



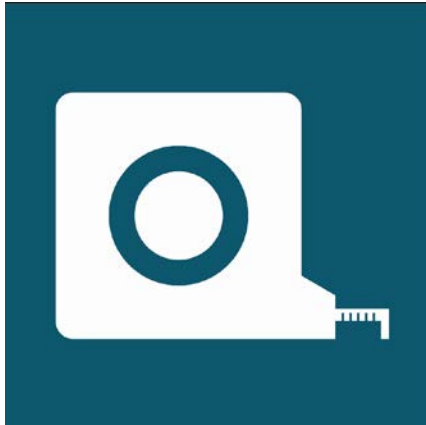
Single-family Residential Standards & Regulations

Council Workshop – November 19, 2019

Brett Dwyer, Assistant General Manager, Regulatory
Review & Compliance

Background

Five Target Areas



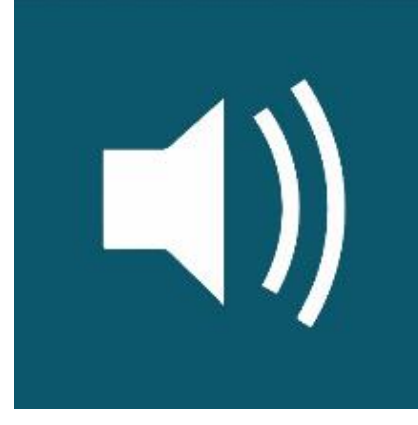
Retaining
Structures



Height of
Detached
Accessory
