



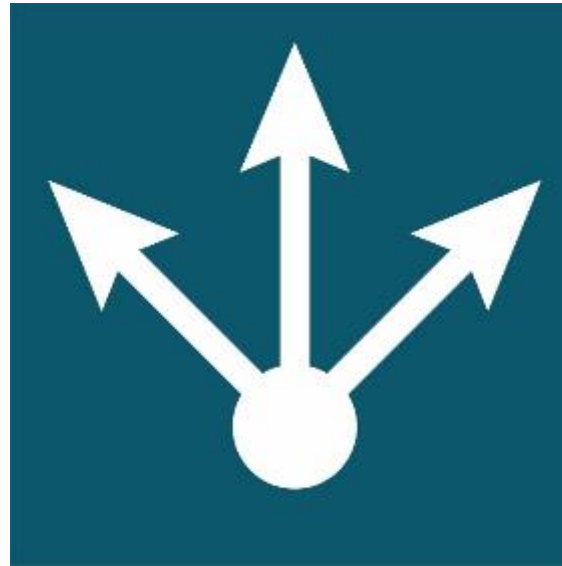
# Single-family Residential Standards & Regulations

Council Workshop - July 8, 2019

Dan Milburn, General Manager,  
Planning, Properties, & Permits



Single Family  
Standards &  
Regulations

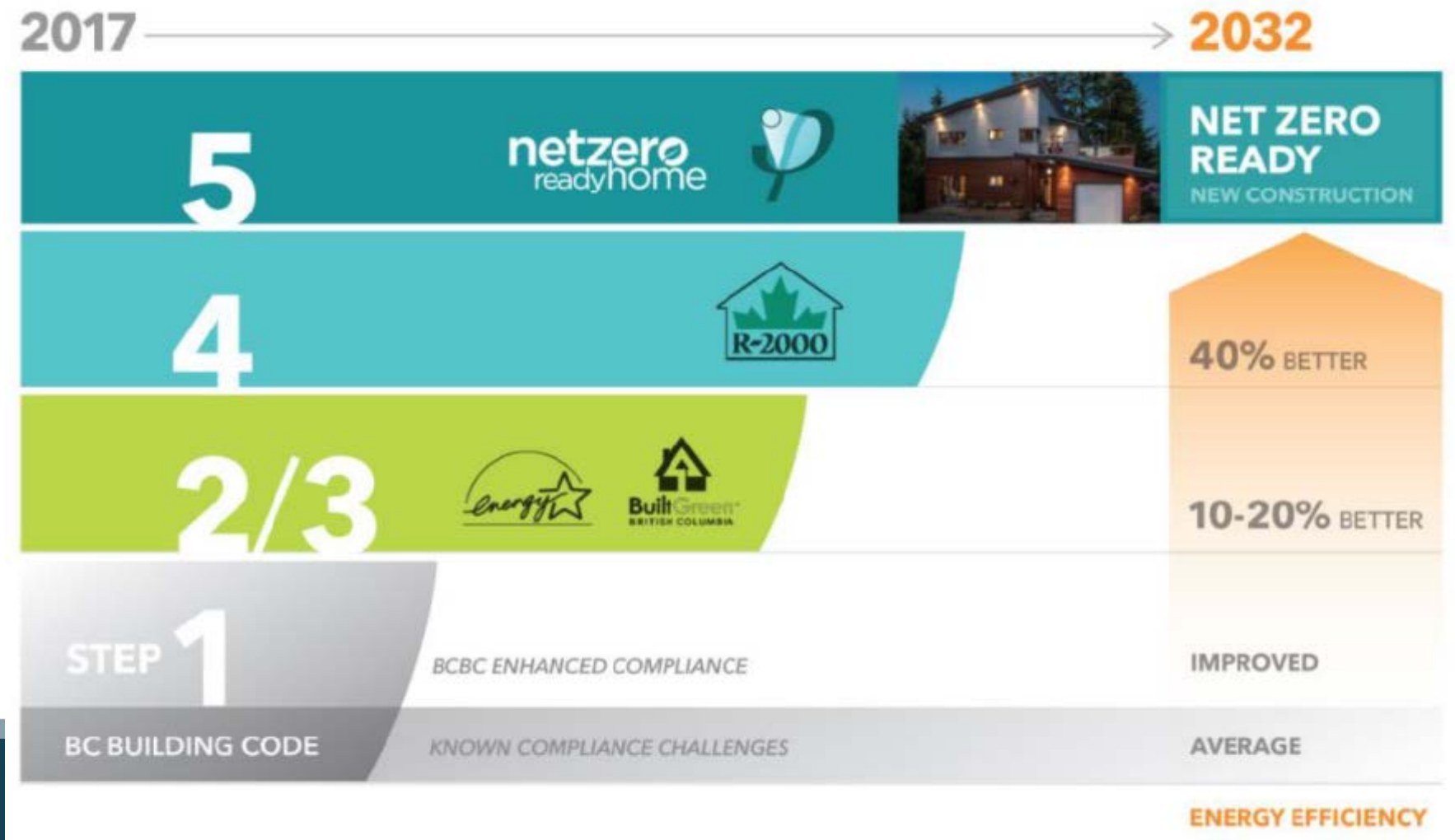


Current Approach  
& Options



Council  
Discussion

# Related Topic: Energy & GHG Reduction



# Related Topic: Single Family Renewal

- Good neighbour pre-construction meetings
- Construction traffic management
- Enhanced bylaw enforcement
- Encroachments (boulevard, park, greenspace)
- New municipal information system (EnerGov)
- Construction Bylaw
  - Signage
  - Shoring Plan
  - Sediment & Erosion Control



# Current Standards & Regulations

- The Official Community Plan (OCP)
  - Density & infill
  - Development permits
- Zoning Bylaw: single-family zones
- Regulatory bylaws (e.g. environmental and nuisance)



# Issues & Solutions

- Define the issue/problem – e.g. impact, severity, causes etc.
- Develop options – e.g. initial direction, best practice etc.
- Choose a preferred option – effectiveness, affordability, fairness, enforceability, etc.
- Council Decision
- Implement, Monitor & Evaluate



