

Front-Back Concept Zone

Single Detached Residential – Bare Land (RS1-B)

Intent

To accommodate bare land strata residential infill for lots with rear lane access in a front to back configuration in Seaview while maintaining the character of the neighbourhood.

Permitted Use

Front-Back Concept Zone		Rationale
a. Principal Use	i. Single Detached Residential per lot	<i>Principal Use is the same as the RS1 and RS1-S Zone on both lots.</i>
b. Secondary Use	i. One of the following: <ul style="list-style-type: none"> • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B • Secondary Suite ii. Home Occupation – Type A iii. Supportive Recovery (see section 5.2.9)	<i>Secondary Uses are the same as the RS1 and RS1-S Zones without the potential for laneway house as this development pattern does not allow for it.</i>

Development Regulations

		Rationale
Density (maximum)	i. For Lots adjacent to a street: Floor Area Ratio of 0.6 ii. For Lots adjacent to a rear lane: Floor Area Ratio of 0.4	<i>0.6 FAR on the front lot allows for existing dwellings to be maintained on smaller lots. 0.4 FAR on the rear lot allows for a reasonable sized building footprint without being overpowering to the neighbours. Yard spaces are proportionate to the building sizes.</i>
Height (maximum)	i. For Lots adjacent to a street: Principal Building – the lesser of 3 Storeys and the vertical distance from Grade to the highest point of the Building which shall be 10.5m for roofs with a pitch of 3:12 or greater, and 9.0m for roofs with a pitch	<i>For Lots adjacent to a street, the Principal Building height is the same as the RS1 Zone.</i>

	<p>less than 3:12. Height shall be calculated based on the building corners.</p> <p>ii. For Lots adjacent to a rear lane: Principal Building – the lesser of 1.6 Storeys and the vertical distance from Grade to the highest point of the Building which shall be 8.2m for roofs with a pitch of 3:12 or greater, and 6.7m for roofs with a pitch less than 3:12. Height shall be calculated based on the building corners.</p> <p>iii. Accessory Building – 3.7m for a flat roof and 4.5m for a roof with a slope angle more than 3:12 measured to the highest point</p>	<p><i>For rear Lots adjacent to a rear lane, the height would still allow for a two-storey building with potential for a basement.</i></p> <p><i>Calculating height based on the building corners will allow tailoring of height of each building appropriately to its context.</i></p> <p><i>For Accessory Buildings, height is the same as the RS1 and RS1-S Zones.</i></p>
Lot Coverage (maximum)	<p>i. 45% for all Buildings combined</p> <p>ii. Accessory Building or Structure – 65m²</p>	<i>Lot coverage is the same as the RS1 and RS1-S Zones.</i>
Front Lot Line Setbacks (minimum)	<p>i. For Principal Buildings and Structures – 6.0m</p> <p>ii. Accessory Building or Structure – rear of the Principal Building</p>	<i>Front lot line setbacks are the same as the RS1 and RS1-S Zones to match the existing character of the neighbourhoods.</i>
Side Yard Setbacks (minimum)	<p>i. For Lots adjacent to a street: Principal Buildings – 1.5m Combined side yard setbacks – 5.5m</p> <p>ii. For Lots adjacent to a rear lane: Principal Buildings – 4.0m</p> <p>iii. Accessory Buildings and Structures – 0.9m</p>	<p><i>A 1.5m side yard setback is the same as the RS1 Zone, which allows larger separation than the RS1-S Zone at 1.2m.</i></p> <p><i>A combined setback of 5.5m is required to allow for common property for utilities and access, but also creates an entry to the rear house, while allowing for significant planting and landscaping, improving privacy between adjacent homes.</i></p>
Rear Yard Setbacks (minimum)	<p>i. For Lots adjacent to a street: Principal Buildings and Structures – 6.0m</p> <p>ii. For Lots adjacent to a rear lane: Principal Buildings and Structures – 1.5m</p> <p>iii. Accessory Buildings and Structures – 1.5m</p>	<i>A 6.0m setback for Lots adjacent to a street allows for a rear yard space and maintains separation distance between the two front and back principal dwellings.</i>

		A 1.5m setback for Lots adjacent to a rear lane maintains the existing minimum setback for laneway houses.
Setbacks Between Buildings (minimum)	i. Between Principal Building and Accessory Building or Structure – 2.0m	Setbacks between Principal and Accessory Buildings are the same as the RS1 and RS1-S Zones.

Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) Off-Street parking for a Lot is permitted on any part of a bare land strata.

Conditions of Use

	Rationale
(a) Height for the Principal Use means the vertical distance from Grade to the highest point of the roof surface of a flat roof; to the Deck line of a mansard roof; and to the highest point of a gable, hip, gambrel, or other sloping roof.	
(b) Notwithstanding section 6.8.1, driveways are permitted on the street and the lane to access each bare land strata lot.	<i>These conditions avoids the requirements for variances at Council.</i>
(c) Notwithstanding section 5.4.5, the Riparian Protection and Enhancement Area for a ditch shall be 2.0m.	

Lot Size

For the minimum lot size for the zone, please refer to the table in section 3.2.

(Minimum Lot Size 360m²)

(Minimum Lot Width 18m)