



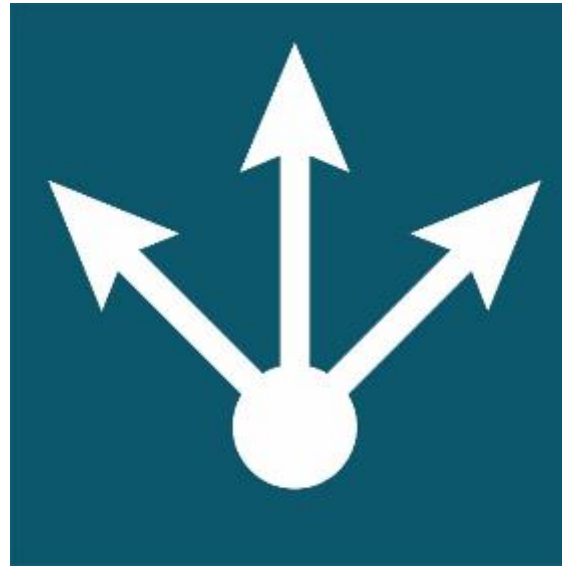
Single-family Residential Standards & Regulations

Council Workshop - July 8, 2019

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



Single Family
Standards &
Regulations

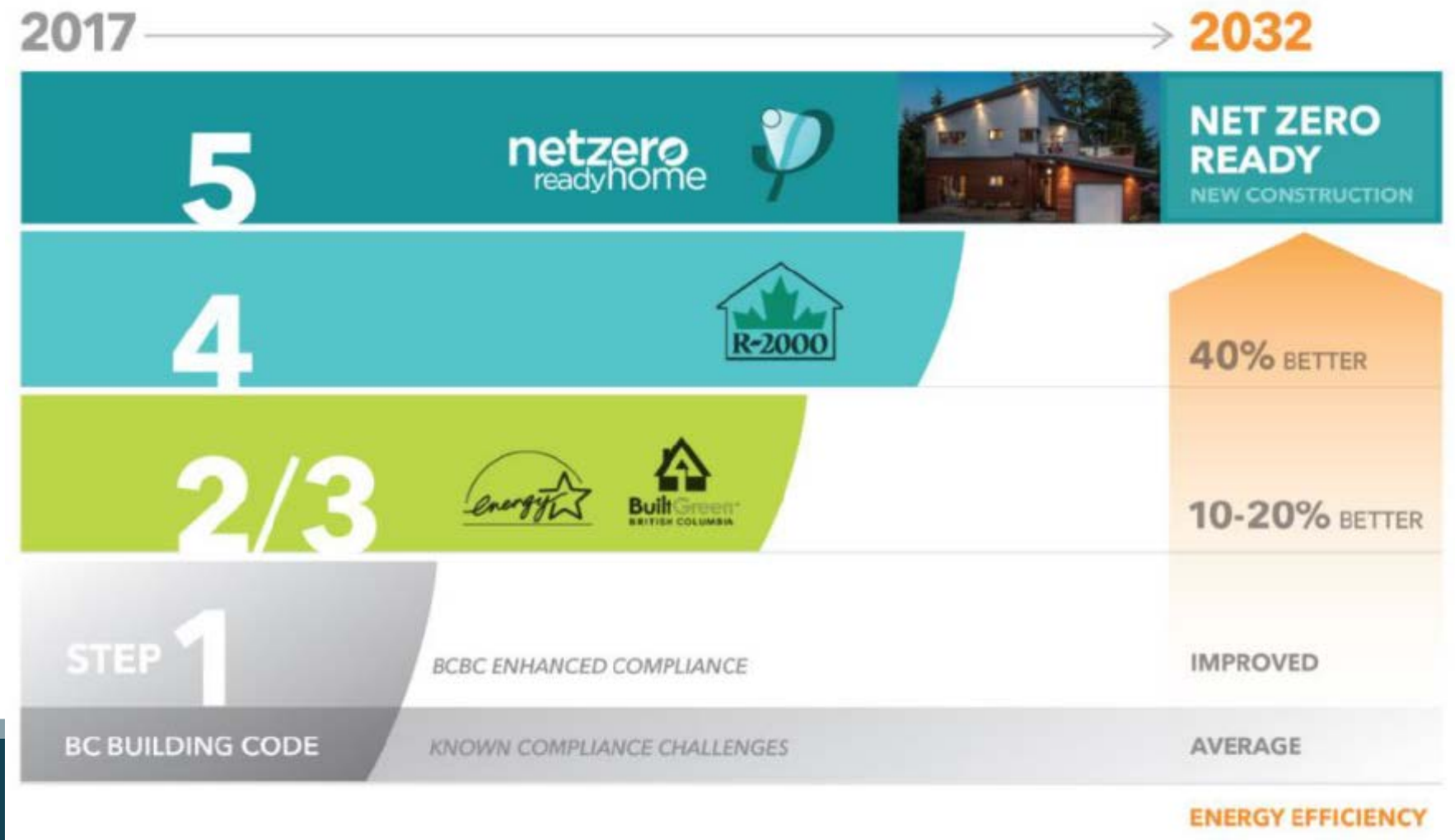


Current Approach
& Options



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

