



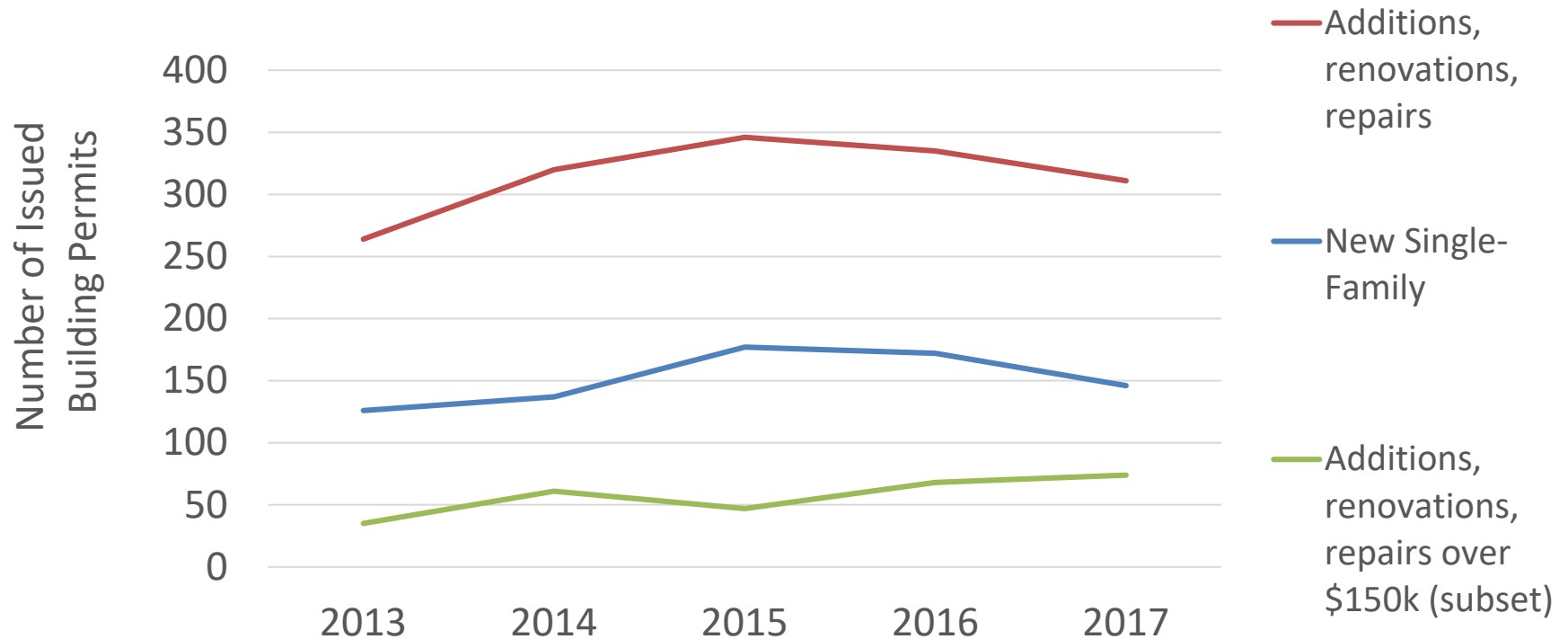
# Single Family Home Renewal Workshop

March 19, 2018

# 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



# 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

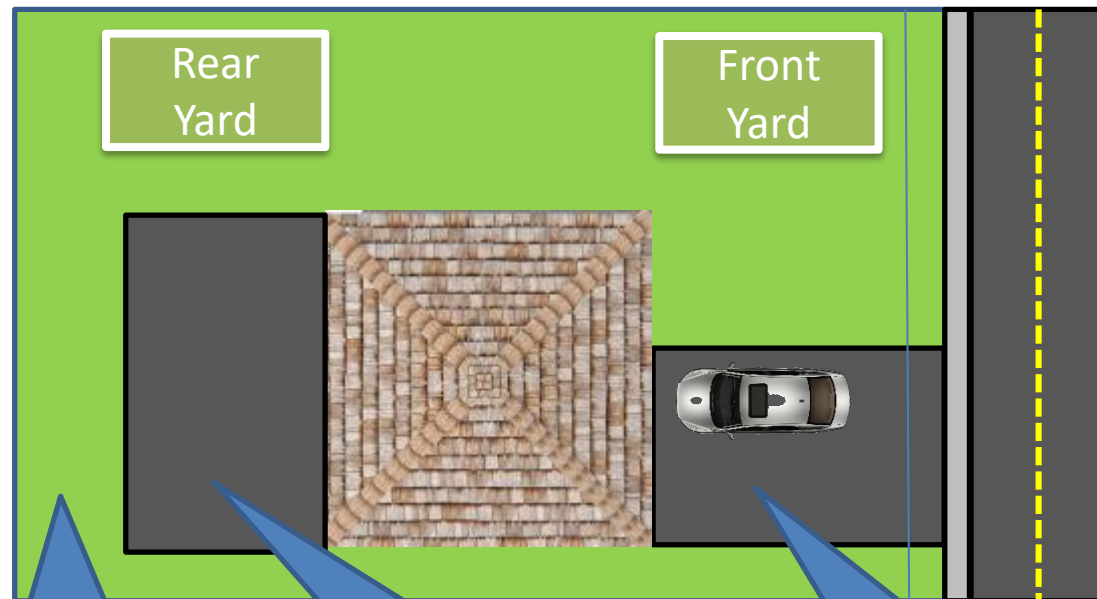
Monitor and Report to Council in early 2019



