

Applicant's Submission

The purpose of this land use redesignation application from DC to R1s is to allow for the construction of an attached garage addition to an existing residence and perhaps a future backyard suite, please see attached proposed garage addition plan.

The current DC designation requires 7.50 M front and side setbacks which would not be achievable with the proposed garage addition. The proposed R1s designation would decrease the setback requirements and allow for the proposed addition.

The proposed R1s designation is in keeping with the surrounding property designations and is a continuation of already approved redesignations in the immediate area as the area continues to develop. The proposed R1s designation will not increase the density of the property and will not adversely affect the neighboring properties.

The proposed garage addition would have the garage approximately 4.23 m from the front property line and approximately 9.28 m from the back of curb. Due to the depth of the boulevard the decreased front setback of the proposed R1s designation will have minimal affect on the view of the building from the street. The decreased side setback will also have little affect on the neighboring properties.