

Single Family Home Renewal Workshop

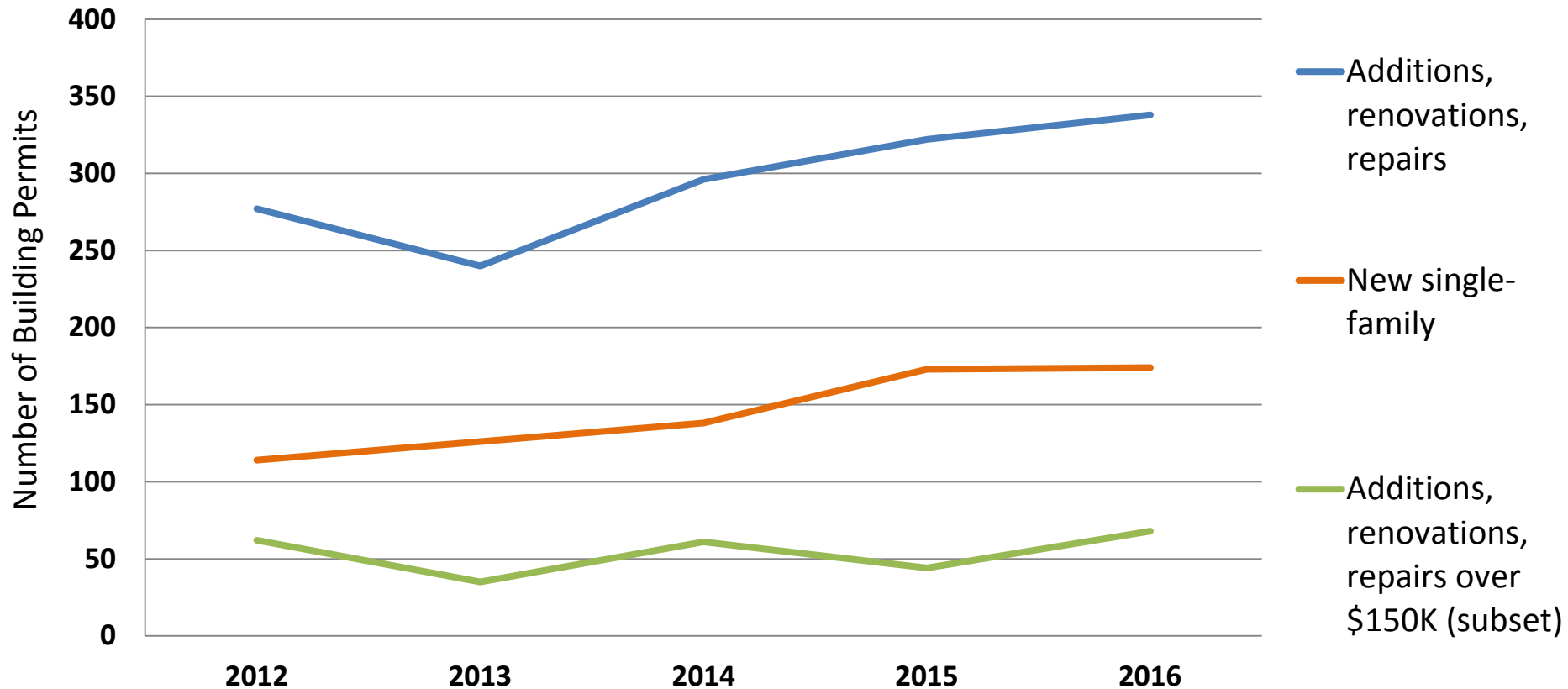


Dan Milburn, General Manager, Planning, Properties & Permits
Tom Lancaster, Manager of Community Planning
March 6, 2017

