Introduction

• Single Family Home Renewal Update
• Prioritized Issues:
  – Enforcement
  – Erosions and sediment control
  – Preserving greenspace and landscaping
  – Size, form and character
• Staff Recommendations
Single Family Home Building Permits Update

Number of Issued Building Permits

- **Additions, renovations, repairs**
- **New Single-Family**
- **Additions, renovations, repairs over $150k (subset)**

- 2013: 250
- 2014: 300
- 2015: 350
- 2016: 300
- 2017: 250

Graph showing the number of issued building permits for single family homes from 2013 to 2017.
Enforcement

Complaint and Enforcement Policy Workshop
Erosion and Sediment Control

- Education
- Development Permit Areas
- Construction Bylaw
  - Inspection (risk based)
  - Security deposit
  - Sediment control works
  - Signage
  - Enforcement

Monitor and Report to Council in early 2019
Preserving Greenspace and Landscaping

- Tree Protection Bylaw 7671, 2012
- Options:
  - Create screening and landscaping requirements, standards & regulate
  - Regulate trees and shrubs
  - Development Permits
  - Heritage Conservation
Preserving Greenspace and Landscaping

Proposed Landscaping requirement

Proposed Maximum Impervious Area

Current Maximum Impervious Area
Size, Form and Character

- Slope dependent height limits
- Eve height and roof pitch regulations
- Exposed basement calculations
- Tapering top floor
- Setbacks
- Site coverage
- FSR
- Max floor space
Size, Form and Character

Maximum Principal Building Size by Zone

- RS1: 6000+
- RS2: 5813
- RS3: 4359
- RS4: 3013
- RS5: 3013
- RSMH: 3013
- RSN: 3013
- RSD: 2045
- RSKL: 3013
- RSMF: 3013
- RSNQ: 3013
- RSPH: 3013
- RSSG: 3013
- RSKL: 3014
- RSH: 4359
- RSEW: 4359
- RSCH: 4359
- RSE: 3500
- RSQ: 5940
Option: reduce size of basements
Size Form and Character

Option: reduce principal building maximum

Option: reduce exemptions

Basement

Garage
Recommendations

THAT staff be directed to prepare the following for Council’s consideration:

• a new **Complaint and Enforcement Policy** for consideration at a Council Workshop in the second quarter of 2018,

• a **report on Erosion and Sediment Control** compliance and enforcement in early 2019 (one year after the adoption of the new Construction Bylaw),

• Zoning Bylaw amendments for **new maximum impervious area requirements** and **new screening and landscaping requirements** for single family residential zones, as well as a proposed community engagement approach, for consideration at a regular meeting of Council, and

• A Zoning Bylaw amendment for a **new maximum Principal Building Size for the RS1** zone for consideration at a regular meeting of Council.
Thank you