Buildings



Nuisance
Lighting



Nuisance
Noise

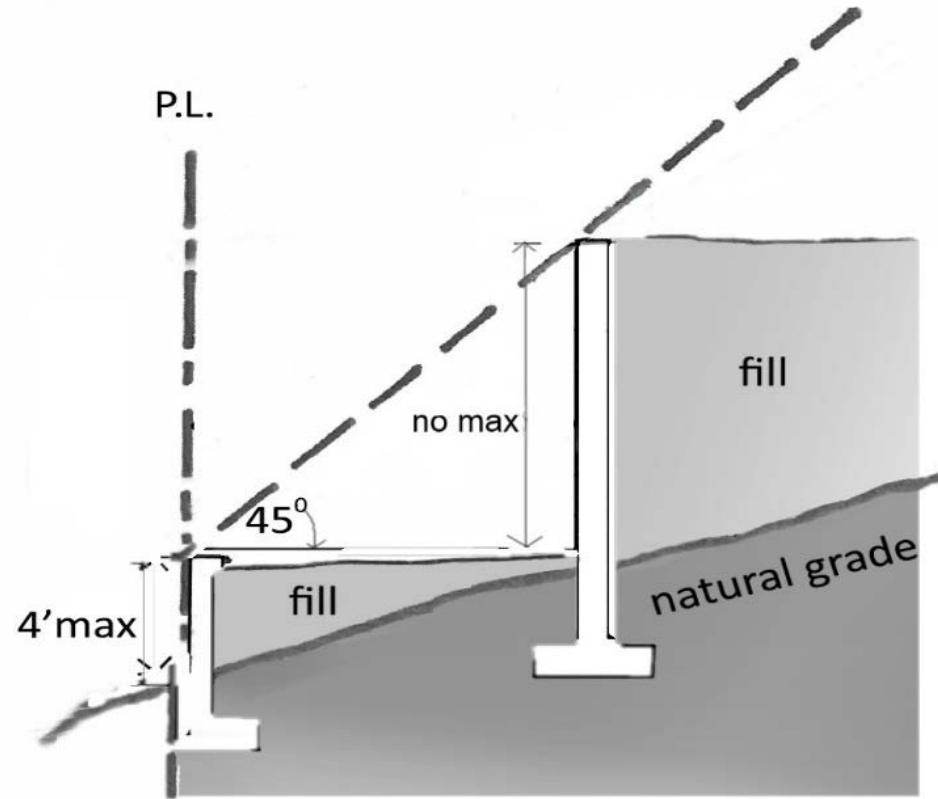


Landscape
Retention/
Reduction of
Hard Surfaces



Target Area 1: Retaining Structures

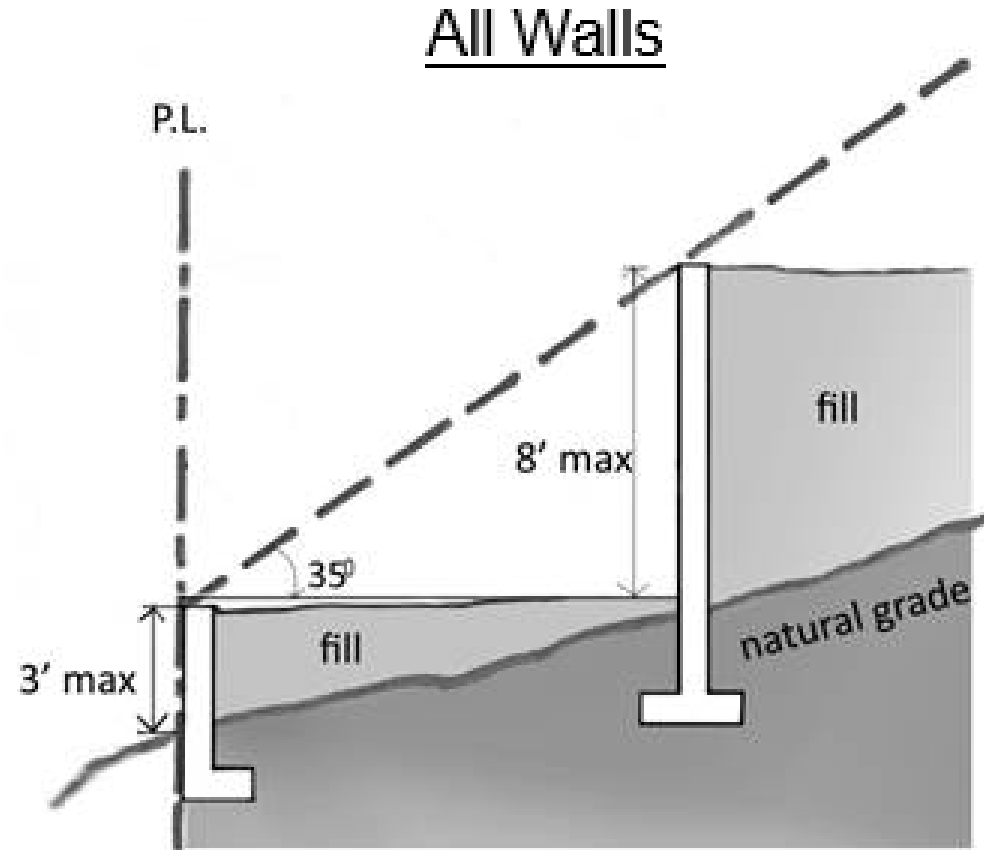
Current
4'/45° No
Max Height





Target Area 1: Retaining Structures

Option 1
3'/35°/8' max
All Setbacks