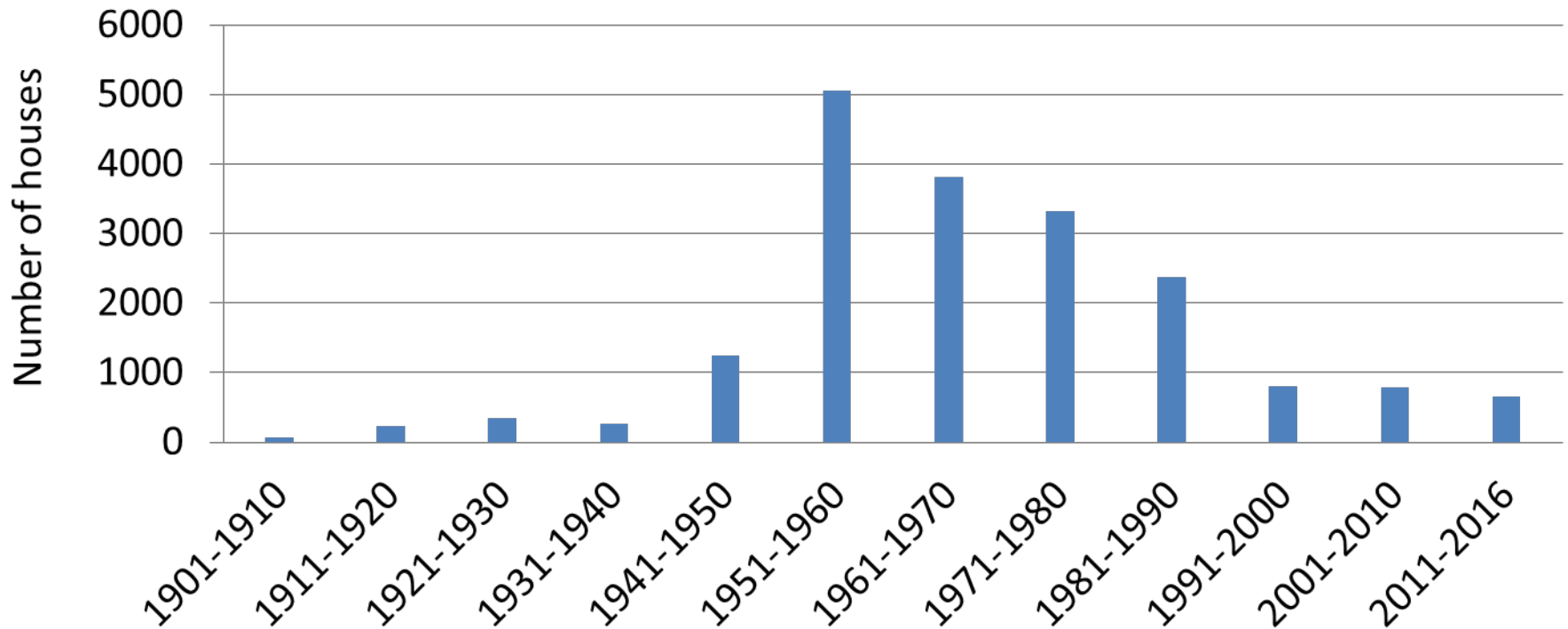
Purpose

- 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