Nuisance  
noise



Nuisance  
lighting



Size, Density,  
Form and  
Character



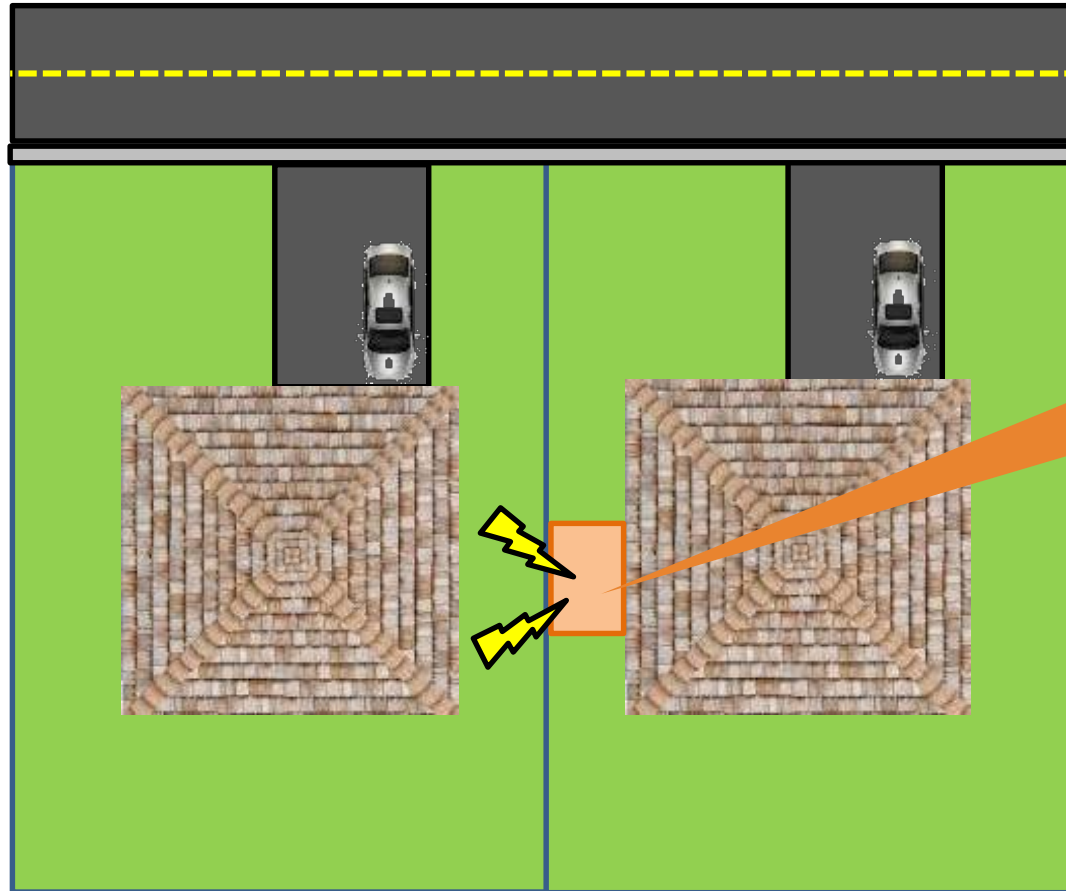
Greenspace  
&  
landscaping