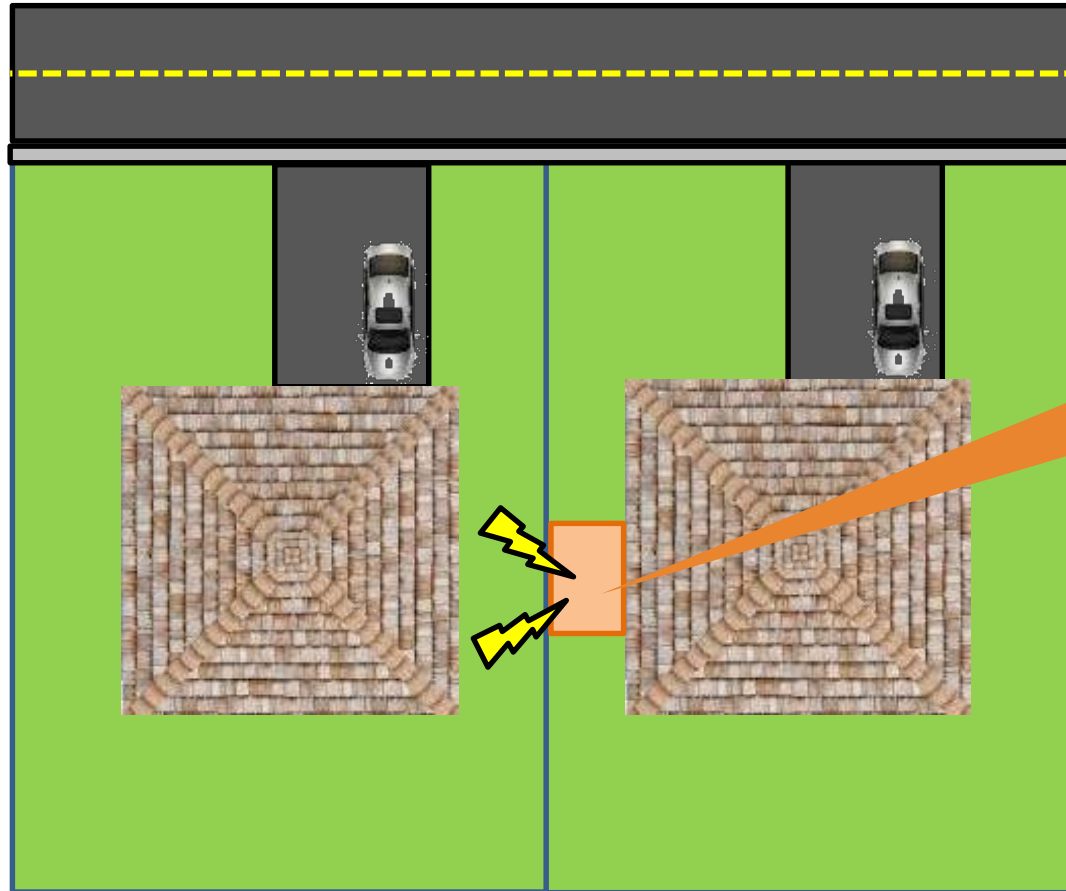


Greenspace
&
landscaping

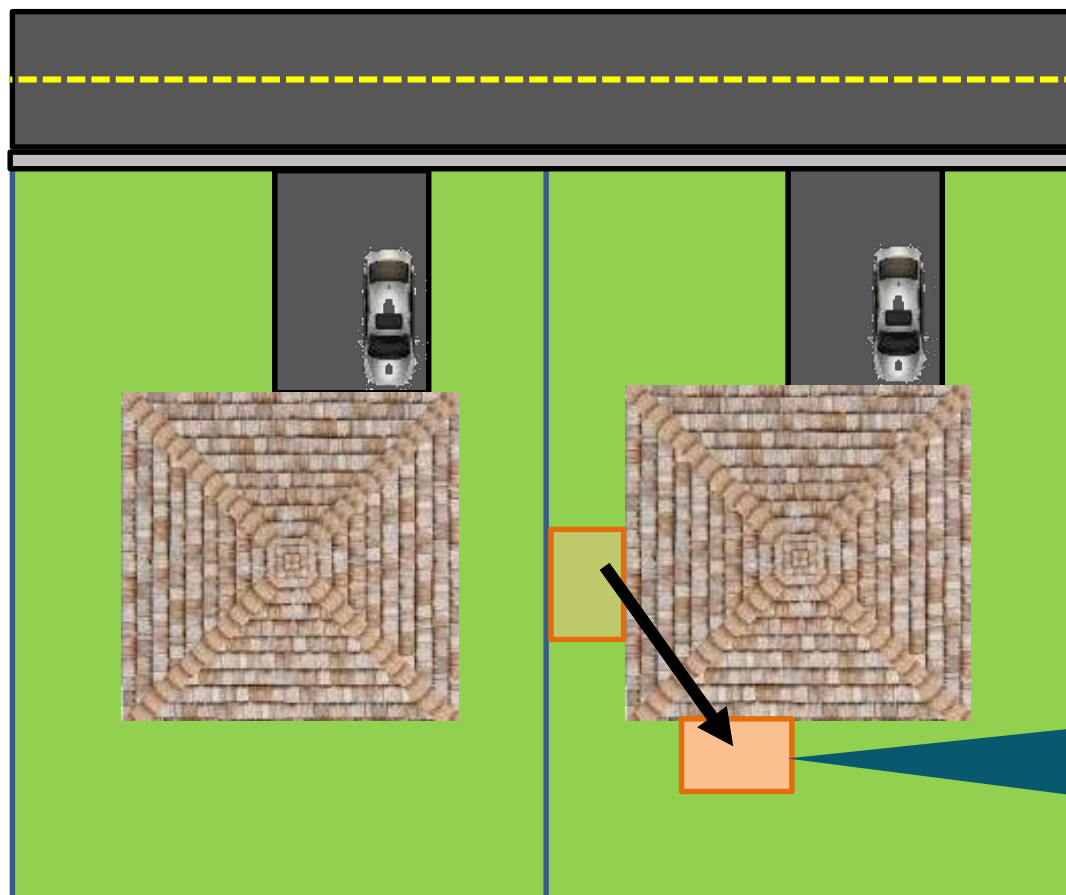
Nuisance Noise



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



No setback requirement