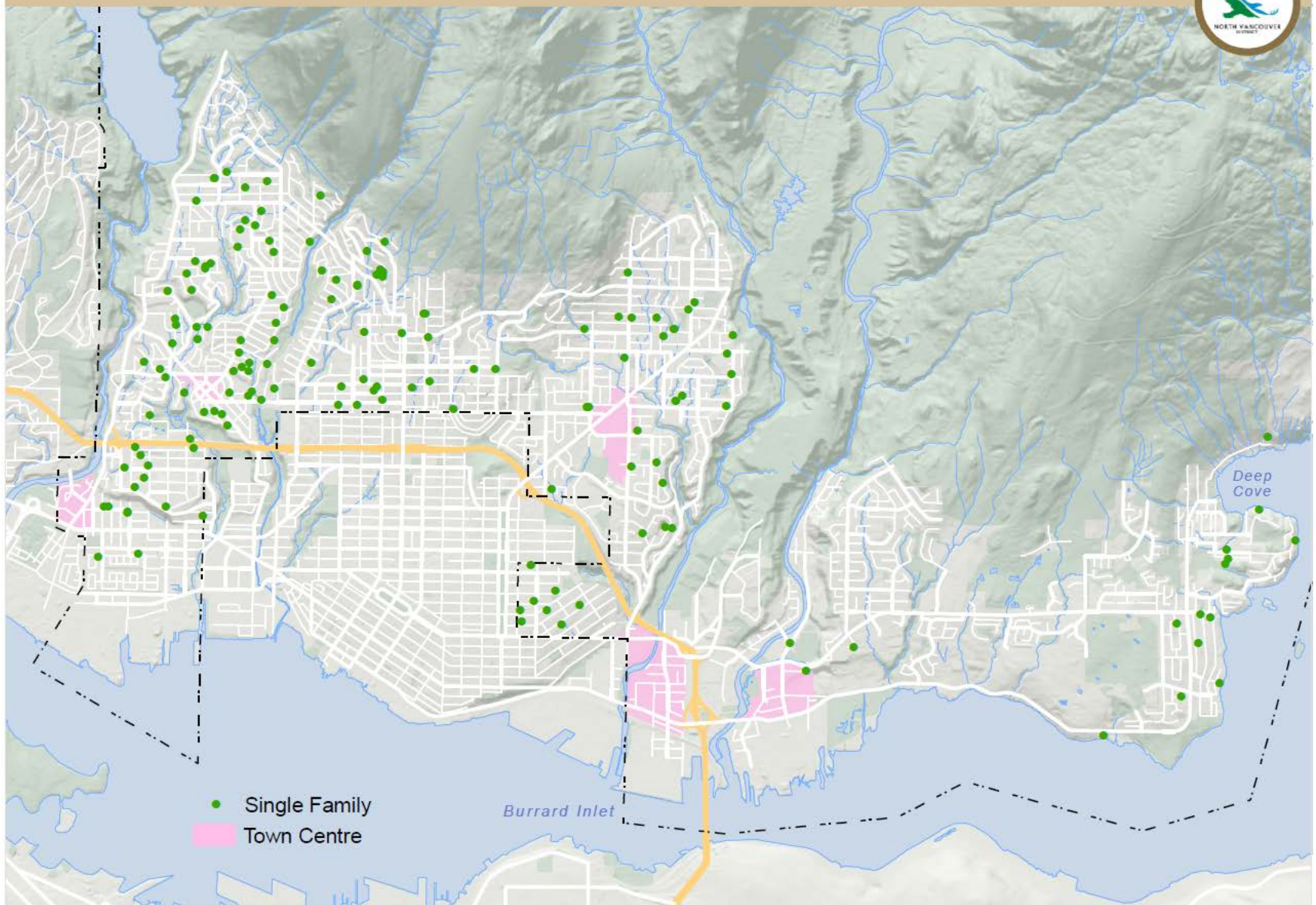
Single Family Building Permits



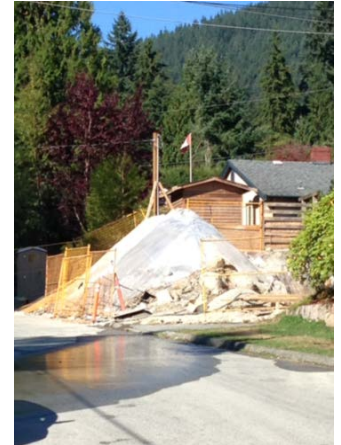
