Purpose

• Update of single family building permits

• Single family renewal issues
  – Good Neighbour Program
  – RS-1 maximum principal building size
  – Review of basement impacts

• Update on staff initiatives
Single Family Building Permits

Number of Building Permits

- Additions, renovations, repairs
- New single-family
- Additions, renovations, repairs over $150K (subset)
Single Family Construction by Year

Number of houses

Issues
Plans & Regulations

To manage redevelopment:

- **The Official Community Plan (OCP):** support single-family neighbourhoods

- **Corporate Plan** (March 2016): to implement OCP, while managing the impacts of development and change

- **Neighbourhood-specific zoning:** unique character of each area including maximum densities, siting, setback, and height limits

- **Bylaws:** protect certain trees, prevent spills and discharges of harmful materials related to single-family construction such as sediment

- **Development Permits:** natural environment, natural hazards such as flooding, debris torrents, unstable slopes and wildfires
Staff Initiatives

1. Good Neighbour Program
2. RS-1 Maximum Principal Building Size
3. Review of Basement Impacts
1. Good Neighbour Program

- Staff works with applicants
- Building permit information package review
2. RS-1 Maximum

- Maximum principal building size

1500  2500  3500  4500  7000

DNV 3500 ft² (Upper Capilano)
Max Achievable Size (8,170 ft² lot)
3. Review of Basement Impacts

- Groundwater Study
  - Identify areas suitable and not suitable for basements
  - Conditional permits for basement construction
Summary

• Single family home renewal will be increasing
• Community issues
• Existing policy
• Staff initiatives:
  — Good Neighbour Program
  — RS-1 Maximum Principal Building Size
  — Review of Basement Impacts
Environment Issued Tickets

- 2010: 40 tickets
- 2011: 20 tickets
- 2012: 10 tickets
- 2013: 25 tickets
- 2014: 30 tickets
- 2015: 50 tickets
Discussion