Target Area 1: Retaining Structures

Option 2

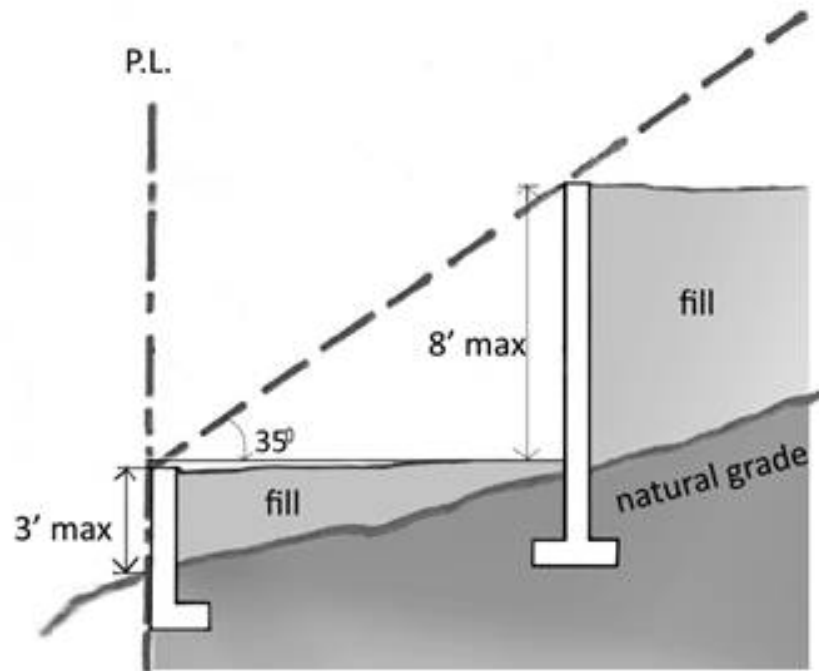
3'/35°/8' max

Front and
Flanking

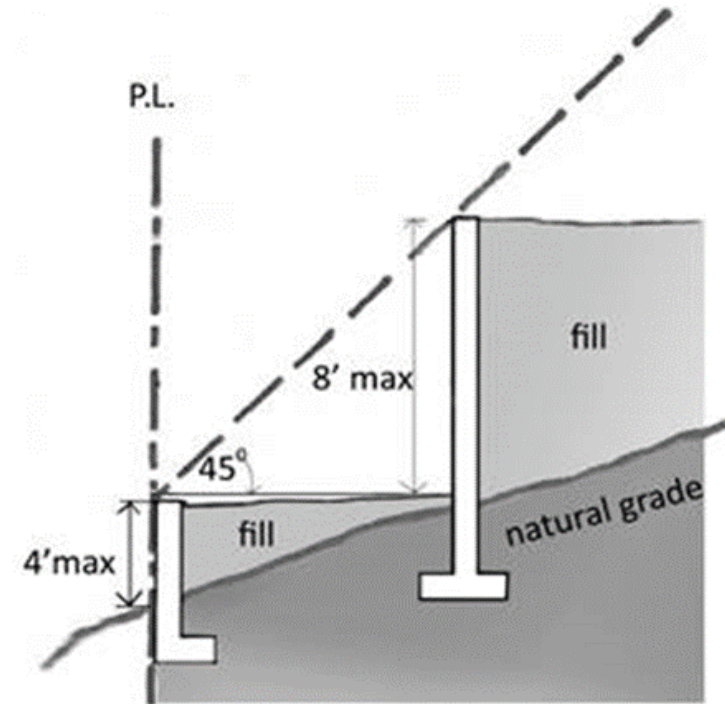
4'/45°/8' max

Side and Rear

Front and Flanking



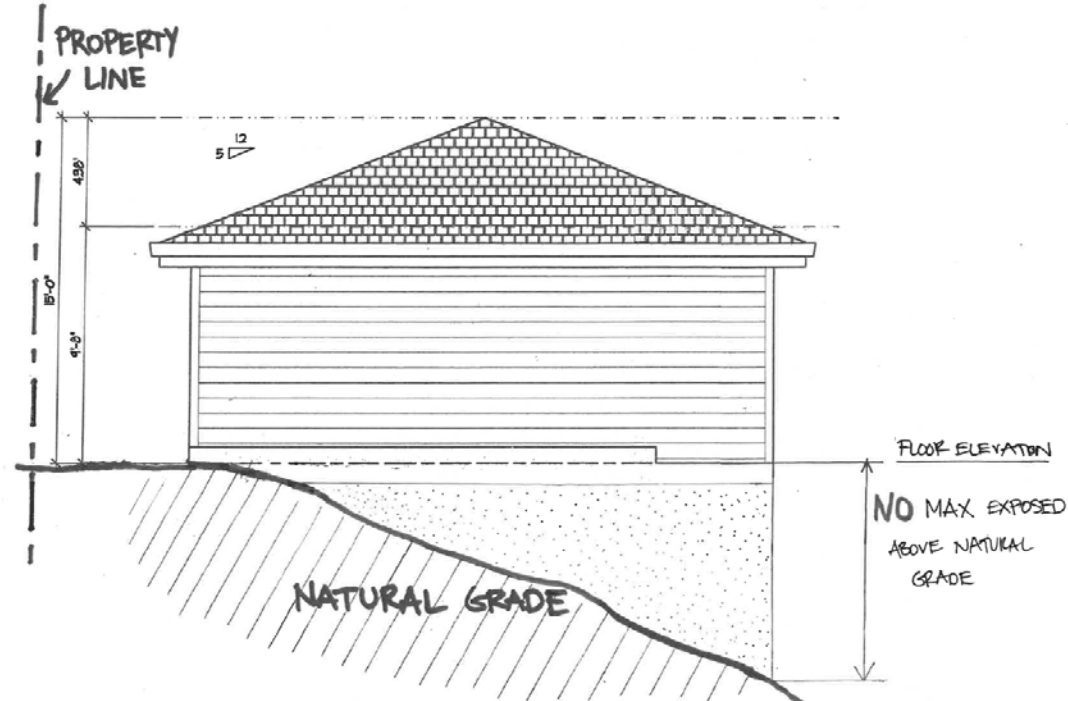
Side and Rear





Target Area 2: Height of Detached Accessory Buildings