# Nuisance Noise

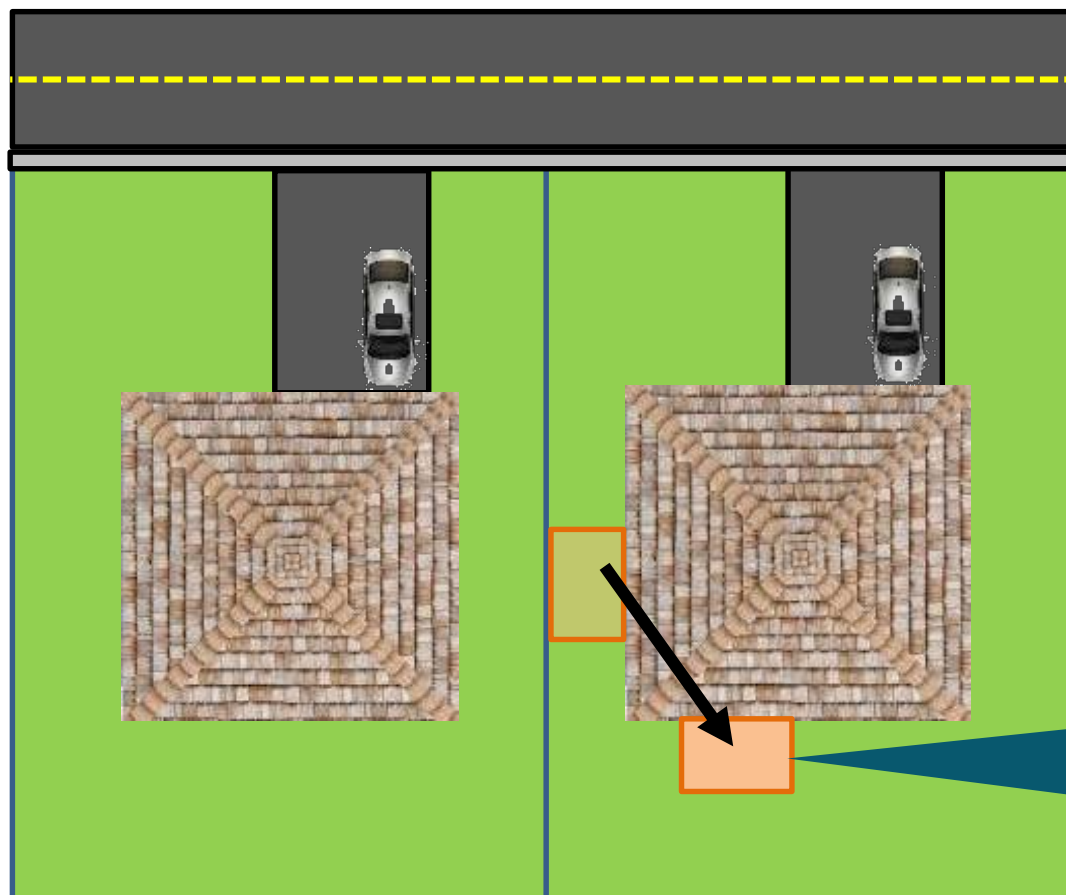


- Noise Regulation Bylaw
- Good Neighbour Meeting
- On-site Signage
- Enforcement





