

Small Lot Subdivisions

Council Committee of the Whole

November 5, 2013



identity
OUR COMMUNITY. OUR PLAN.

DNV
2030

Purpose

- Subdivision – summary overview
 - OCP housing objectives
 - Focus on small lot subdivisions
- Recent concerns
- Response to concerns
- Discussion

OCP Housing Objectives

- 75 – 90 % new residential growth within ‘network of centres’
- 10 – 25 % outside of centres (approximately 1,500 units overall in next 20 years)

3-pronged approach

- Neighbourhood infill planning
- Accessory dwellings
- **Subdivisions**

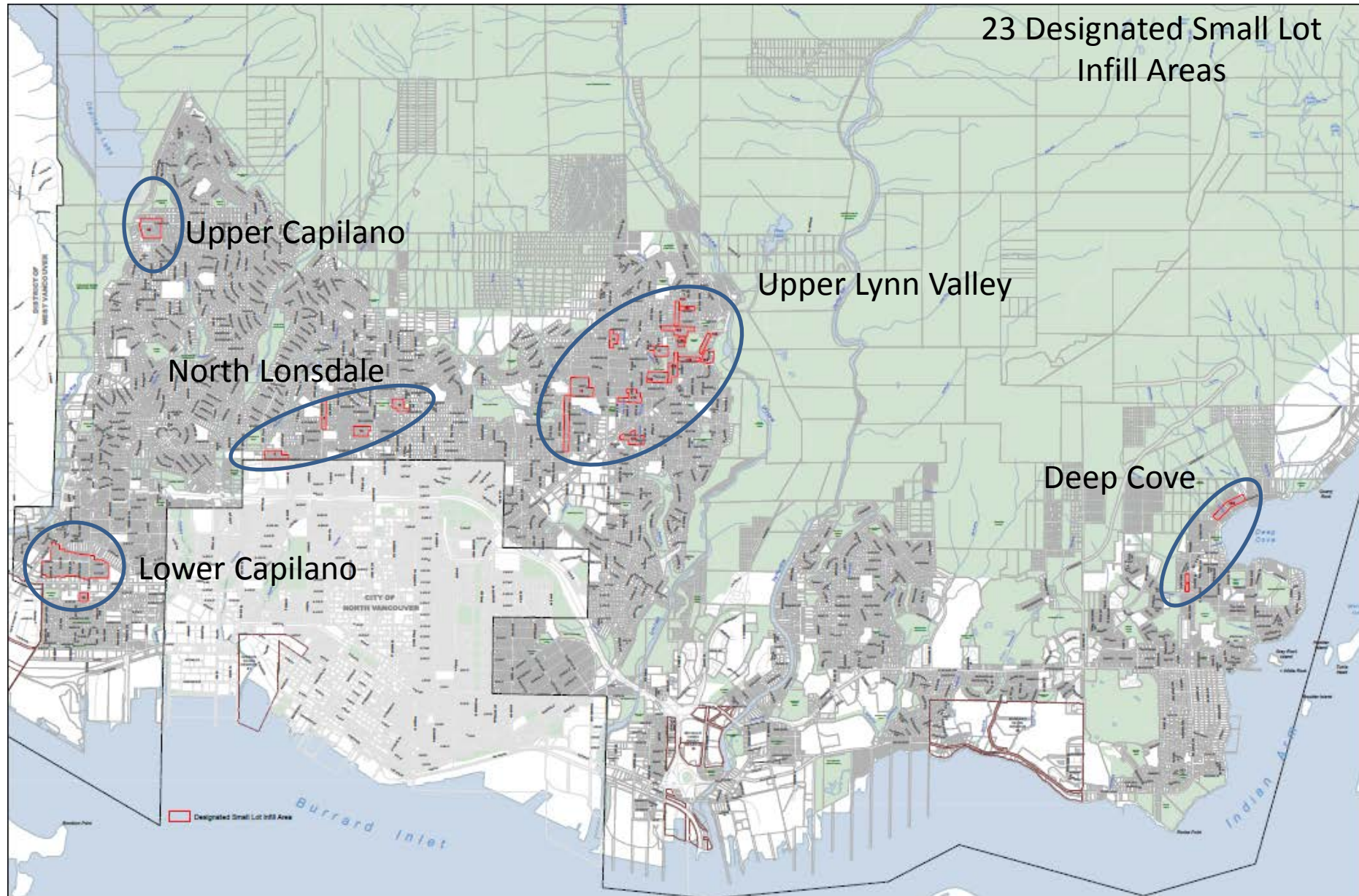
Subdivision Categories

1. Meet zoning requirements – *Approving Officer* approval
2. Do not meet zoning requirements – Council approval
 - Development Variance for lot width
 - Rezoning required for lot size and area

Factors Considered

- Conformity with District plans, policies and regulations
- Zoning
- Community input and public interest
- Established lot pattern of block and neighbourhood character
- Access and parking
- Environmental impacts
- Tree preservation
- Slope, soil and drainage
- Municipal service requirements
- Park dedication (more than 3 lots)
- Site design and compatibility