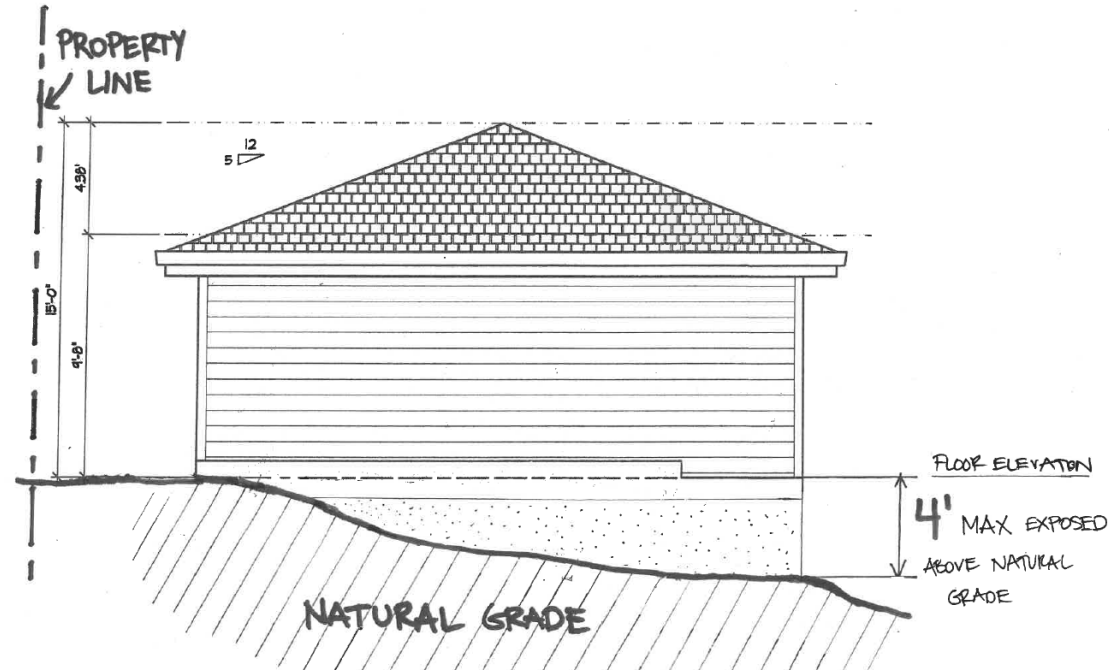
Current
No max





Target Area 2: Height of Detached Accessory Buildings

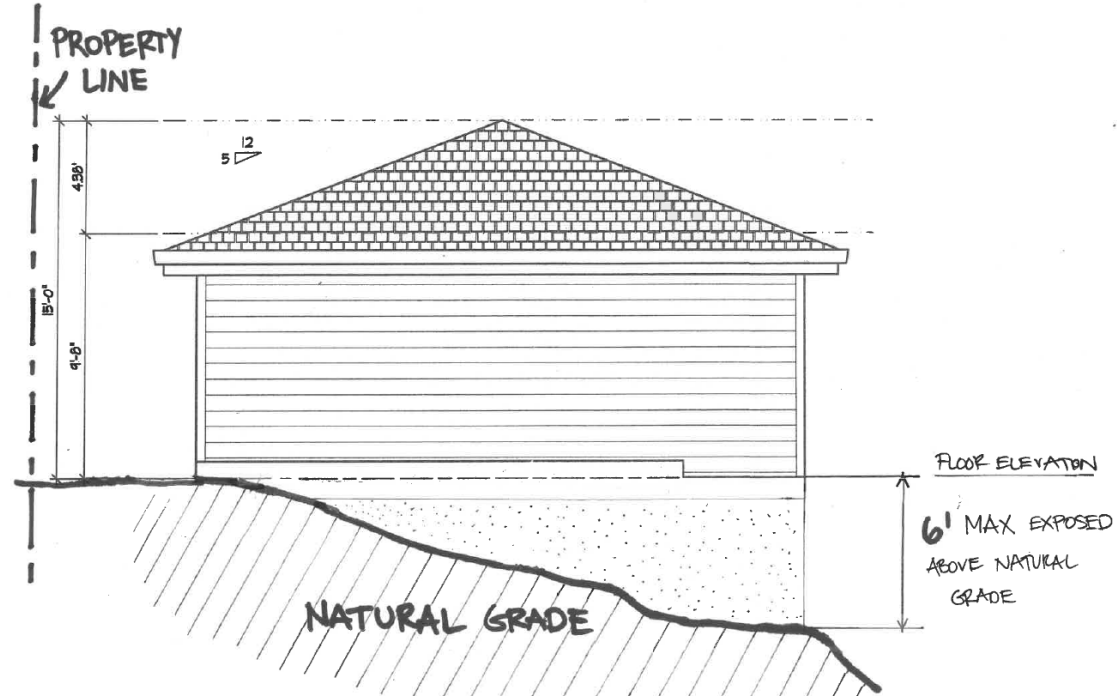
Option 1
4' max





Target Area 2: Height of Detached Accessory Buildings

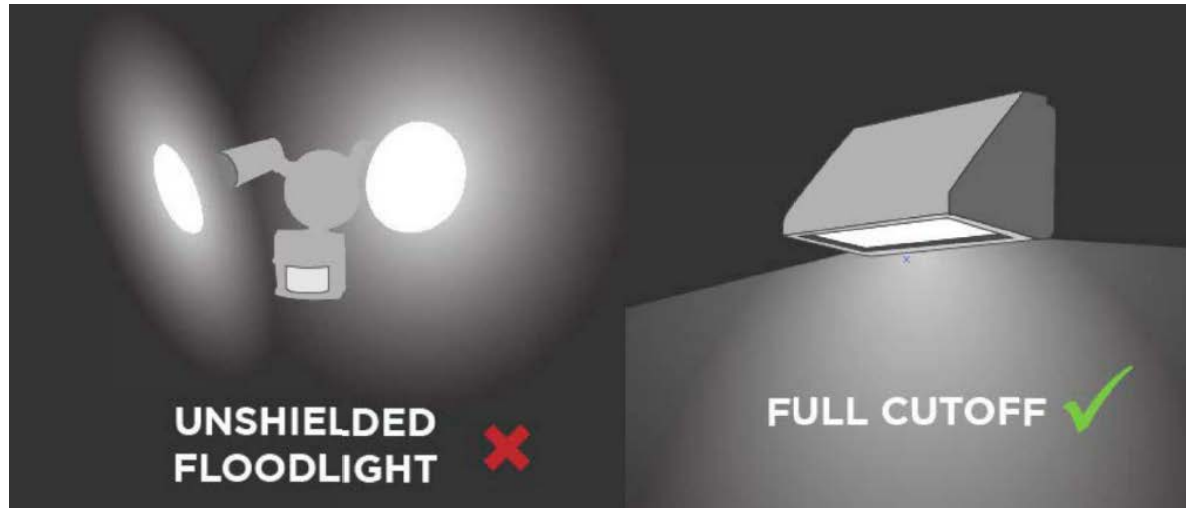
Option 2
6' max





Target Area 3: Nuisance Lighting