No setback requirement

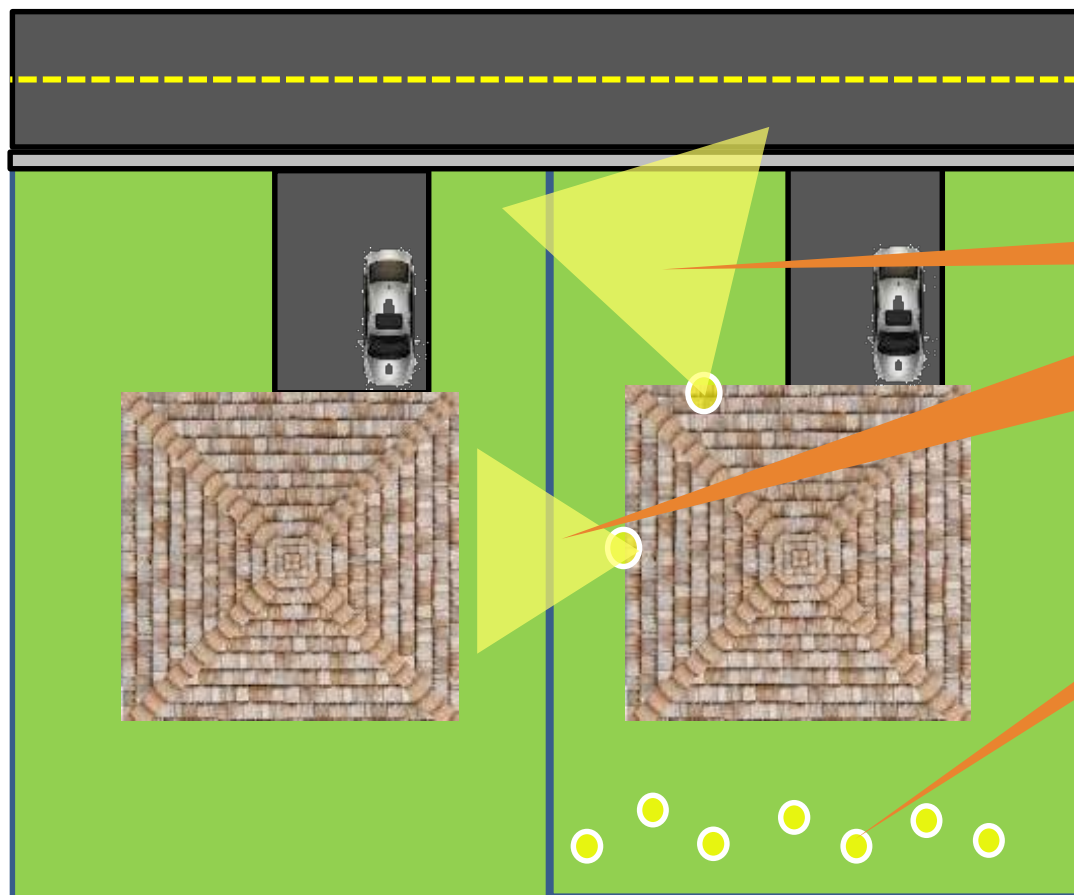


**Option:**  
Rear yard  
placement  
with setback  
and sound  
limits

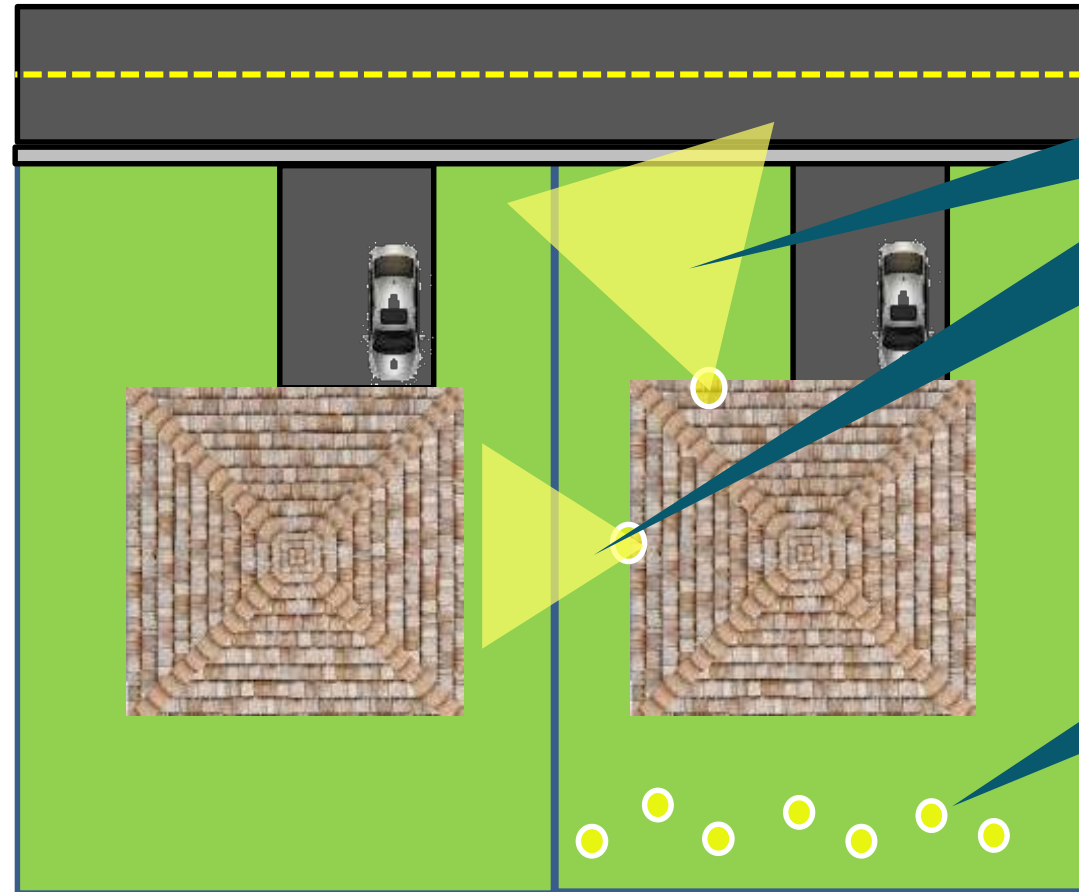
# Nuisance Lighting



- Nuisance Abatement Bylaw
- Enforcement



Light visible by neighbours



**Option:**  
Manage  
amount and  
placement of  
lighting

**Option:**  
Regulate  
decorative  
lighting

# Size, Density, Form and Character



- Zoning Bylaw