# 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



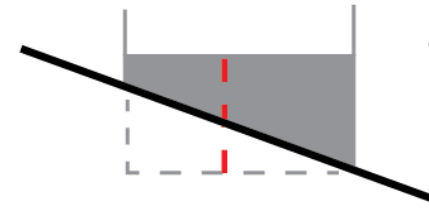
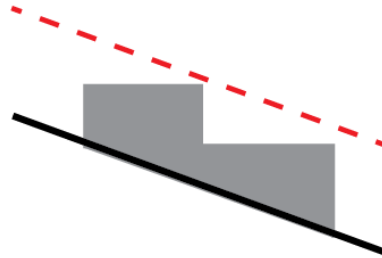
Proposed  
Landscaping  
requirement

Proposed  
Maximum  
Impervious Area

Current  
Maximum  
Impervious  
Area

# Size, Form and Character

- Slope dependent height limits



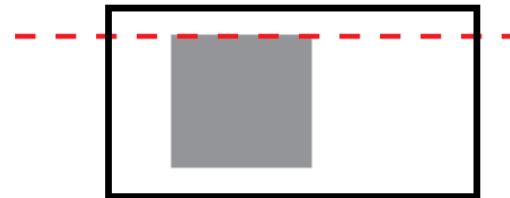
- Exposed basement calculations

- Eave height and roof pitch regulations



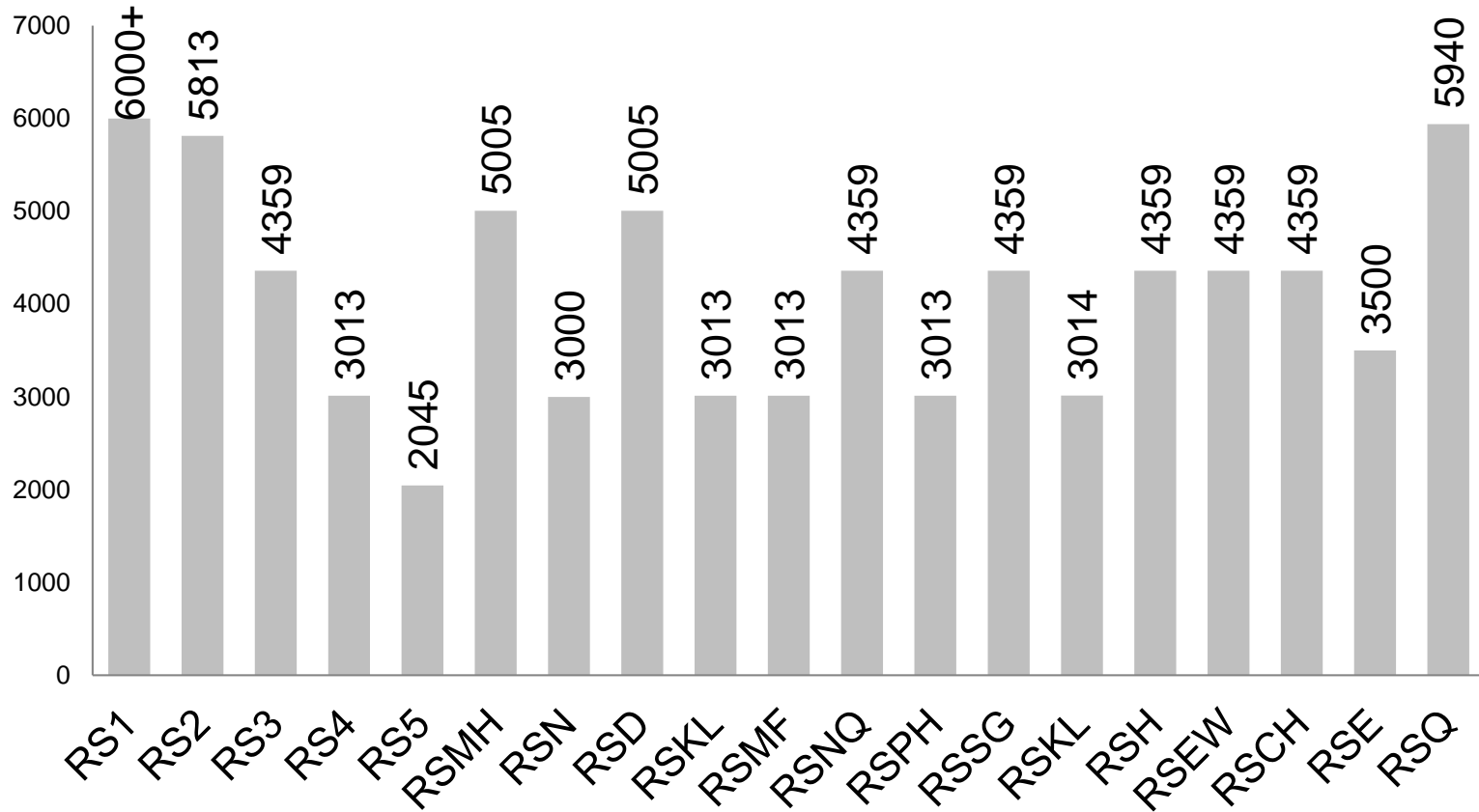
- Tapering top floor

- Setbacks
- Site coverage
- FSR
- Max floor space