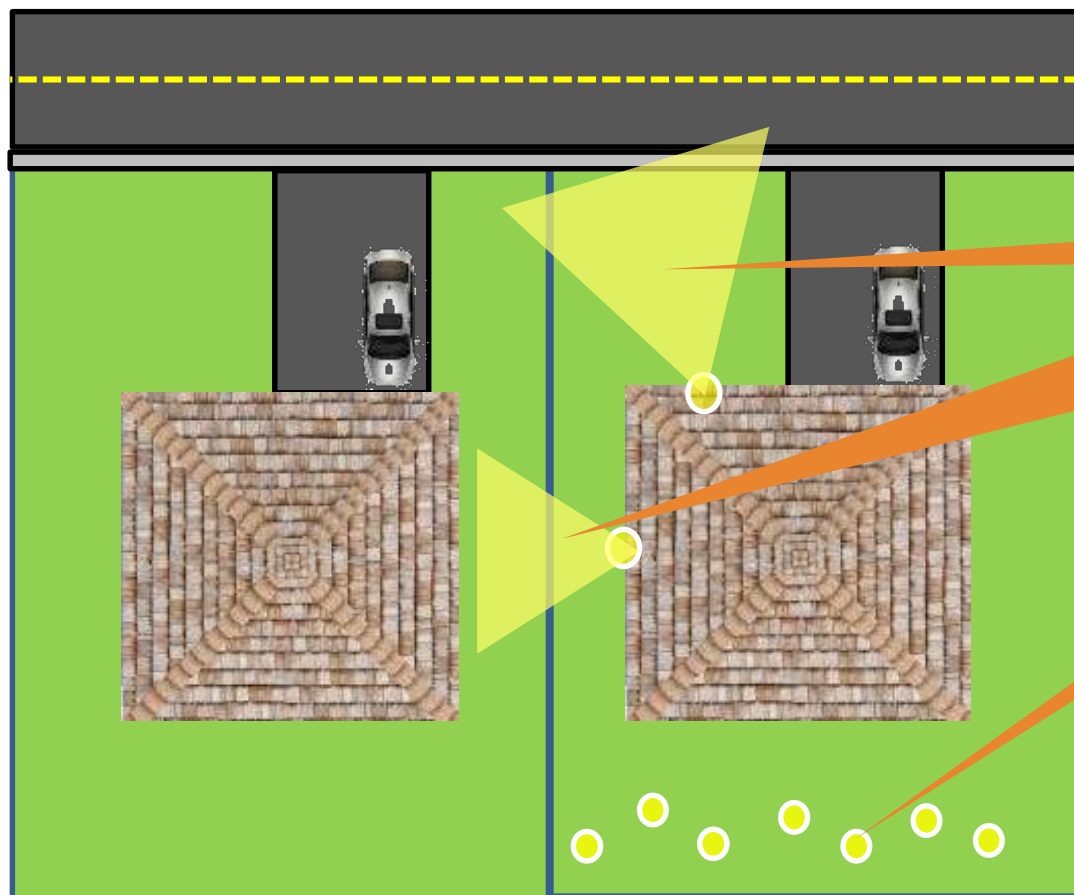


Option:
Rear yard
placement
with setback
and sound
limits

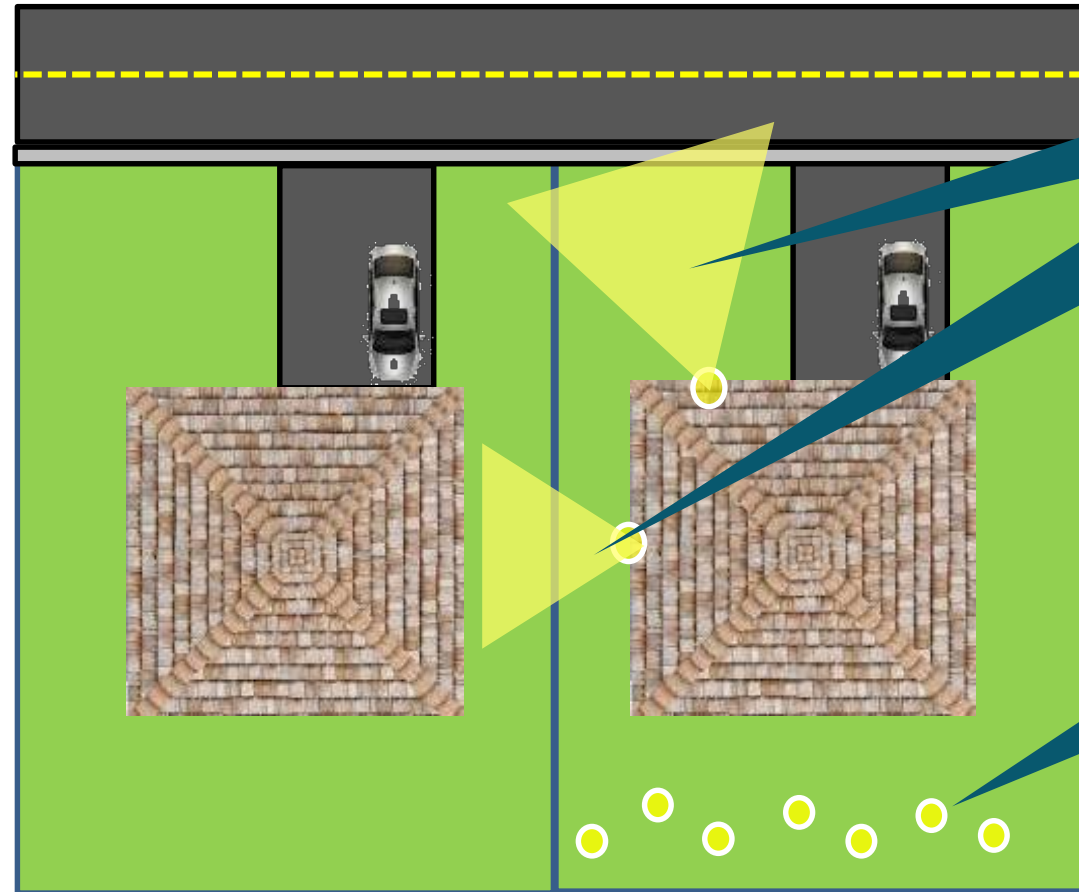
Nuisance Lighting



- 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

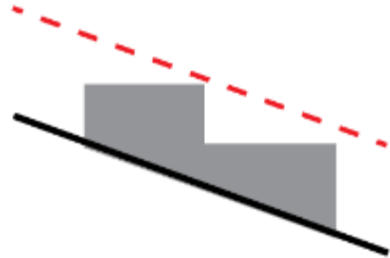
Single Family Zones



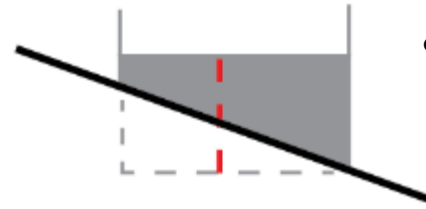
Neighbourhood Zoning Program (1990s – 2000s)

