Single-family Residential Standards & Regulations

Council Workshop - July 8, 2019
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Current Approach & Options

Single Family Standards & Regulations

Council Discussion
Related Topic: Energy & GHG Reduction

2017

5

netzero readyhome

40% BETTER

R-2000

10-20% BETTER

2/3

Energy

BuiltGreener B.C.

STEP 1

BC BUILDING CODE

BCBC ENHANCED COMPLIANCE

KNOWN COMPLIANCE CHALLENGES

IMPROVED

AVERAGE

ENERGY EFFICIENCY

2032

NET ZERO READY
NEW CONSTRUCTION
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: Regulate decorative lighting

Option: Manage amount and placement of 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
- Eve 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 ft² lot)
Exemptions

- Basement
- Garage
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