The Urban Infill Study stems from the City's new Official Community Plan (OCP). An OCP is a tool that helps influence the way our community grows and develops by guiding how land can be used. “Urban 3 Infill” is one of the 21 land use types included in the OCP.

The OCP was prepared through a four stage planning process called Abbotsforward. Based on 8,000 interactions with residents and 7 Big Ideas, the two year project was diverse, inclusive, and set a strong vision for the future. City Council adopted the new OCP in June 2016.
The purpose of the Urban Infill Study is to clarify and build on the Urban 3 Infill land use, Urban Structure Map and related policies in the OCP. The OCP supports housing choice, diversity and affordability within the infill areas.

The Urban 3 Infill land use applies to ~5,600 lots in existing single detached neighbourhoods. This land use is intended to be a transition between outer neighbourhoods and the more urban areas of the city, as shown in the visuals to the right. A definition of “infill” is provided below.

WHAT IS INFILL?

“Existing neighbourhoods which will retain their character while increasing residential density through gentle infill of primarily ground oriented single detached and duplex buildings, as well as accessory units.”

2016 OCP
The Urban Infill Study began in November 2017 and is scheduled for completion by July 2018.

1. BACKGROUND
   - Reviewed existing conditions
   - Prepared summary package
   - Presented to Council (February 19, 2018)

2. OPTIONS (we are here)
   - Draft concepts
   - Community engagement
   - Present feedback to Council

3. REGULATIONS
   - Prepare infill zoning regulations and guidelines
   - Present deliverables to Council

Bylaw Readings to Follow

Share your thoughts on the concepts - your input will help shape new housing options.
**MENU OF HOUSING OPTIONS**

**Existing zoning:** Large house

Most lots in the infill area are zoned RS3, which allows one detached house. Property owners can remove an existing older house and rebuild a new house, subject to regulations on building size, height, setbacks, etc. Rezoning is not needed for this option.

**Options below are being explored and may require a change in zoning:**

**Option 1:** Large house *(with reductions in size and height)*

**Option 2:** Duplex

**Option 3:** Subdivision with Conventional Houses

**Option 4:** Subdivision with Narrow Houses

**Option 5:** Panhandle

**Option 6:** Strata

**Option 7:** Add a Garden Suite *(to existing or new house)*
**EXISTING ZONING: LARGE HOUSE**

**Scenario:** Property owner removes the existing house and rebuilds to the maximum size and height allowed with existing zoning. Council permission (rezoning) is not required in this scenario.

What are your thoughts on this housing option?

- Strongly like
- Like
- Dislike
- Strongly dislike

Comments

Use a sticky note to tell us more.
**EXISTING ZONING: LARGE HOUSE**

<table>
<thead>
<tr>
<th>LOT</th>
<th>HOUSE SIZE</th>
<th>SUITES</th>
<th>HEIGHT</th>
<th>PARKING</th>
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- **Lot Size**: 600 m² (6,500 ft²)
- **House Size**: 600 m² (6,500 ft²)
- **Suites**: One (1) secondary suite allowed per house, if it is:
  - within the house
  - 90 m² (970 ft²), or less
  - provided one (1) additional parking space
- **Height**: Maximum height of 9.5 m (31.2 ft), measured from grade to the mid-point of a sloped roof
- **Parking**: Minimum two (2) parking spaces for the house plus one (1) for the secondary suite, subject to:
  - minimum 2.7 m (8.9 ft) x 5.5 m (18 ft) per space
  - located in garage or the driveway
  - tandem (one in front of the other) is allowed if spaces are at least 6 m (19.7 ft) in length
- **Setbacks**: 6 m (19.7 ft)

<table>
<thead>
<tr>
<th>Do you think the existing floor space regulations are appropriate?</th>
<th>Are the existing secondary suite regulations appropriate?</th>
<th>Are the existing height regulations appropriate?</th>
<th>Are the existing parking regulations appropriate?</th>
<th>Are the existing setbacks appropriate?</th>
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A basement doesn’t count towards the usable 2.5% or more underground.

**Example**: 600 m² x 0.5 Floor Space Ratio (FSR) = 300 m² (3,200 ft²) house without basement, OR approx. 450 m² (4,800 ft²) with a basement.

- A basement doesn’t count towards the usable 2.5% or more underground.

- **Comparison to other cities that measure to mid-point**
  - 7.5 m (24.6 ft)
  - 10 m (32.8 ft)
  - 8.0 m (26.2 ft)
  - 9.0 m (29.5 ft)
  - 9.5 m (31.2 ft)
  - 10 m (32.8 ft)

- **RSZ maximum house setbacks**:
  - Front yard: 6 m (19.7 ft)
  - Side yard (interior): 1.5 m (4.9 ft)
  - Side yard (exterior): 4.5 m (14.8 ft)
  - Rear yard: 6 m (19.7 ft)

Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

- **Example**: 600 m² x 0.5 FSR = 300 m² (3,200 ft²) house without basement; OR approx. 450 m² (4,800 ft²) with a basement.

- **Example**: 600 m² x 0.5 FSR = approx. 450 m² (4,800 ft²) with a basement.