- 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

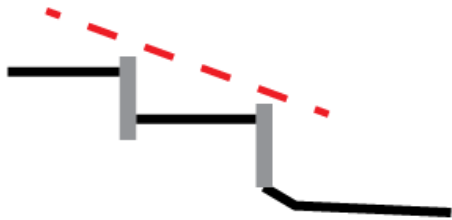


- Tapering top floor

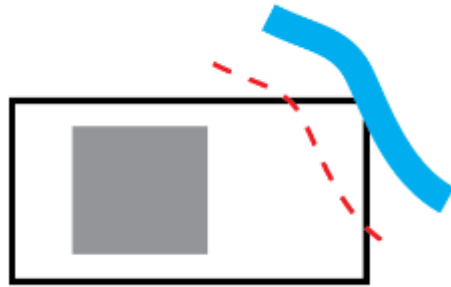


- Setbacks
- Site coverage
- FSR
- Max floor space

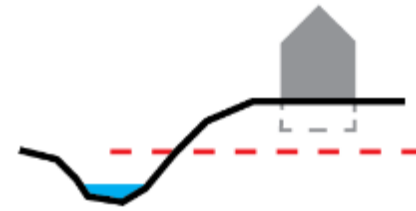




Retaining wall regulations

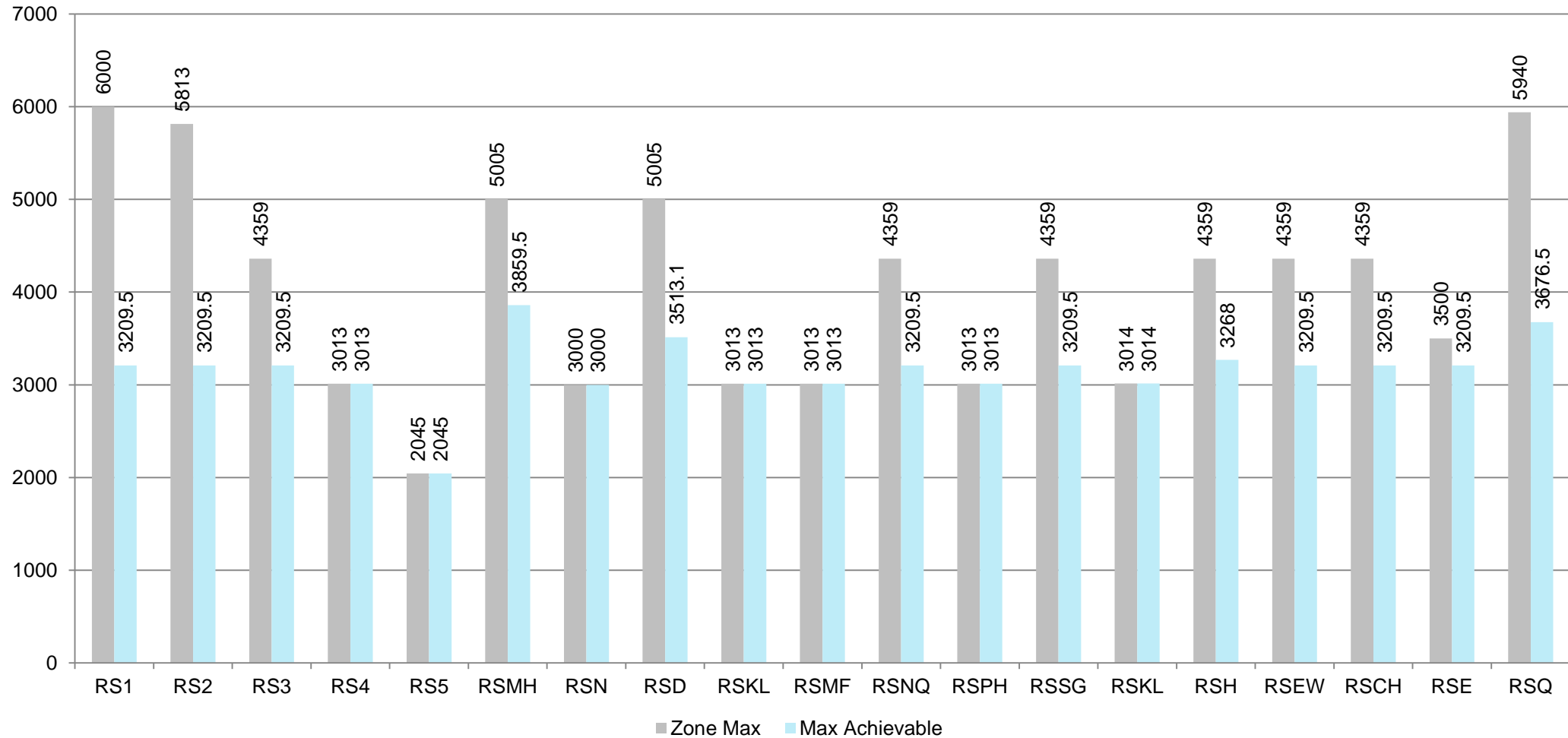


Streamside protection



Creek hazard

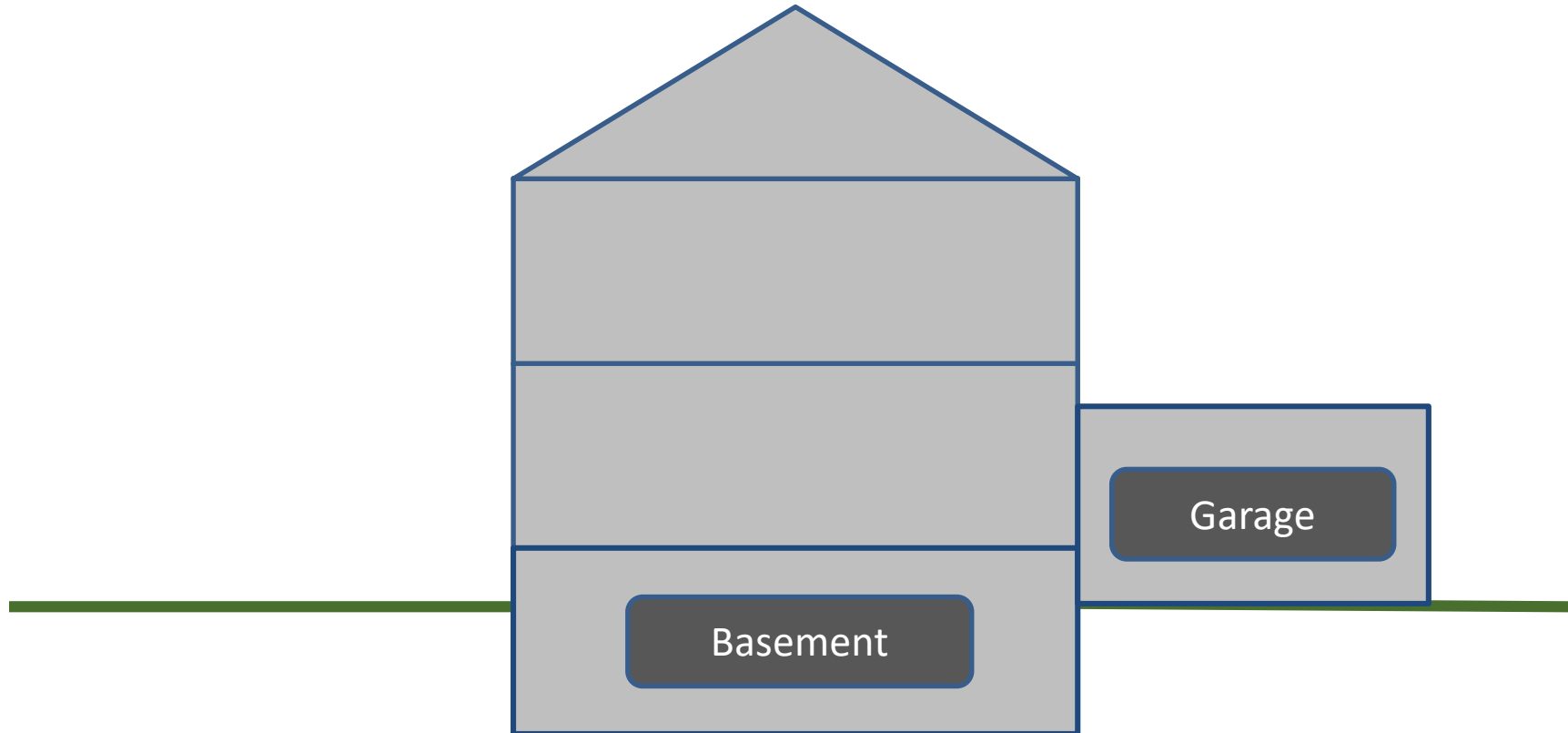
Max Achievable Size (8,170 ft² lot)



