

APPLICATION DETAILS

Development Permit Number PL2401878 (Detached Garage)

Applicant: Mark Scheck

Landowner: Mark Scheck

Legal Description: Lot: 15, Block: 5, Plan: 2312007

Civic Address: 13 Willow Green SW

Proposed Use: Accessory Building (Detached Garage)

Land Use District: R1-U Urban Standard Residential District

Community: Wildflower

Lot Size: 669.75 sqm

**Variances: Minor Variance to Accessory Building Coverage (19.3%)
Minor Variance to Accessory Building Height (13.7%)**

District Standards

8.5.5 R1-U, Urban Standard Residential District

Purpose and Intent

The purpose of this district is to provide for residential development in the form of single detached dwellings on narrow lots with front-attached garages. This district is intended to accommodate a range of small lot building typologies, including both wide/shallow and narrow/deep configurations that still maintain minimum standards of the Bylaw for streetscape design, landscaping, and amenity area.

| Permitted Land Uses | Discretionary Land Uses |
|---------------------------------|---------------------------------|
| Dwelling, Single Detached | Dwelling, Garage Suite |
| Dwelling, Secondary Suite | Bylaw B-30/2024 |
| Bylaw B-30/2024 | Home Business, General |
| Accessory Building | Supportive Housing, Limited |
| Home Business, Limited | Urban Agriculture |
| Child Care, Limited | Bylaw B-08/2021 |

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

| Minimum Dimensions | | |
|-------------------------|-------------------|-----------|
| Lot/Unit Type | Area | Width (2) |
| District Standard | | |
| - Recessed Garage | 240m ² | 9.4m |
| - Projecting Garage (3) | 280m ² | 9.7m |
| Corner Lot | 300m ² | 11.0m |

| Minimum Required Setbacks | |
|---------------------------|------|
| Front Yard (4) | 3.0m |
| Side Yard (5) | 1.2m |
| Side Yard, Corner | 3.0m |
| Rear Yard (6), (7) | 8.0m |

| Massing and Coverage | |
|----------------------------------|---|
| Maximum Building Height | 11.0m |
| Maximum Site Coverage | 55% of Lot Area |
| Minimum Landscaping | 30% of Lot Area |
| Minimum Private Amenity Area (8) | 60m ² per Lot Bylaw B-31/2023 |

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01
- (2) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- (3) Within this district, a “projecting garage” is where the front face of the garage projects towards the street and is closer to the street than the entry for the dwelling, comprised of the face of the dwelling unit, door, and adjoining porch. A “recessed garage” is where the front face of the garage is level with or recessed behind the entry for the dwelling.
- (4) Notwithstanding the minimum required front yard setback, some lot or building configurations may require a larger setback in order to maintain clearance from any Utility Right of Ways in the front yard, or to accommodate the required 6.0 metre setback from the face of a garage door to the back of sidewalk, or back of curb on streets where no sidewalk is provided (outlined within **Section 7.12** (Driveways and Parking Areas)).
- (5) Notwithstanding the minimum required setbacks listed above, one interior side yard on a lot is permitted to be reduced to 0.6m where the adjoining side yard on the adjacent lot provides a setback of at least 1.2m.
- (6) Notwithstanding the minimum required setbacks listed above, the minimum rear yard setback may be reduced by up to 0.5m for each corresponding 0.305m (1 foot) increase to the lot width above the minimum requirements listed in the dimensions table above. The minimum required rear yard setback cannot be reduced in this way to any less than 5.5m.
- (7) Notwithstanding the provisions of **Section 7.25** (Projections and Encroachments), a deck in the rear yard shall not be permitted to extend into the required rear yard setback in a manner that reduces the remaining rear yard to less than a minimum of 3.0 metres (measured from the edge of the deck to the rear property line).

- (8) In addition to the requirements outlined in **Section 7.4** (Decks and Amenity Areas), the amenity area required in this district shall be provided as one contiguous area with a minimum dimension of at least 5.5m. The overall amenity space may be split for different uses and functions (e.g. a raised deck and yard) as long as both are part of the same contiguous area.
- (9) Notwithstanding the standards outlined in **Section 7.15** (Garage and Carport Requirements), up to 35% of the lots within a subdivision phase are permitted to be designed with a width of less than 10.36m and accommodate a 6.1-metre-wide garage, provided that:
- (a) Any such lots are interspersed within the subdivision to the satisfaction of the Development Authority;
 - (b) The width of any such lots is not less than the minimum that would be applied by the District Standard under the Minimum Dimensions listed above;
 - (c) Any additional lots less than 10.36m wide shall be developed in accordance with the regulations in **Section 7.15** (Garage and Carport Requirements) unless otherwise approved through a Development Permit issued by the Development Authority, and;
 - (d) For any subdivision less than 10 lots, the application of this standard shall be at the discretion of the Development Authority.
- (10) As part of a Subdivision Application, the applicant shall provide a set of design criteria that would create a streetscape deemed acceptable to the Approving Authority. The design criteria may include part or all of the following elements:
- (a) Placement of houses with the same elevations and colour treatment next to each other;
 - (b) Separation of identical unit elevations;
 - (c) The intended mix of model types, elevations, and architectural styles;
 - (d) Locating and orientating the front façade wall as close to the front lot line where possible;
 - (e) Ensuring that entry doors are visible from the street;
 - (f) Wrapping façade treatments on corner lots around the side of the building to provide a consistent profile along both facing streets;
 - (g) Consistent treatment of all visible side and rear elevations where they are exposed and visible from a public space, including environmental reserve, school sites, arterial roads (etc.);
 - (h) Compatibility of buildings which are adjacent or opposite one another in massing and height to avoid extreme variation in massing.
- The Development Authority may accept these architectural controls or design criteria for multiple subdivision phases or as part of a Neighbourhood Structure Plan.
- (11) Notwithstanding the maximum required setbacks listed above, the maximum building height may be increased by up to 0.25m for each corresponding 1.0m increase to the lot width above the minimum requirements listed in the dimensions table above. The maximum building height cannot be increased in this way to any height greater than 12.0m.

[Bylaw B-41/2018](#)
[Bylaw B-19/2019](#)
[Bylaw B-04/2024](#)
[Bylaw B-26/2024](#)