- Permit/plan review

# Single Family Zones

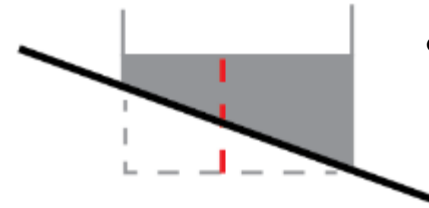
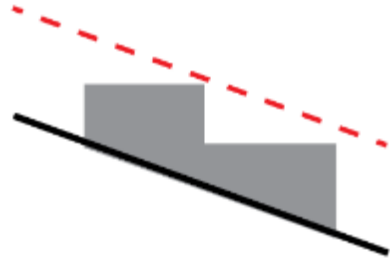


## Neighbourhood Zoning Program (1990s – 2000s)

- RS1-5 + 14 unique zones
- Robust engagement
- Max densities, setbacks, siting, and height limits
- Density (FSR) - # of units



- Slope dependent height limits



- Exposed basement calculations

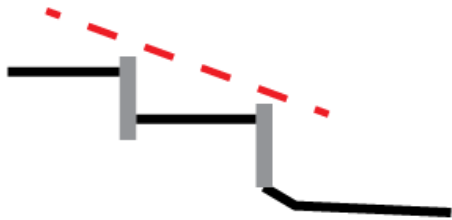
- Eave height and roof pitch regulations