Current





Target Area 3: Nuisance Lighting

Option 1

Light source
pointed
down





Target Area 3: Nuisance Lighting

Option 2

Time limits
on seasonal
and
decorative
lighting





Target Area 3: Nuisance Lighting

Option 3

Work with a
lighting
expert

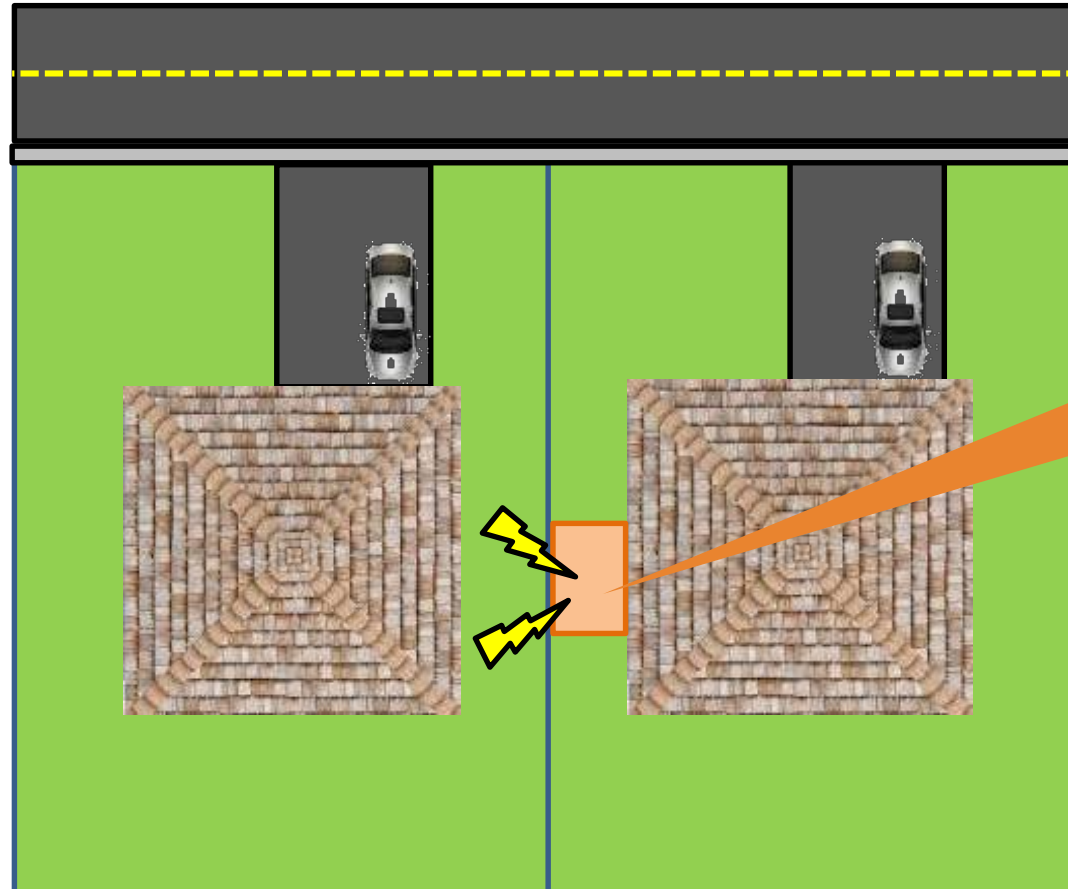


DMD & Associates Ltd.