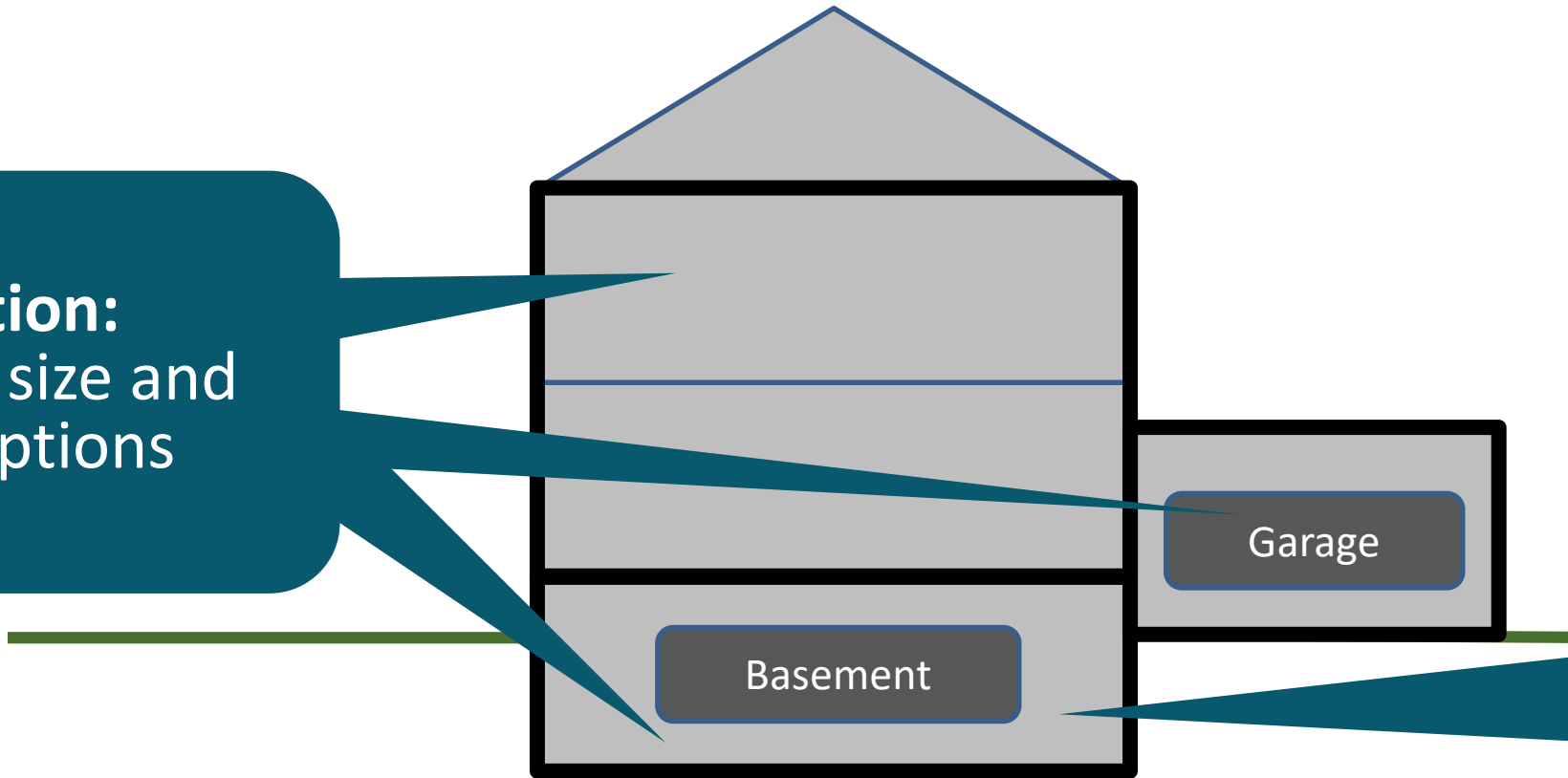
Maximum Principle Building Size



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