

Small Lot Subdivisions



1. Overview and Intent

The intent of these guidelines is to provide direction regarding the creation of small lots and the elements of the dwelling that should be considered to ensure high quality character and livability of neighbourhoods in Colwood.

These Small Lot Design Guidelines are a supplement to Part 26 Intensive Residential Development Permit Area Guidelines in the City's Official Community Plan- 2018.

All relevant sections of the Official Community Plan-2018 should be considered when a small lot development is being proposed.

2. Outdoor Spaces

Private Outdoor Space

- 2.1. Primary and secondary suites are encouraged to have a functional private outdoor space, with opportunities for a variety of programming, such as gardening, play space and dining space.
- 2.2. Minimum size of a private outdoor space for secondary suites is 1.5 m x 3.0m.

- 2.3. Provide a sense of privacy and spatial definition of space through the use of planting and/or low fences between properties and, when applicable, between outdoor spaces for the primary and secondary suite.



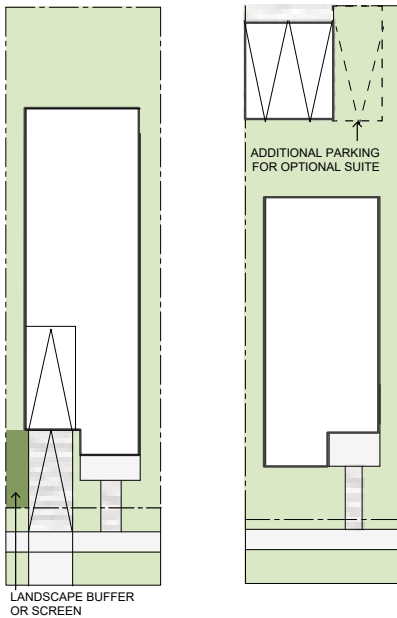
EXAMPLE OF A PRIVATE OUTDOOR SPACE FOR A SECONDARY SUITE.

3. Lot Width, Suites and Parking

3.1. The lot width impacts the number of parking spaces that can be achieved and whether or not a secondary suite can be accommodated, as illustrated below and as outlined in the table.