Target Area 4: Nuisance Noise

Current
No siting requirements

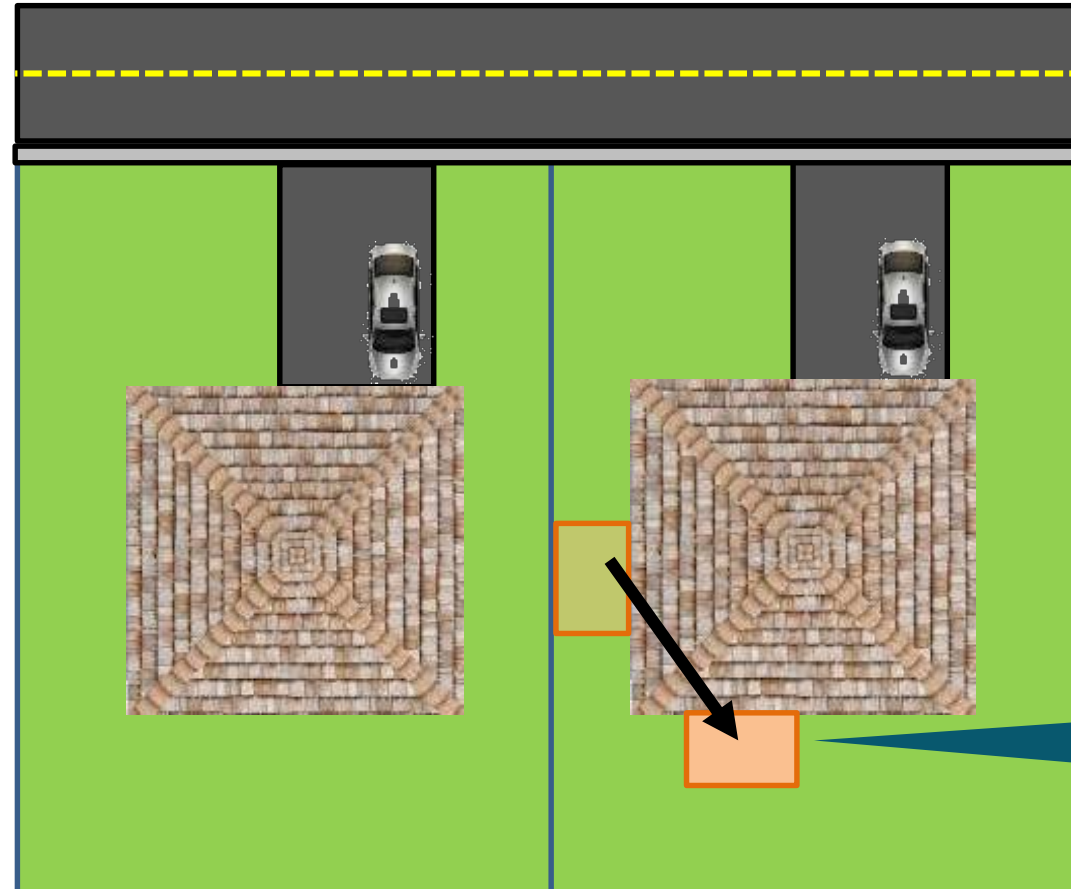


No setback requirement



Target Area 4: Nuisance Noise

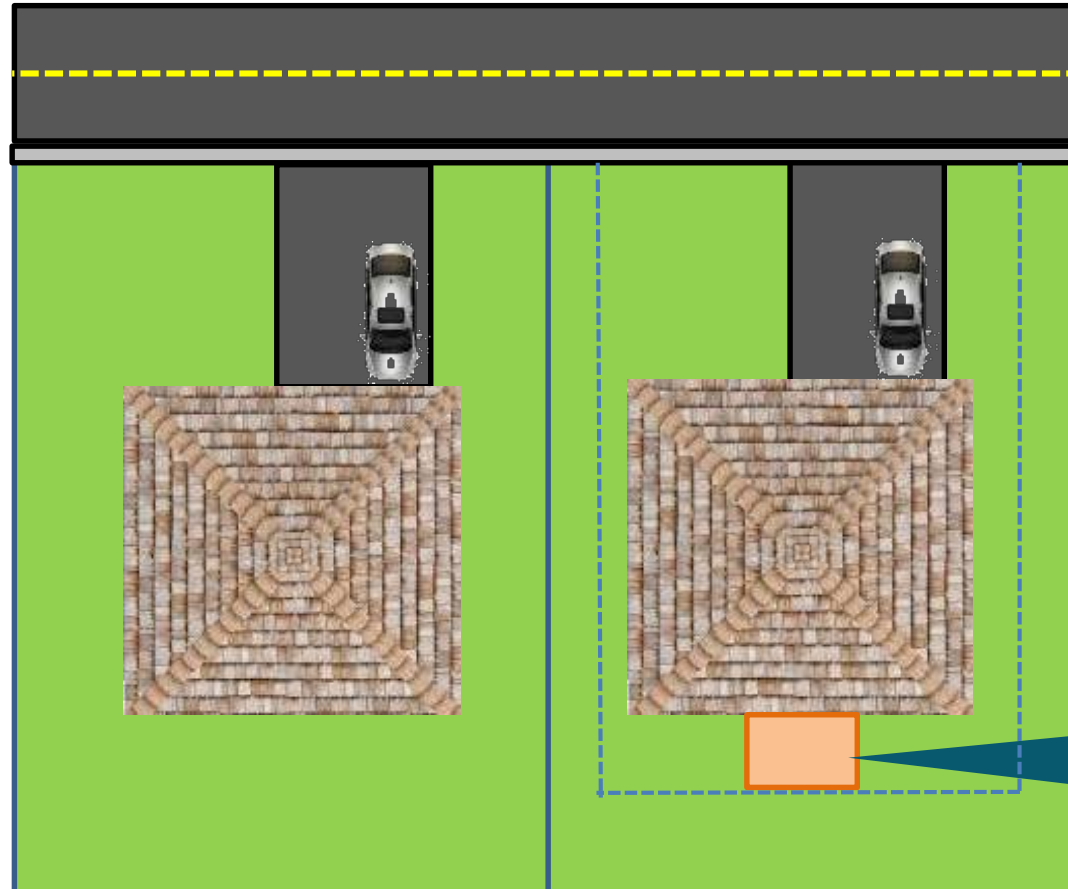
Option 1
Require in
rear yard



Rear yard
placement

Target Area 4: Nuisance Noise

