



Changes to Single Family Residential Standards and Regulations

Public Hearing – January 26, 2021

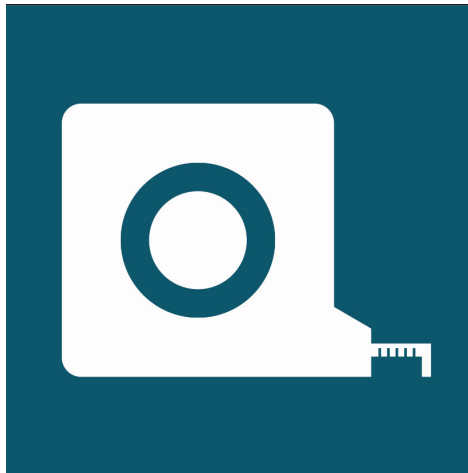
Brett Dwyer, Assistant General Manager, Regulatory Review
& Compliance

Zoning Bylaw Amendments

Tonight's Hearing:

- Bylaw 8472 – Amends how retaining walls are regulated
- Bylaw 8476 – Amends how height of accessory structures is measured

Background



Retaining
Walls



Height of
Accessory
Buildings

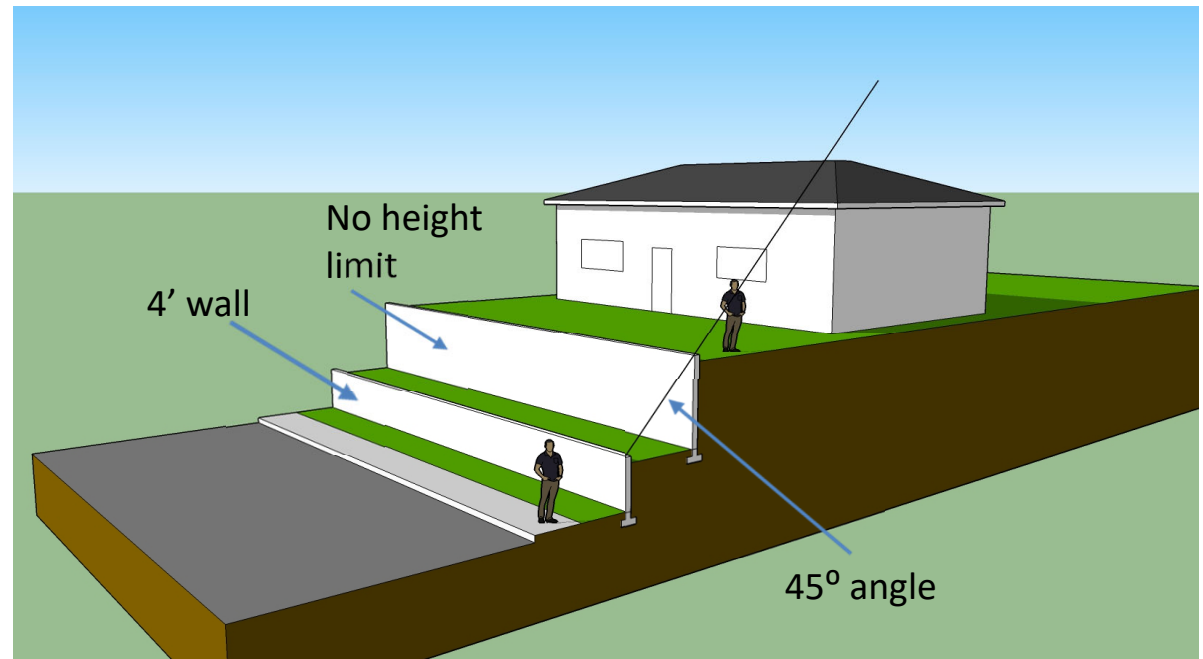


