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

4’ wall
No height limit
45° angle
Retaining Walls

Proposed
3’/35°/8’ max. height
All required setbacks
Height of Accessory Structures & Buildings

Current Regulation
No maximum floor height

No height limit
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