Option 2 Minimum setback

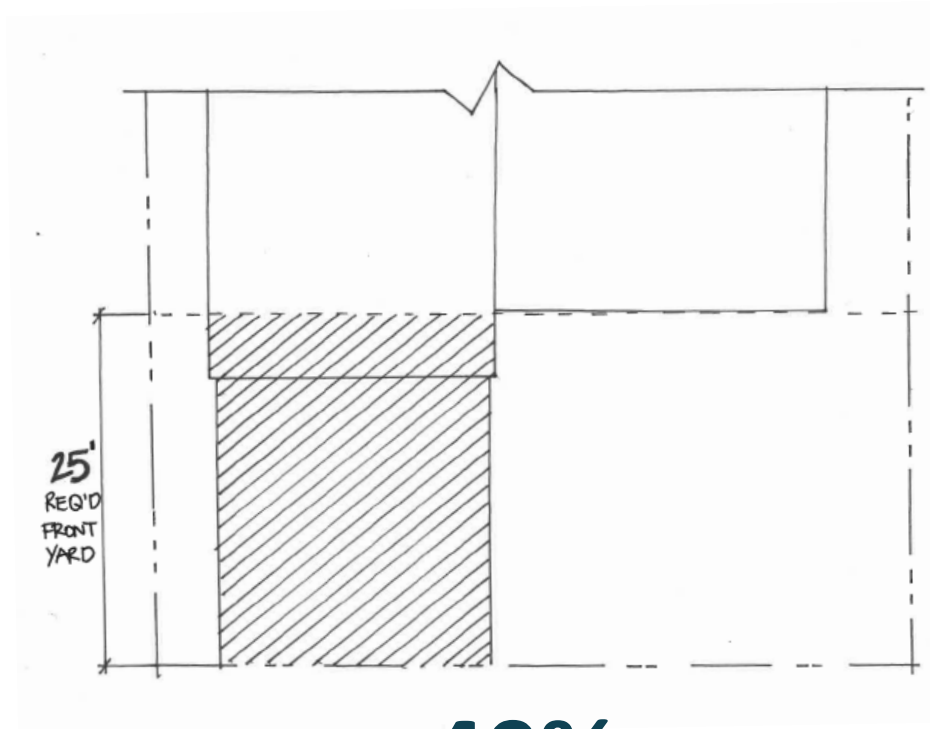


Setback
from
shared
property
lines

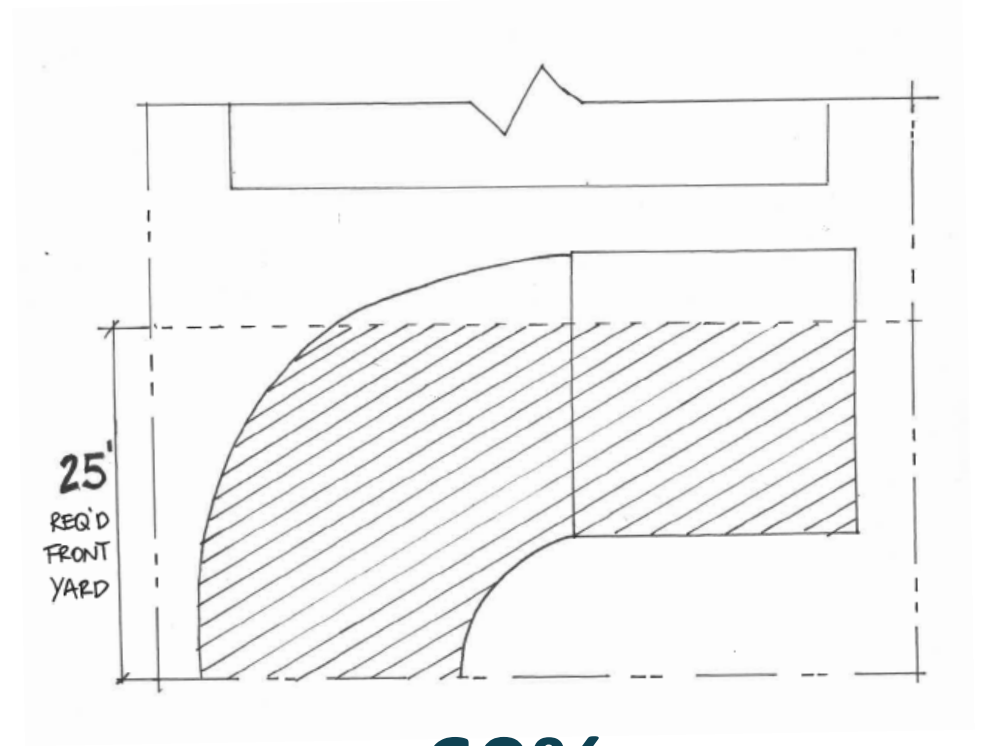


Target Area 5: Landscape Retention and Reduction of Hard Surfaces

Current
RS1-5,
RSE,
RSEW,
(50%)
RSCH
(50%)



40%