Single Family Construction by Year



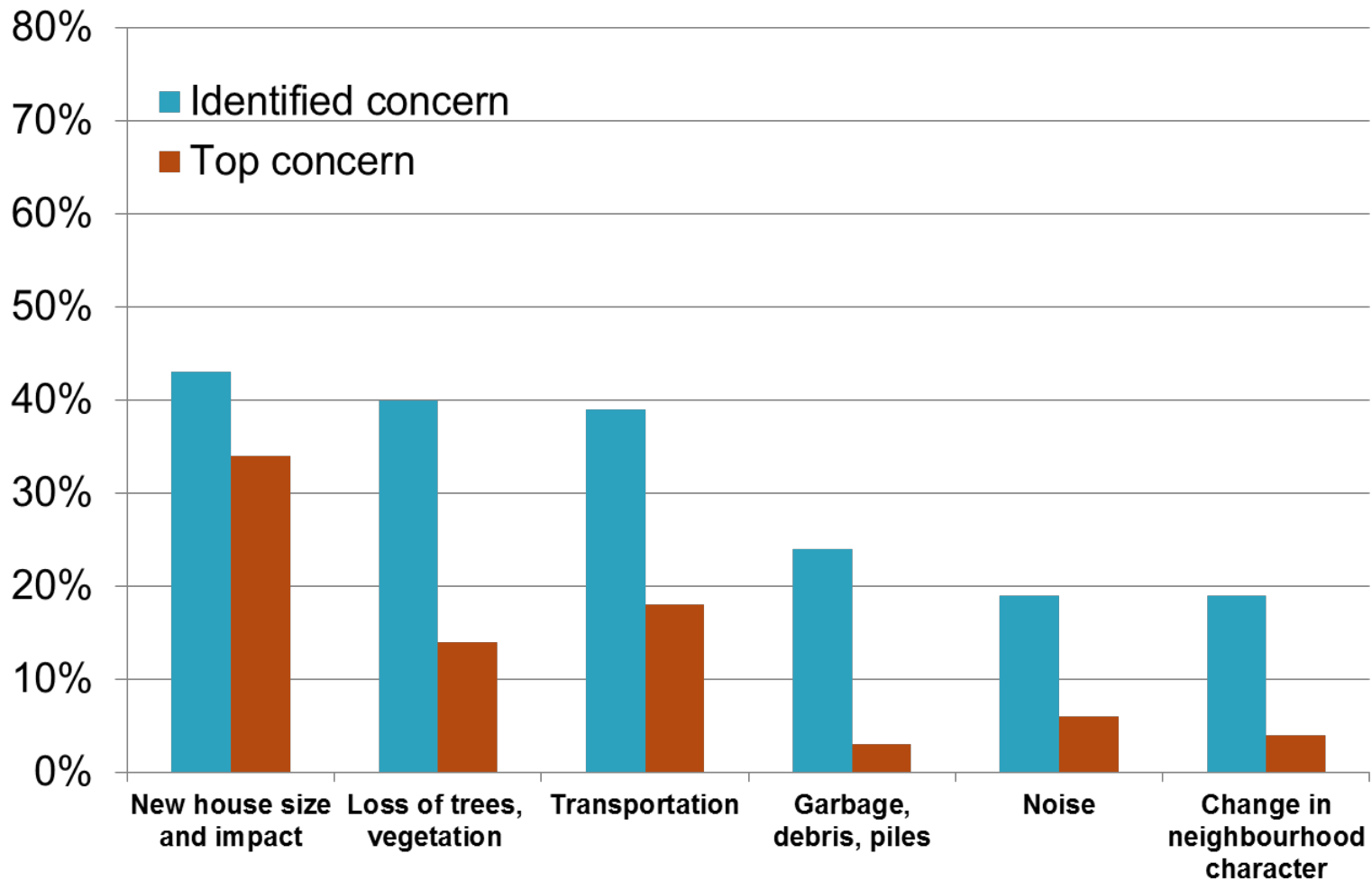
2016 Building Permits: Single Family New Construction