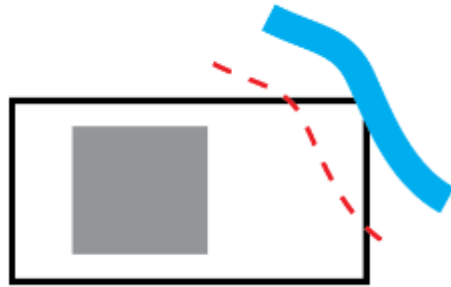
- Tapering top floor

- Setbacks
- Site coverage
- FSR
- Max floor space

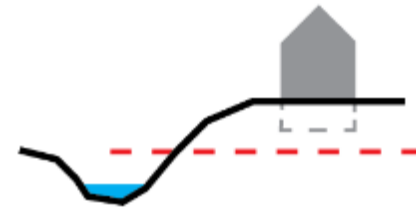




Retaining wall regulations

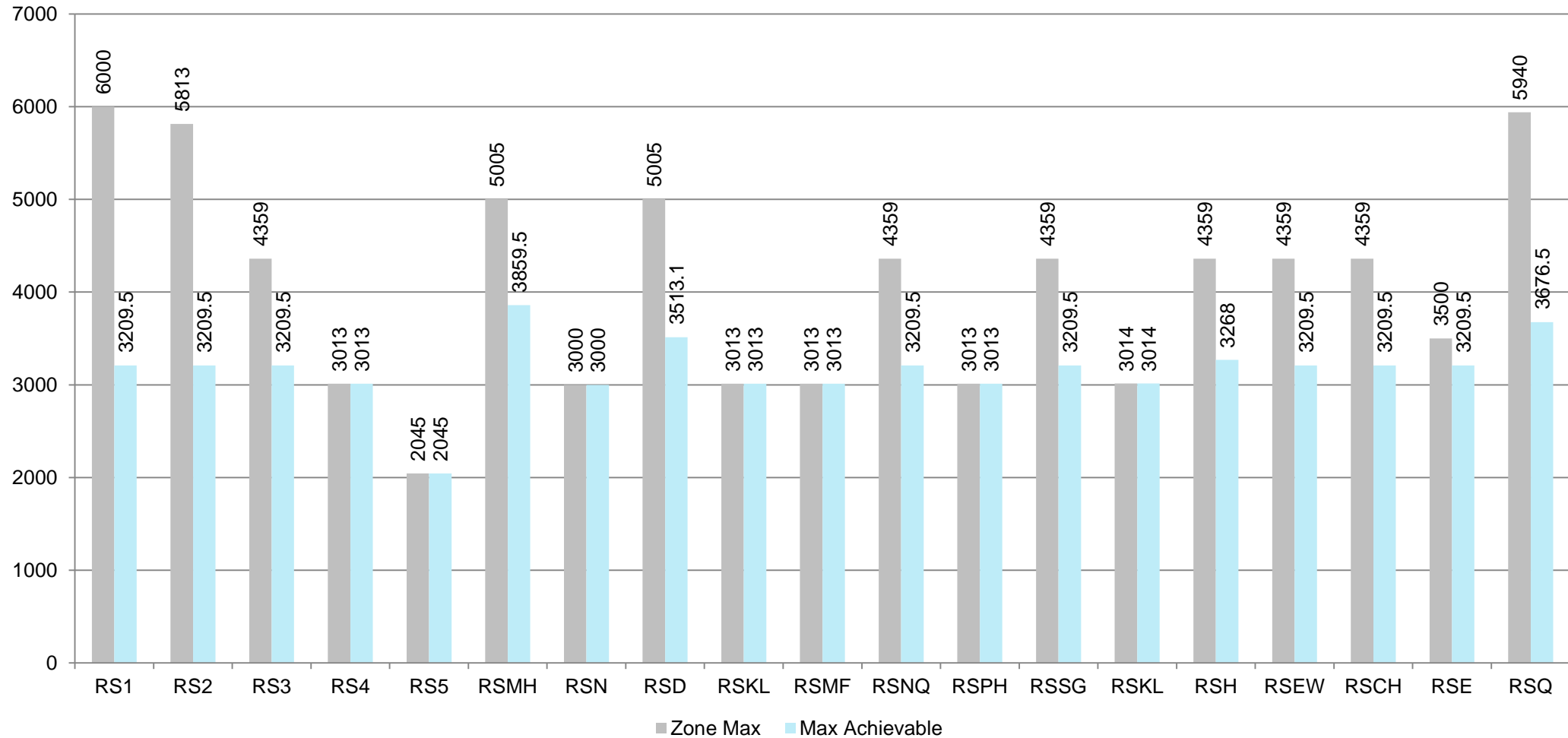


Streamside protection



Creek hazard

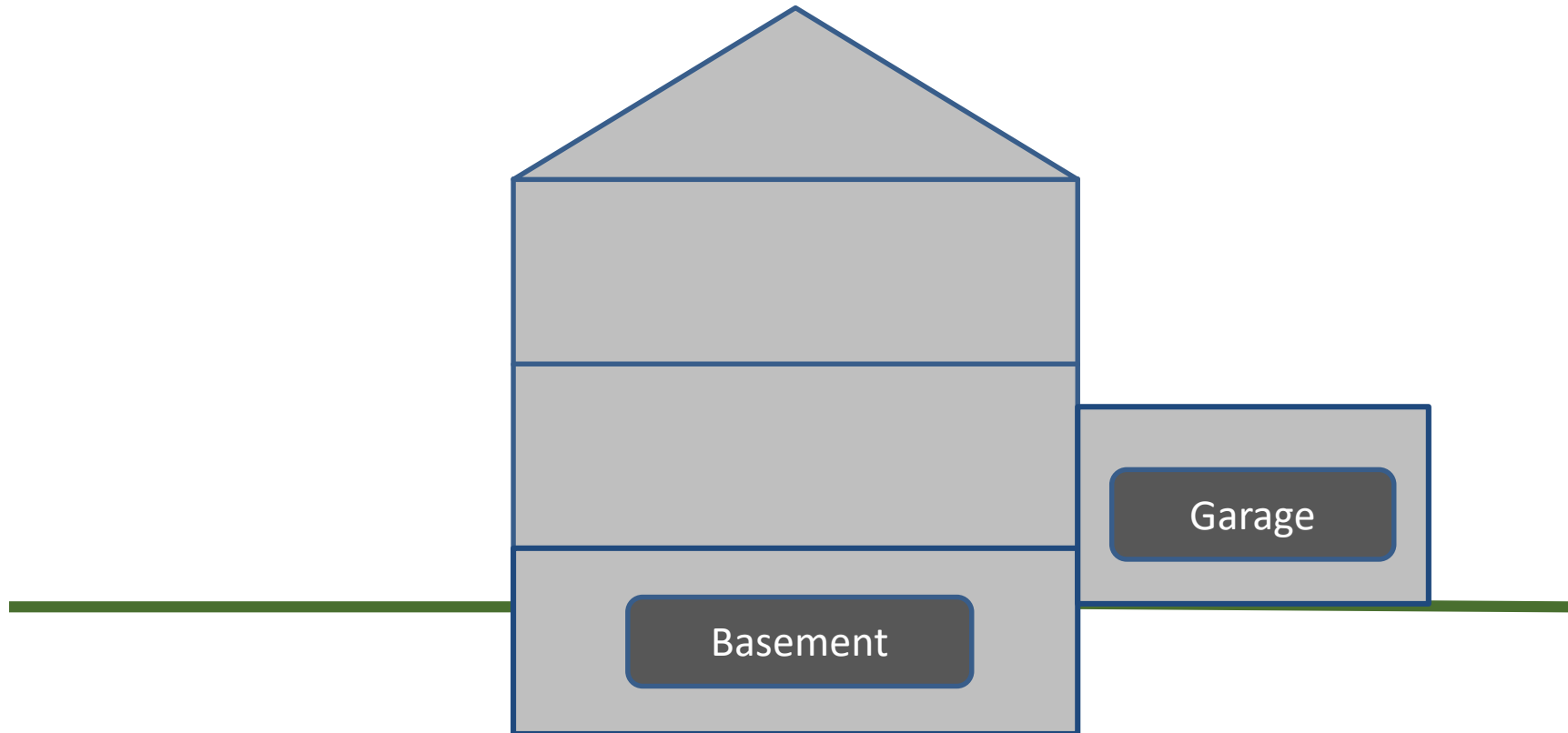
# Max Achievable Size (8,170 ft<sup>2</sup> lot)