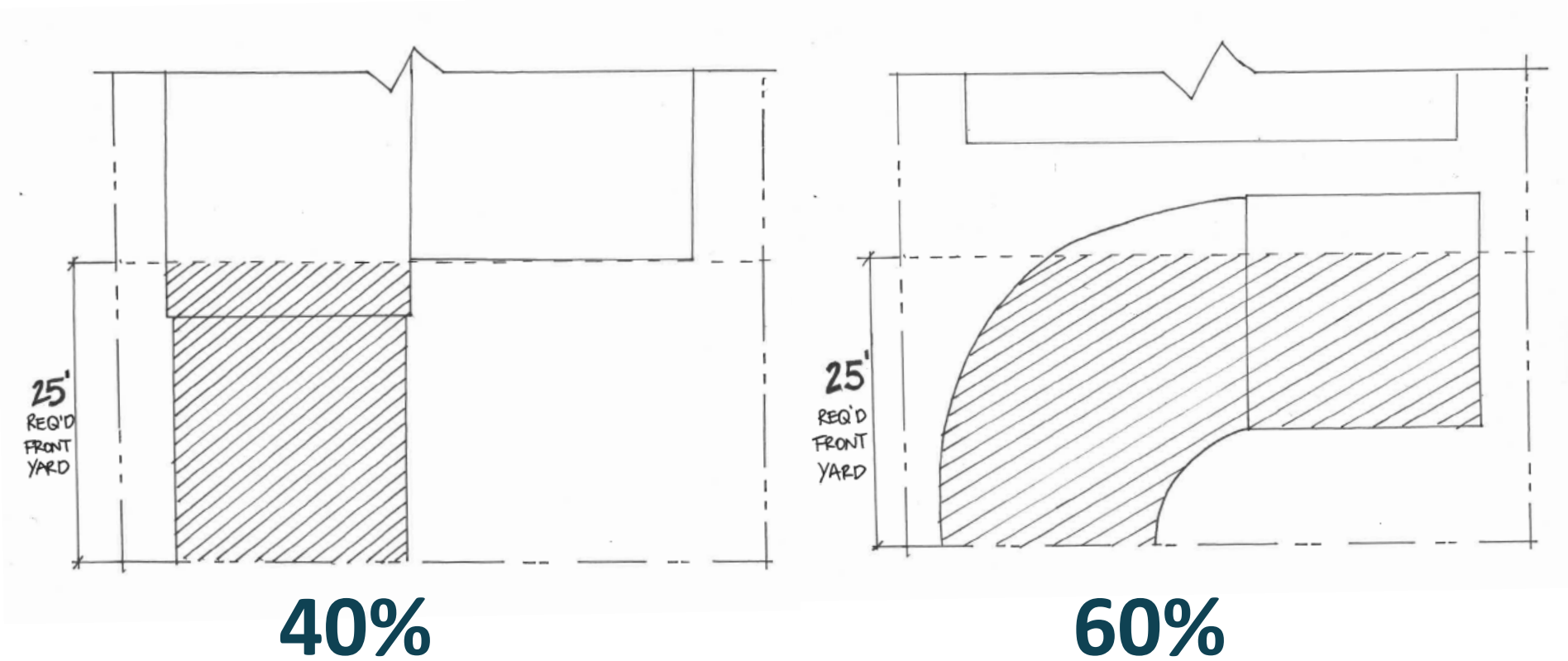


60%



Target Area 5: Landscape Retention and Reduction of Hard Surfaces

Option 1
Add to 11
Neighbour-
hood zones





Target Area 5: Landscape Retention and Reduction of Hard Surfaces

Option 2

Add
Landscaping
definition





Council Discussion