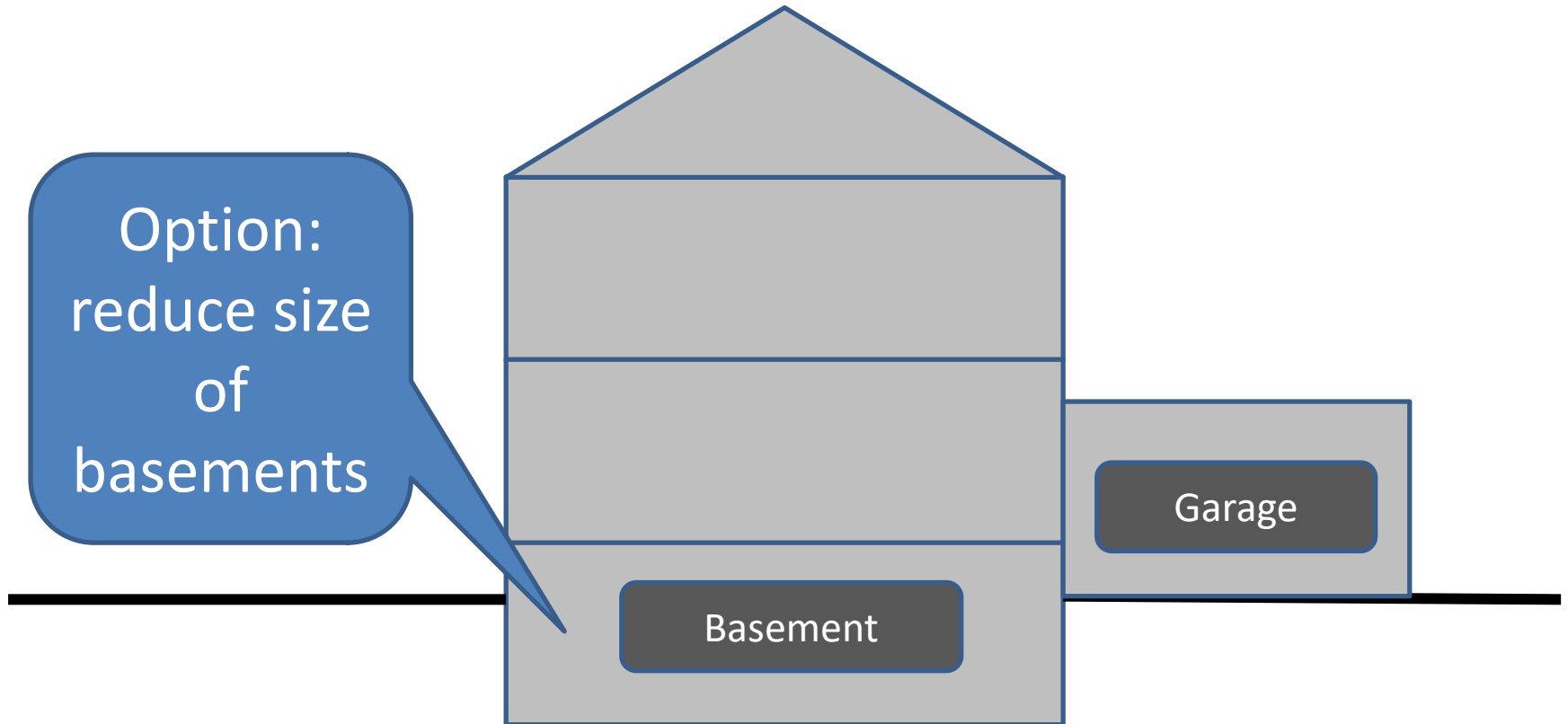


# Size, Form and Character

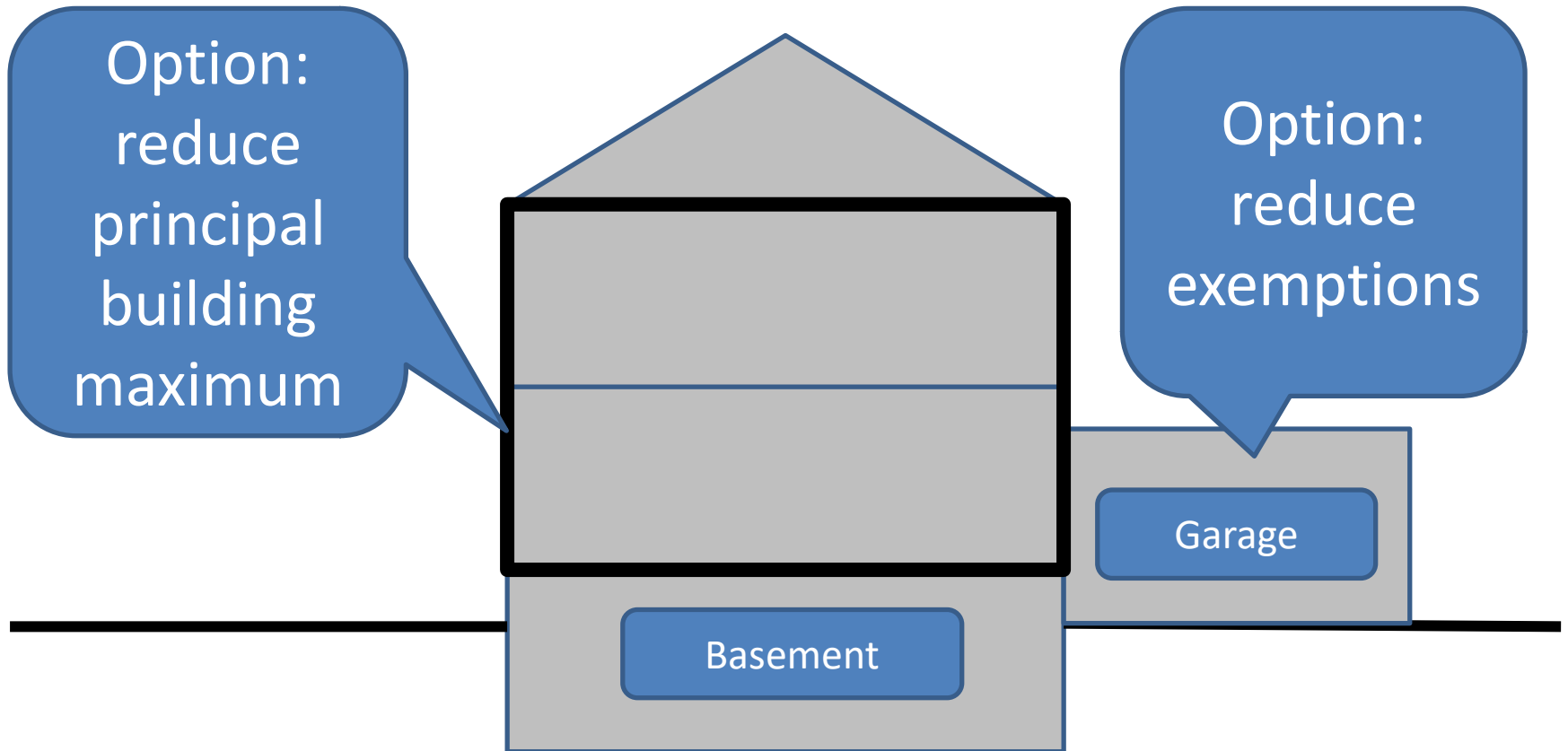


Maximum Principal Building Size by Zone

# Size Form and Character



# Size Form and Character



# 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