Issues



Community Concerns



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



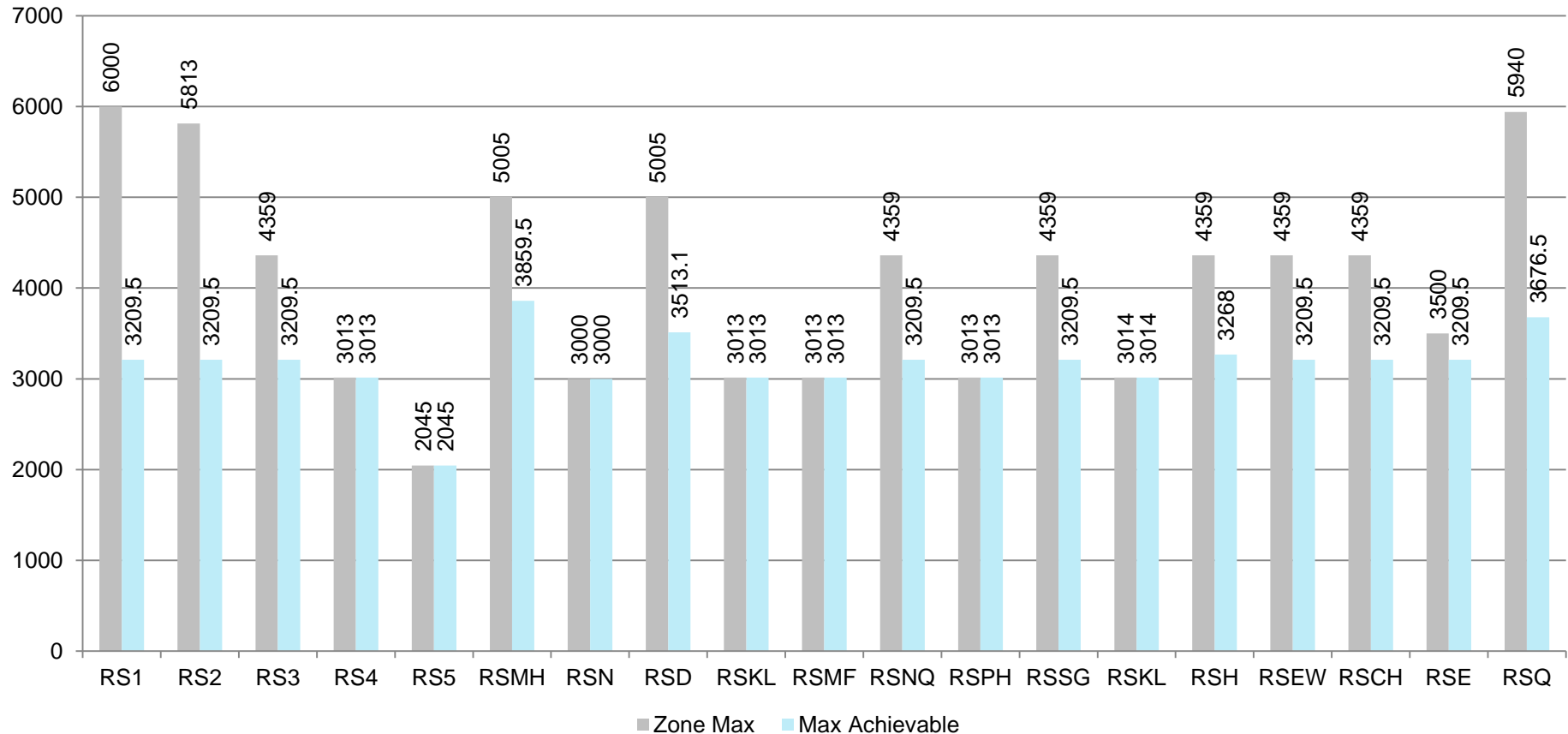
2. RS-1 Maximum

- Maximum principal building size



DNV 3500 ft² (Upper Capilano)

Max Achievable Size (8,170 ft² lot)



3. Review of Basement Impacts

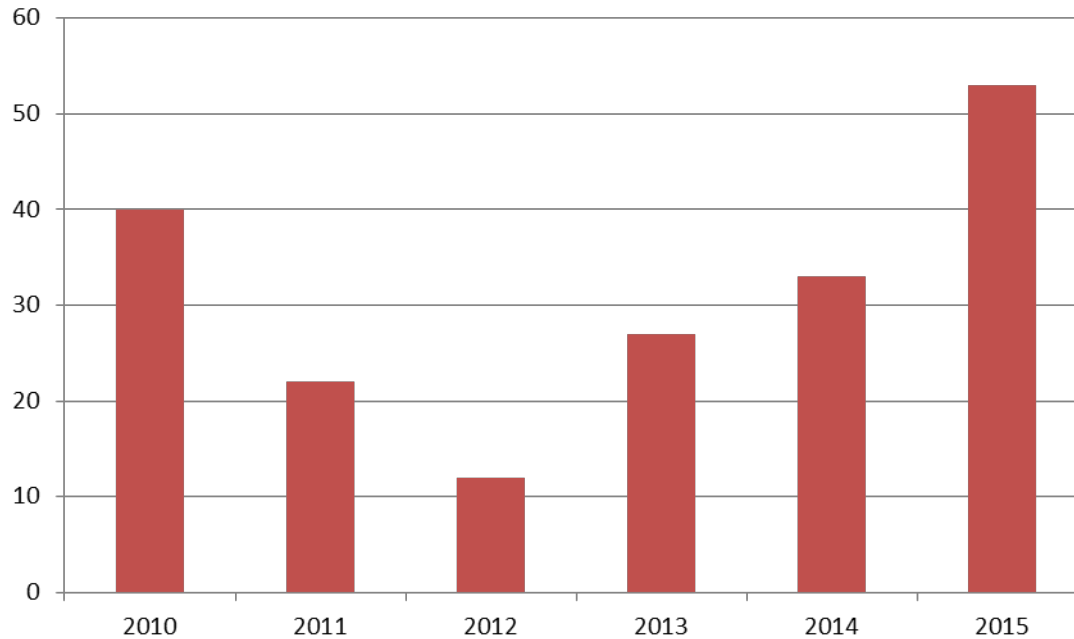
- Groundwater Study
 - Identify areas suitable and not suitable for basements
 - Conditional permits for basement construction

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

Environment Issued Tickets





Discussion