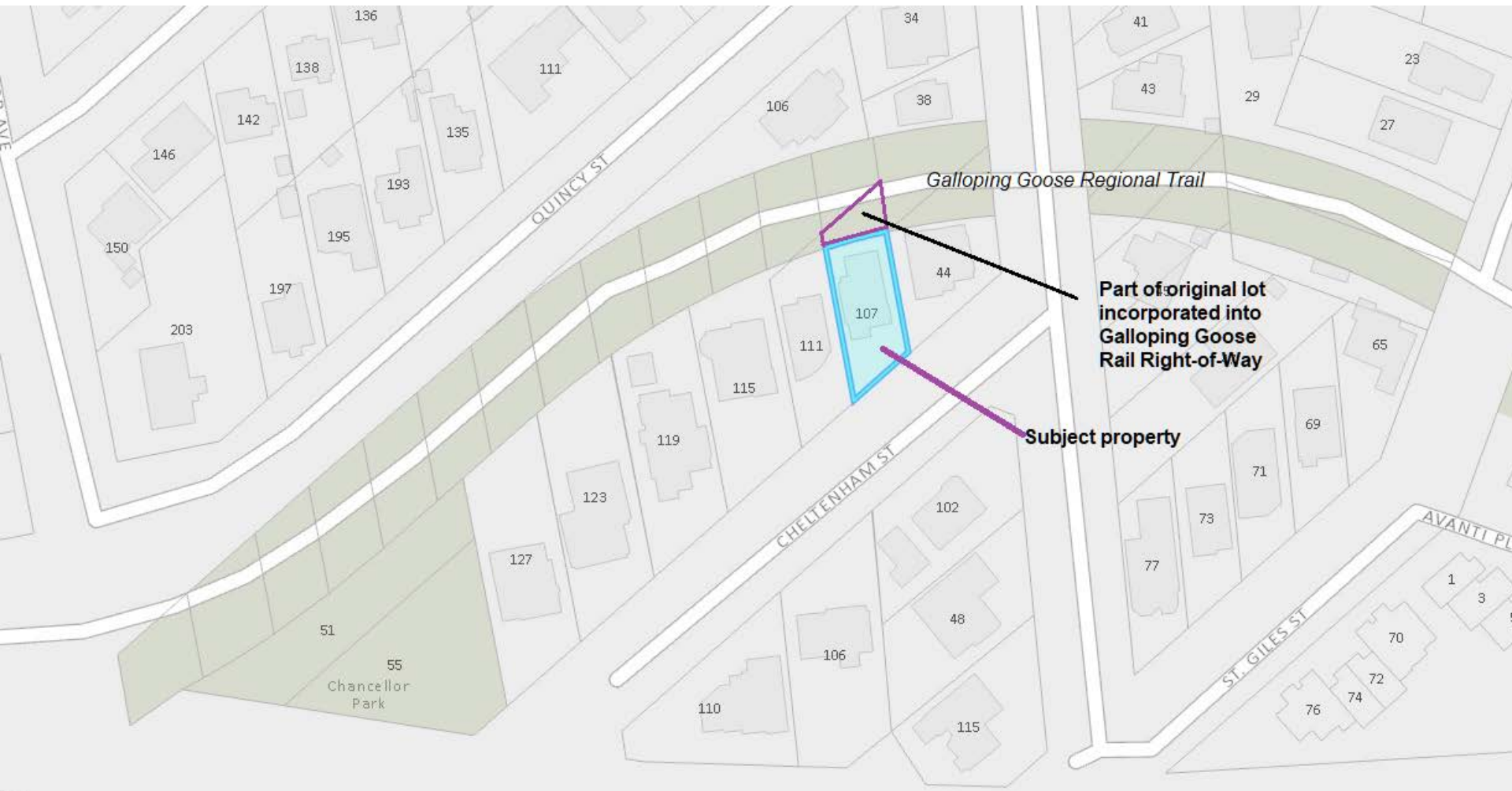
### PURPOSE:

1. To introduce a proposal to rezone the subject property from ***R-1B: Detached Residential (Medium Lot)*** to ***R-1C: Detached Residential (Small Lot)*** to permit a carport in the existing dwelling to be enclosed.
2. To consider setting a Public Hearing date for *Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1053, 2020* for July 7, 2020.



# REZONING APPLICATION 2020/03

## 107 CHELTENHAM STREET



Original lot configuration



### Zone Comparison

### Dwelling

	Existing R-1B Zone	Proposed R-1C Zone	Existing Dwelling	Proposed Dwelling
<b>Lot Size</b>				
Lot Size, minimum	600m <sup>2</sup>	360m <sup>2</sup>	391.2m <sup>2</sup>	n/c
Lot Width, minimum	15m	12m	13.83m	n/c
<b>Lot Density</b>				
Principal Buildings per lot, max	1	1	1	n/c
Secondary Suites per lot, maximum	1	1	0	n/c
Building Floor Area, maximum	325m <sup>2</sup>	278m <sup>2</sup>	193.7m <sup>2</sup>	221.2m <sup>2</sup>
Floor Space Ratio	0.42	0.60	0.50	0.57
Lot Coverage, maximum	40%	40%	35%	n/c
Impermeable Surface Coverage, max	60%	60%	35%	TBD (driveway)
<b>Building Size</b>				
Building Height, maximum	7.5m	7.5m	5.5m	n/c
Building Width, minimum	6m	6m	8.4m	n/c
<b>Siting of Principal Use Buildings and Other Structures</b>				
Front Lot Line Setback, minimum	7.5m	7.5m	7.8m	n/c
Rear Lot Line Setback, minimum	6.0m	6.0m	3.1m	n/c
Side Lot Line Setback, minimum	1.5m	1.5m	1.6m	n/c
Flanking Lot Line Setback, min	4.5m	4.5m	n/a	n/c





Address	111 Cheltenham	44 Camden	107 Cheltenham	
			Existing	Proposed
Lot size	455 m <sup>2</sup>	445 m <sup>2</sup>	391.2 m <sup>2</sup>	391.2 m <sup>2</sup>
Floor Space (including garage)	200.8 m <sup>2</sup>	223.8 m <sup>2</sup>	193.7 m <sup>2</sup>	221.2 m <sup>2</sup>
Floor Space Ratio	0.45:1	0.51:1	0.50:1	0.57:1



The proposal can be supported because:

1. Unique situation - small 391.2m<sup>2</sup> lot in a neighbourhood of medium sized lots. Due to part of lot being incorporated into the Galloping Goose Rail right-of-way.
2. Land use and floor space ratio of the proposed zone is consistent with the Official Community Plan “Residential” land use designation that applies to the neighbourhood.
3. No streetscape impacts as the enclosure is within the building footprint.
4. Parking will meet Zoning Bylaw requirements.
5. If the property was to be completely redeveloped in the long term, a new building on the site would not be out of scale with adjacent properties because the building height and setback requirements of the existing and proposed zones are the same as adjacent properties.



**ALTERNATE RECOMMENDATION:**

If Council deems that additional information is necessary to consider the application, the following motion can be passed:

*THAT the June 10, 2020 report from the Senior Planner titled “Rezoning Application 2020/03 - 107 Cheltenham Street” be received;*

*AND THAT the information requested at June 16, 2020 Council meeting regarding the application be provided.*



**RECOMMENDATION:**

*That the June 10, 2020 report from the Senior Planner titled “Rezoning Application 2020/03 - 107 Cheltenham Street” be received for information;*

*AND THAT, if first and second reading of Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1053, 2020 is passed at the June 16, 2020 Council meeting, Council set a Public Hearing date for Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1053, 2020 for July 7, 2020.*