



The proposed home retains the floor area and scale of the original house.

The north and south facades retain the same alignment relative to existing neighbours, thus not impacting any views.

Dear Neighbour,

Proposed Restoration – 804 Alderside

We are the new owners of 804 Alderside. We propose to rejuvenate the existing house for our family. To do so, we have to apply for rezoning.

We are family-oriented folks who have looked for a property on Alderside for 4 years. The house we bought is the perfect size for our family, but its layout and 1980's features need major upgrading.

The current layout would have one of our 3 daughters in a walk-out basement, two floors below the rest of the family. We plan to remove some space from the bottom two floors and add a bedroom on the top floor. All this will be done within the existing footprint.

When we purchased this property, we loved the site and the neighbourhood. We knew we would have to transform the house. Rezoning to get what we need for our family doesn't seem to make sense given the house will actually be a bit smaller when we're done!

We ask for our neighbour's support as we navigate the City's complex approval process.

Todd and Trudi, owners.

What's the Zoning today?

All Alderside properties are in the RS3 Zone. The Zoning Bylaw's RS3 zone has had a special clause for Alderside since 1994. This clause grandfathers the way Floor Area Ratio (FAR) and Lot Coverage are calculated.

A new Zoning Bylaw was adopted in July 2018.

Why rezone?

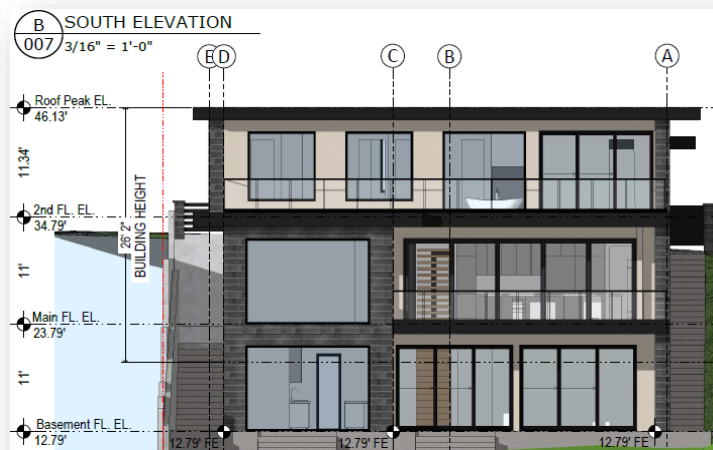
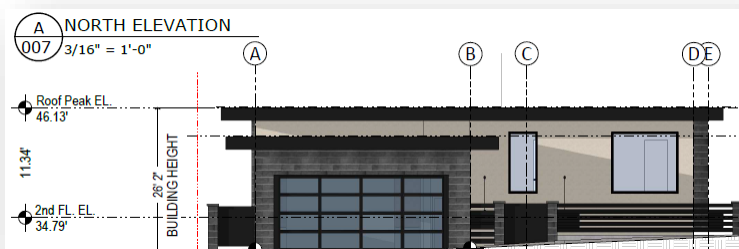
Today's interpretation of the special clause for Alderside is that only the size of the land is grandfathered. Any structural change triggers a review of the Floor Area and Lot Coverage.

Upon review of Building Permit drawings for 804 Alderside, the City said "the only option is to rezone."

They suggested the creation of a new Comprehensive Development (CD) zone specific to 804 Alderside. Council was not involved in this so far, but the final decision will be made by Council.

Need more information?
Call 778-355-5399.

This brochure is independent from the City's process.



The proposed restoration:

- Is below the RS3 maximum height
- Meets RS3 front and side setbacks
- Has a 3% smaller footprint
- Has same floor area as before
- Uses same site services as before
- Has a 6% smaller roof than the original roof
- Has a much improved energy performance – to 2019 codes

The exterior restoration has the WestCoast contemporary character that has become the dominant style for new and renovated homes along Alderside and loco.



WE LOOK FORWARD TO YOUR COMMENTS...

Please call or write to us if you have any concerns or suggestions.

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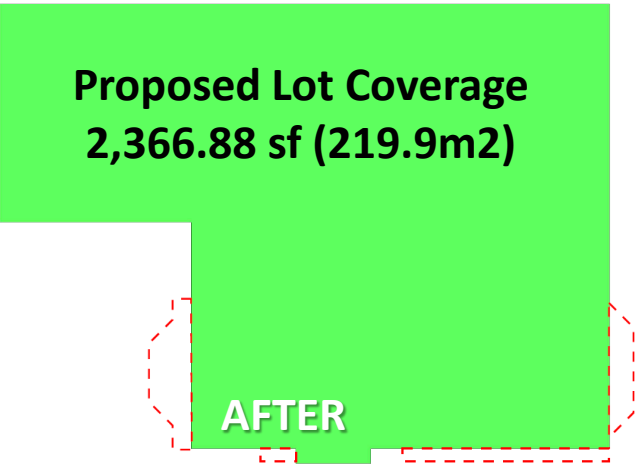
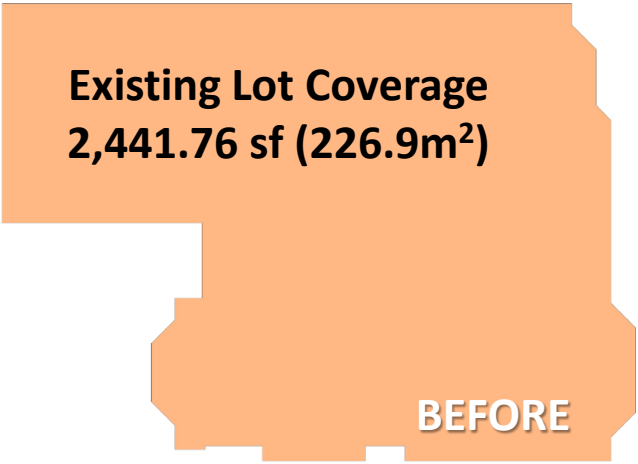
778-355-5399

Our family is investing in a high-quality home. We want it to fit the neighbourhood. Aware of the constraints of the existing property, we carefully stayed within the footprint and size of the existing house. Todd & Trudi



BEFORE

AFTER



Existing and proposed Lot Coverage as defined in Section 8.5.6 of the Zoning Bylaw. Space taken from bay windows and bump-outs on lower floor (red dotted lines) is added to the bedroom floor. The proposed Lot Coverage is 3% smaller than existing. The proposed Floor Area calculated per 2018 Zoning Bylaw is 3,449 sf (320.4m²).