Small Lot Infill Areas



Characteristics of Designated SLIAs

- Identified in Small Lot Infill Report, 1987
- Designated in Zoning Bylaw (23 areas)
- Areas divided into individual block faces
- 50% or more of residential lots within block face as small lots
- Lot frontages range from 10 metres (30 ft.) to 13.875 metres (45 ft.) in width

*Potential for approximately **38** new small lots under existing designated areas*

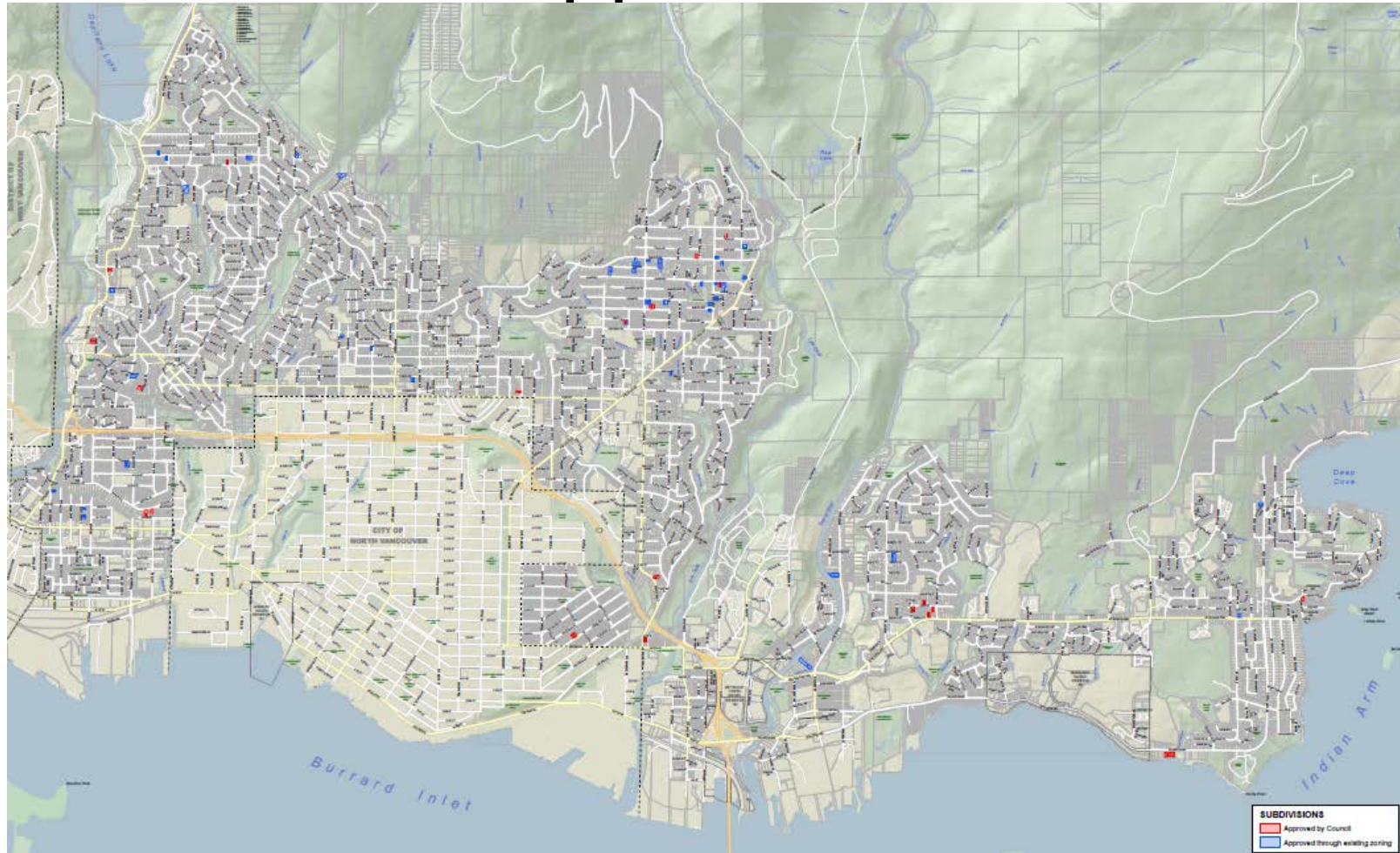
Approved Subdivisions between 2003 – 2013

- Total of 62 applications approved
(creating 83 net new single family lots)

Characteristics of Approved Subdivided Lots Created between 2003 - 2013

| | | | |
|----------------------------------|-----------|--------|--------------------------------------|
| Met zoning requirements | 45 | } 75 % | <i>Approving Officer</i> approval |
| Designated small lot infill area | 17 | | |
| Rezoning required | 13 | } 25 % | Council approval |
| Development variance required | 8 | | |
| TOTAL NET NEW LOTS | 83 | | |