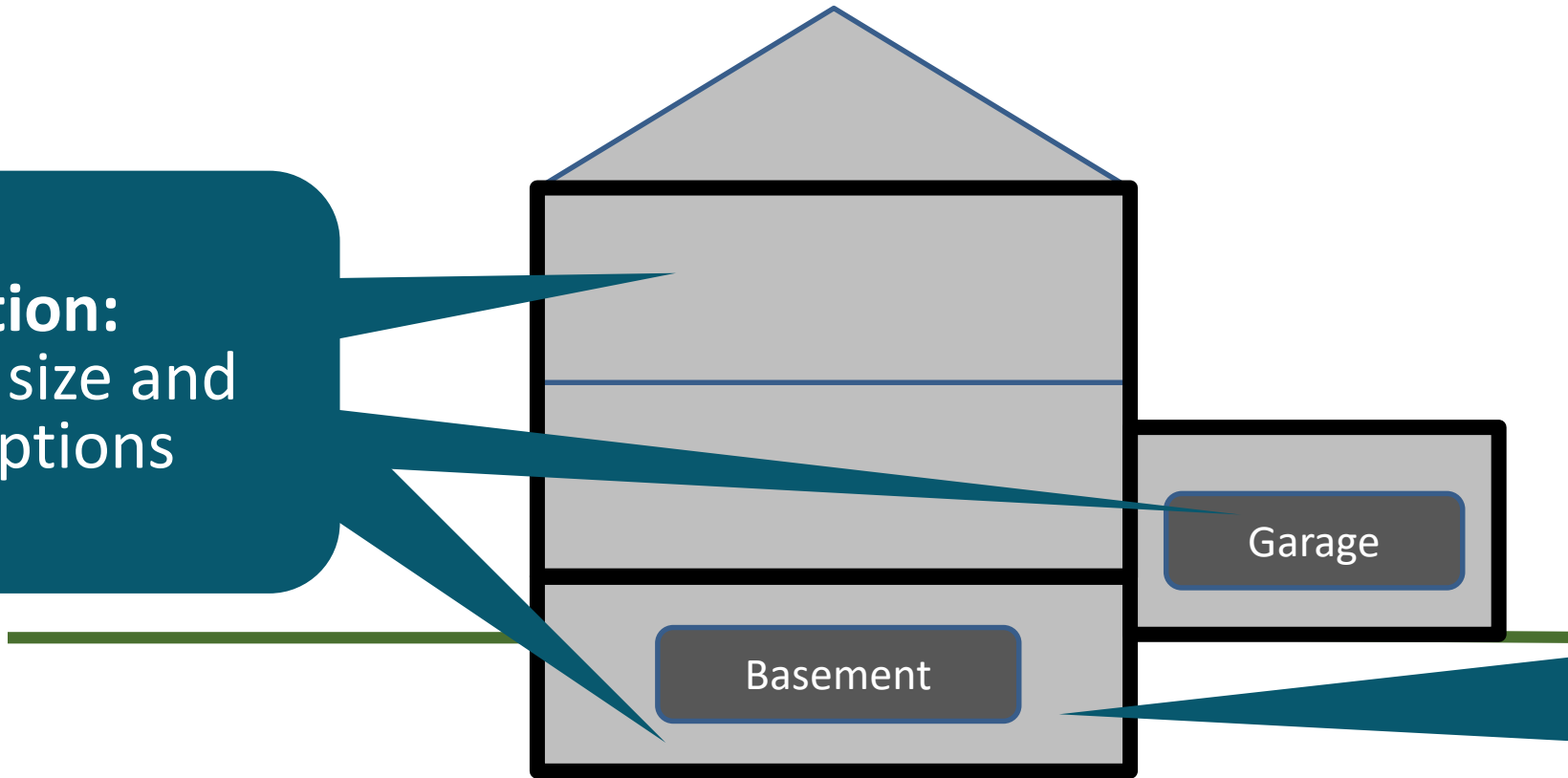
# Maximum Principle Building Size



# Exemptions



**Option:**  
Reduce size and  
exemptions



**Option:**  
Encourage  
housing at  
grade

# Greenspace and Landscaping



- Tree Protection Bylaw
- Development Permit Areas
- Zoning Bylaw





**Option:**  
Landscaping  
requirement

**Option:**  
Maximum hard  
surface area





# Council Discussion



Nuisance  
noise



Nuisance  
lighting



Size, Density,  
Form and  
Character



Preserving  
greenspace &  
landscaping