Retaining Walls

Current Regulation

4' / 45° / no maximum

All Required Setbacks



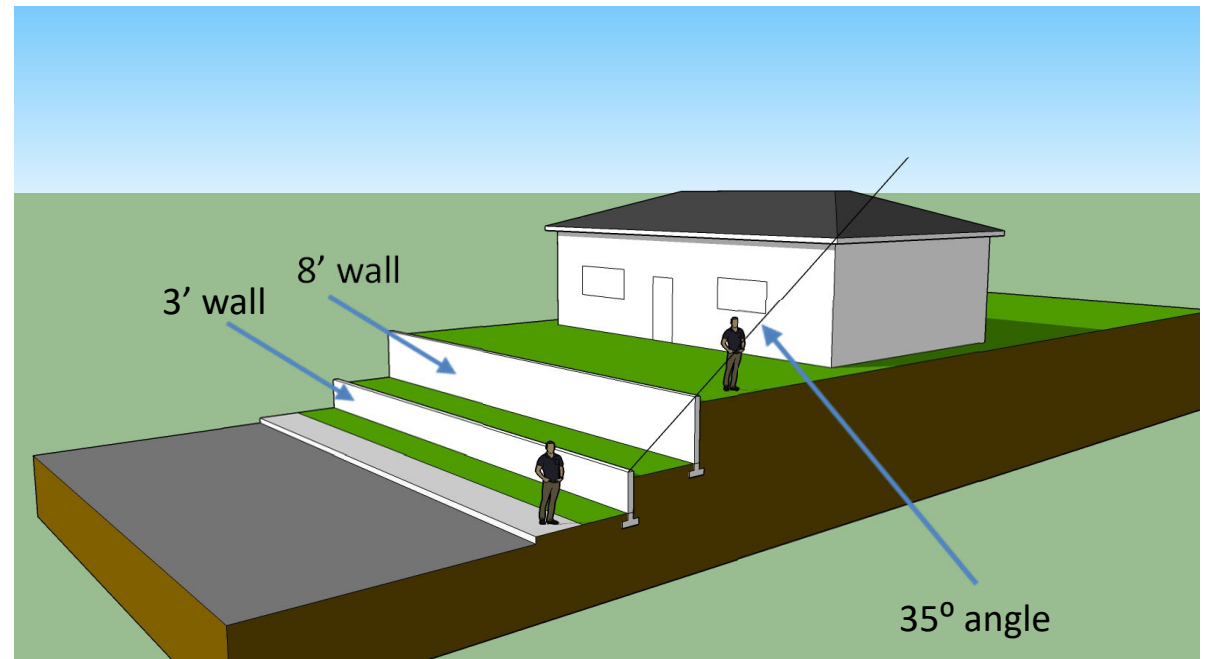


Retaining Walls

Proposed

3' / 35° / 8' max. height

All required setbacks

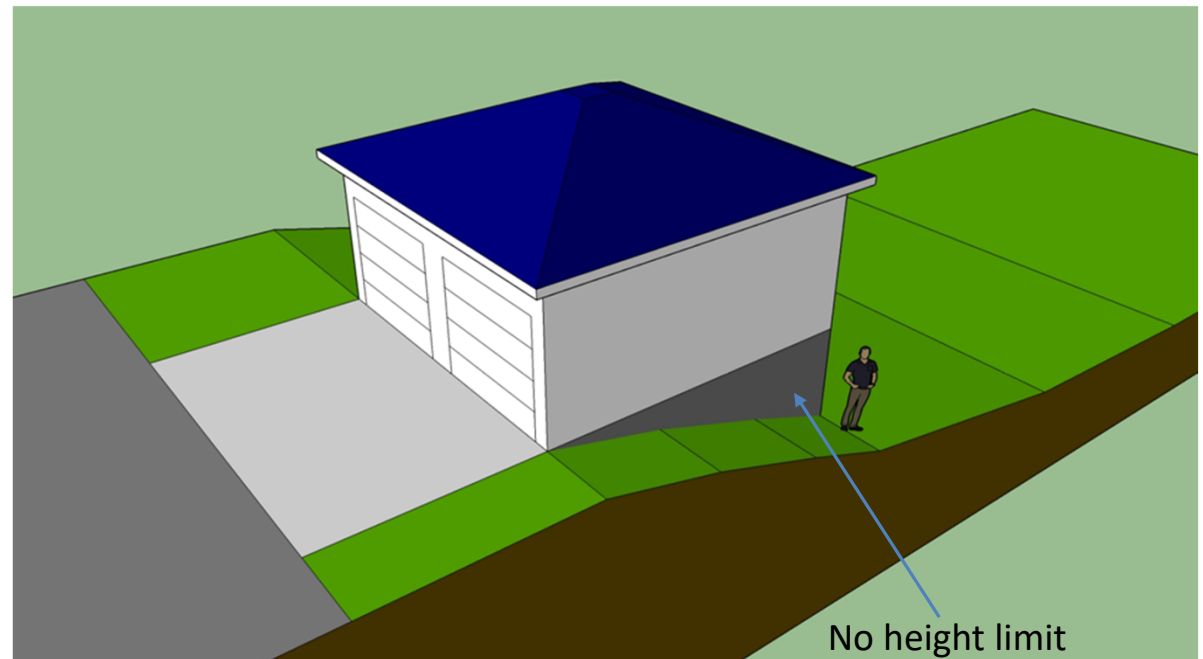




Height of Accessory Structures & Buildings

Current Regulation

No maximum floor height

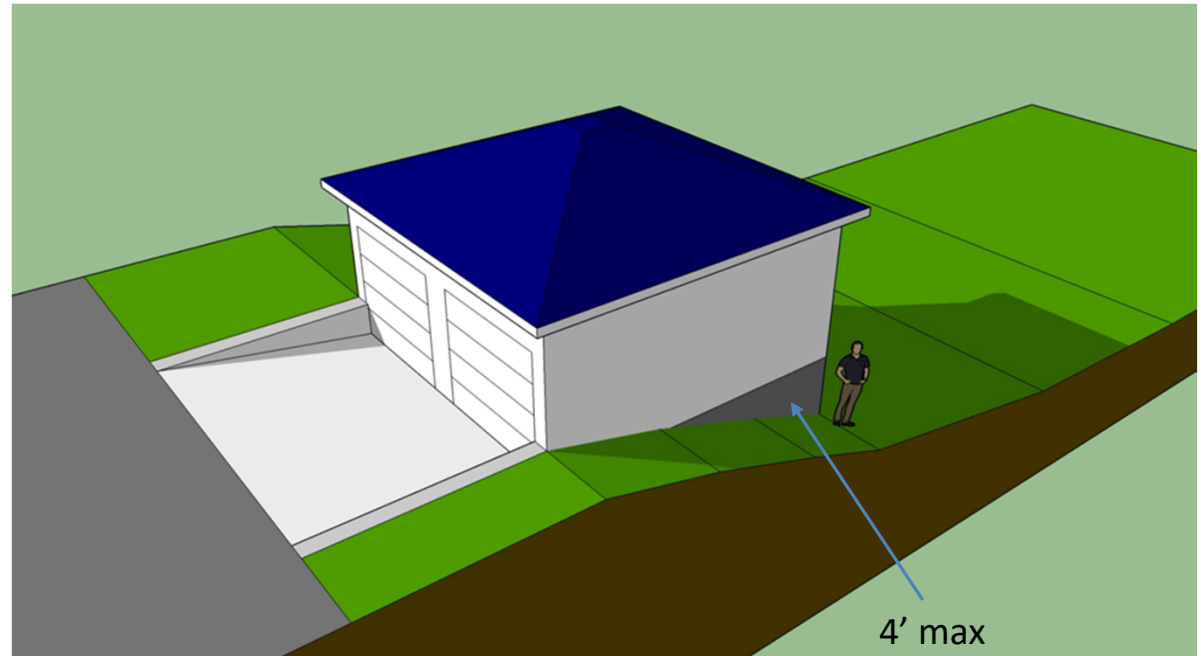




Height of Accessory Structures & Buildings

Proposed

4' maximum floor height



Industry Outreach

- Input from Industry Professionals (designers & contractors)

Response

- Generally not supportive
- Reduce buildable area and usable yard space
- Drainage concerns
- Additional design considerations and cost
- Compliance challenges on steeply sloping sites
- Potential variances – time, cost, uncertainty

How will this impact Existing or New Structures?

- Grandfathering provisions
- Existing permits and approvals
- New permits and approvals



Thank You