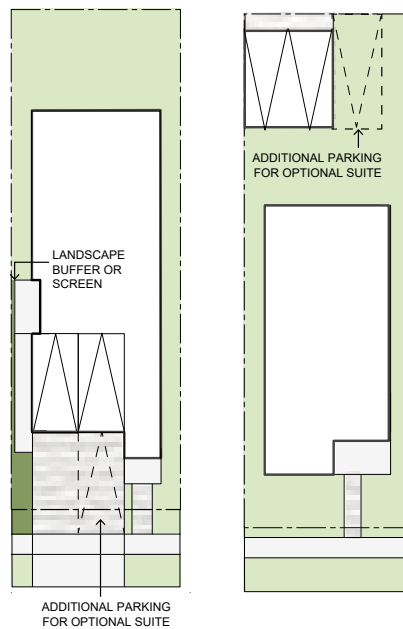
9.15m Min. Lots

Front Access Lot Lane Access Lot



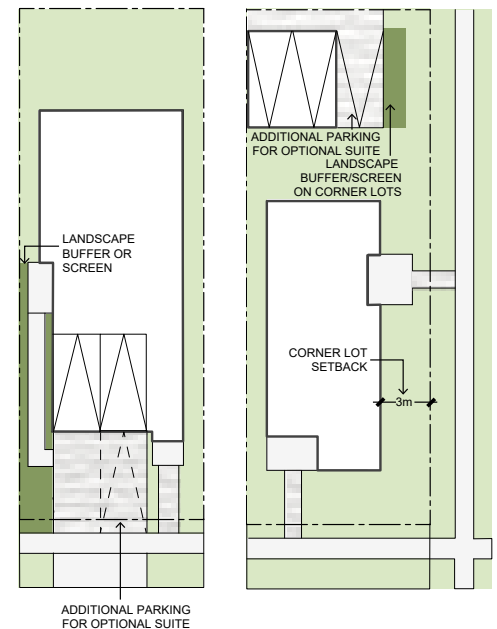
10m Min. Lots

Front Access Lot Lane Access Lot



11m Min. Lots

Front Access Lot Lane Access Lot

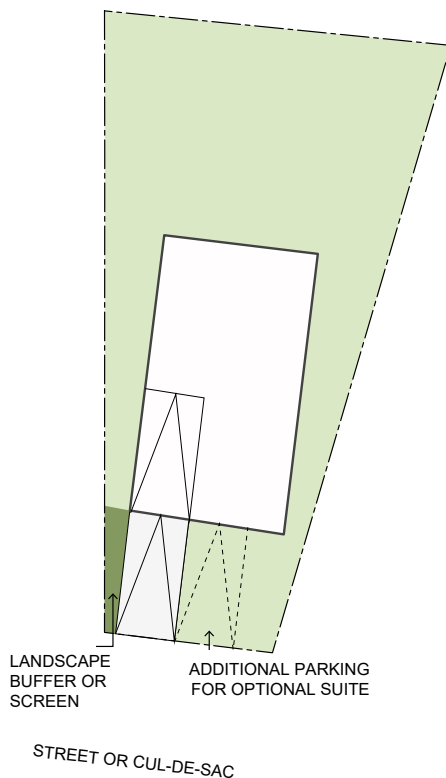


	Front Access			Lane Access			Corner Lot (front/lane)
Lot Width	9.15m	10.0m	11.0m	9.15m	10.0m	11.0m	11.0m
One Car Garage/No Suite	✓	✓	✓	✓	✓	✓	✓
Two car garage	✗	✓	✓	✓	✓	✓	✓
Secondary Suite Permitted	✗	✓	✓	✓	✓	✓	✓
1 Parking Space for Secondary Suite	✗	✓	✓	✓	✓	✓	✓
% Front Yard Landscaped	60	40	50	100	100	100	50/100
Landscape Buffer/Screen	✓	✓	✓	✗	✗	✗	✓/✓

4. Irregularly Lots

% Front Yard Landscaped

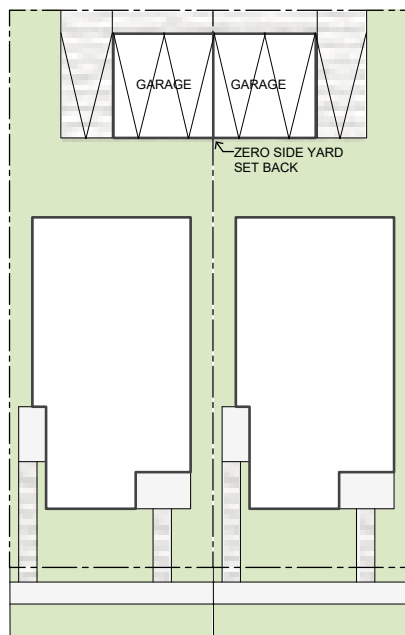
- 4.1. In the instance of irregularly shaped lots where the front yard is narrower than the rear yard, the front yard must achieve a minimum of 40% of the area dedicated to landscape and a maximum of 60% dedicated to paving for vehicles.



5. On-Site Parking

Lane Access Lot Parking Guidelines

- 5.1. A maximum two car garage is permitted off of the laneway.
5.2. The maximum setback of the garage from the laneway is 1m.
5.3. A zero side yard setback for lane access garages will be considered.



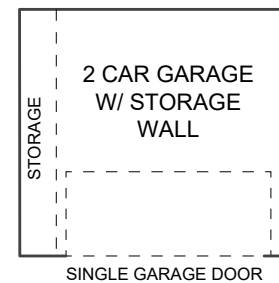
General Paving and Parking Character Guidelines

- 5.4. Parking areas should be distinguished from an entry path with landscaping or a change in material or texture.
5.5. Use landscape buffers or screens such as a fence adjacent to front driveways. Trees and shrubs in planted areas between driveways and adjacent properties are desirable.

6. Storage

Storage in Front or Lane Access Garages

- 6.1. Consider providing storage along the side wall of the garage.



Storage in Lane Access Garages

- 6.2. Increasing the height of garages from 4m to 5m would be considered if the loft is being provided for storage uses. Height is measured to the middle of the roof.