2003 – 2013 Approved Subdivisions



- 62 subdivision applications granted approval (83 new single family lots)
- 75% complied with existing zoning
- 25% required Council approval

Recent Concerns

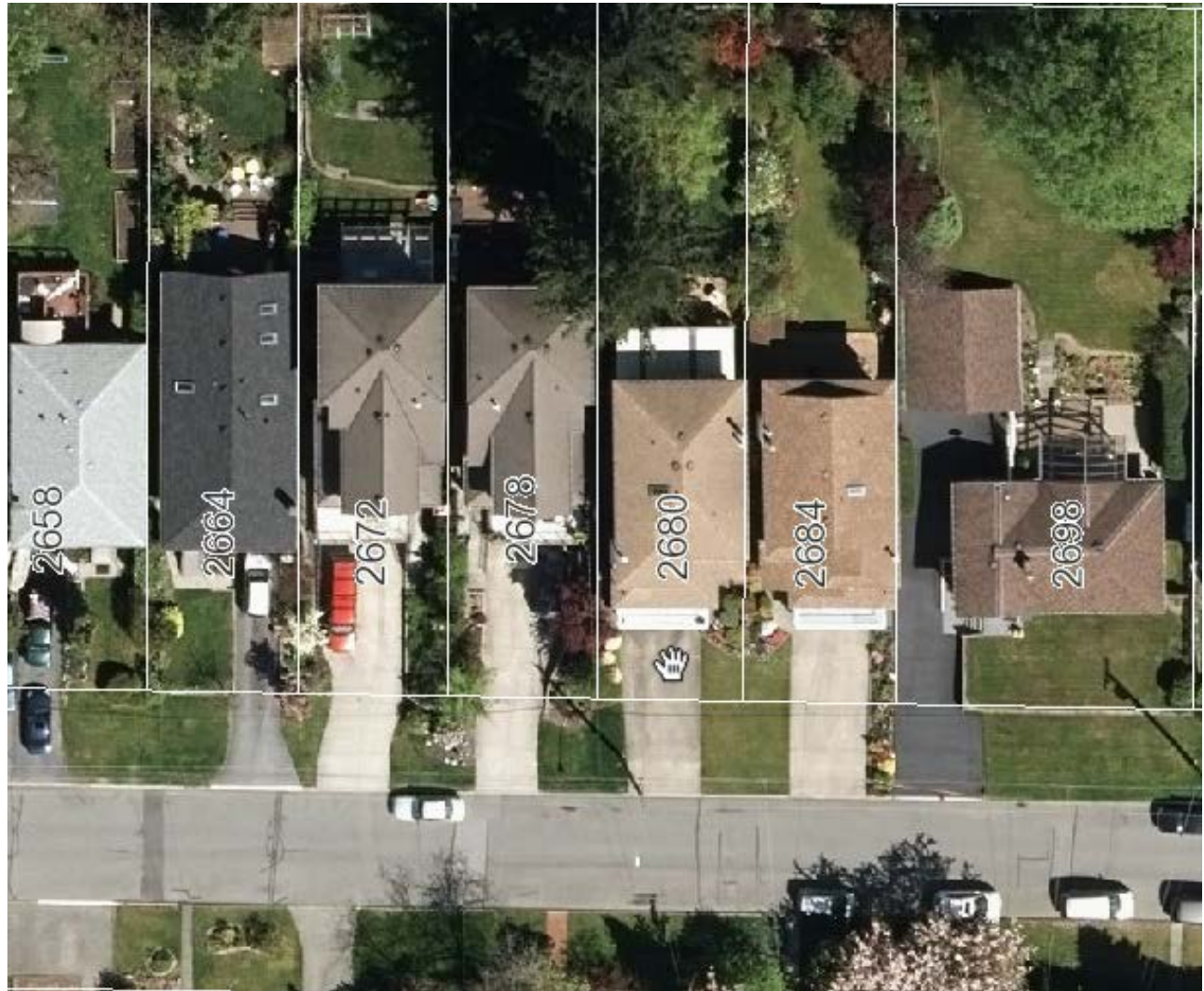
- Change to existing neighbourhood character
- Similarity of house designs
- Parking and lack of on-street parking (lots without a lane)
- Inclusion of secondary suites on small lots without a lane



Lack of on-street parking
1098, 1100 Canyon Blvd.
Upper Capilano



Similarity in house design
4124, 4130 Mountain Hwy.
Lynn Valley



North side of Violet Street between 2658 – 2698
Seymour

Response to Concerns

All subdivisions

- Unique design covenant required for each dwelling

Small Lot Infill (lots less than 13.875 metres (45 ft.) in width)

- Demonstrated sufficient on-street parking where secondary suite is permitted (non-tandem arrangement)
- Secondary suites prohibited if no lane access provided
- More than 50% of block face needs to have small lots already in place to be considered if outside designated SLIA areas

Discussion

1. Does Council support the response to concerns (augmented best practices)?
2. Other