- **Example**: 600 m² x 0.5 FSR = approx. 450 m² (4,800 ft²) with a basement.
**OPTION 1: LARGE HOUSE** (with reductions in size and height)

**Scenario:** Property owner removes the existing house and builds a large house, subject to new infill zoning regulations. These regulations would include limits on house size and height which would help minimize impacts on the neighbourhood.

What are your thoughts on this housing option?

- Strongly like
- Like
- Dislike
- Strongly dislike

Comments

*Use a sticky note to tell us more*
<table>
<thead>
<tr>
<th><strong>Details</strong></th>
<th><strong>LARGE HOUSE</strong> (with reductions in size and height)</th>
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- **LOT:** 600 m² (6,500 ft²)  

The City is exploring a reduction in Floor Space Ratio from 0.5 to 0.45 FSR.  

Example: 600 m² x 0.45 FSR = 270 m²  

- **HOUSE SIZE:**  

The City is exploring allowing up to two (2) secondary suites per house.  

- **SUITES:**  

The City is exploring a reduction in maximum height, from 9.5 m to 8.5 m (31.2 ft to 27.9 ft). Height would continue to be measured to mid point of a sloped roof.  

- **HEIGHT:**  

Two (2) parking spaces would be required for the house and one (1) parking space would be required for each secondary suite, for a total of four (4) spaces.  

- **PARKING:**  

The City is exploring a reduction in Floor Space Ratio from 0.5 to 0.45 FSR.  

Example: 600 m² x 0.45 FSR = 270 m² (2,900 ft²)  

- **SETBACKS:**  

Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.  

- **SHOULD THE MAXIMUM FLOOR SPACE BE REDUCED FROM 0.5 TO 0.45 FSR?**  

- **SHOULD LARGE LOTS BE ABLE TO HAVE TWO SECONDARY SUITES?**  

- **SHOULD THE MAX HEIGHT BE REDUCED FROM 9.5 M TO 8.5 M?**  

- **DO YOU THINK THAT EACH SECONDARY SUITE SHOULD REQUIRE A PARKING SPACE?**  

- **DO YOU THINK THE SETBACKS SHOWN ABOVE ARE APPROPRIATE?**

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<tr>
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*Use a sticky note to tell us more*
OPTION 2: DUPLEX

**Scenario:** Property owner rezones the lot, removes the existing house and builds a duplex. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.

What are your thoughts on this housing option?

Strongly like  Like  Dislike  Strongly dislike

Comments

Use a sticky note to tell us more
Should the minimum lot width for a duplex be 18 m (59 ft)?
- Yes
- No. Should be narrower
- No. Should be wider
- Not sure

Should duplexes have the same floor space limit as single detached houses (0.45 FSR)?
- Yes
- No. Should be smaller
- No. Should be larger
- Not sure

Should larger duplex lots be able to have secondary suites, subject to conditions above?
- Yes
- No. Should be taller
- No. Should be shorter
- Not sure

Should the maximum height for duplexes be 8.5 m (27.9 ft)?
- Yes
- No. Should be taller
- No. Should be shorter
- Not sure

Are the parking requirements shown above appropriate?
- Yes
- No. Should be less
- No. Should be more
- Not sure

Are the setbacks shown above appropriate?
- Yes
- No. Should be decreased
- No. Should be increased
- Not sure

Comments

*Sample lot is too small to allow suites. Must be 800m² or larger.*
OPTION 3: SUBDIVISION WITH CONVENTIONAL HOUSES

Scenario: Property owner rezones the lot, removes the existing house and builds conventional houses. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.

What are your thoughts on this housing option?

Strongly like  Like  Dislike  Strongly dislike

Comments
Is a floor space limit of 0.45 FSR appropriate?

Yes

No. Should be smaller

No. Should be larger

Not sure

Should conventional houses on 12 m (39.4 ft) wide lots be allowed to have a secondary suite?

Yes

No

No. Should be taller

No. Should be shorter

Not sure

Should the maximum height be 8.5 m (27.9 ft)?

Yes

No. Should be taller

No. Should be shorter

Not sure

Should a secondary suite be required to have one (1) parking space?

Yes

No. Should be less

No. Should be more

Not sure

Are the setbacks shown above appropriate?

Yes

No. Should be decreased

No. Should be increased

Not sure
OPTION 4: SUBDIVISION WITH NARROW HOUSES

Scenario: Property owner rezones the lot, removes the existing house and builds narrow houses. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.

What are your thoughts on this housing option?

Strongly like  Like  Dislike  Strongly dislike

Comments
## SUBDIVISION WITH NARROW HOUSES

### LOT
- **Typical lot:**
  - 350 m² (3,800 ft²)
  - 350 m² (3,800 ft²)
- **Dimensions:**
  - 10 m (32.8 ft)
  - 10 m (32.8 ft)

### HOUSE SIZE
- Example: 350 m² lot \( \times 0.45 \) Floor Space Ratio (FSR) = 158 m² (1,700 ft²) per house
- A narrow lot house would be limited to two storeys and a basement would not be permitted.

### SUITES
- The City is exploring a restriction to not permit secondary suites in narrow houses.

### HEIGHT
- The City is exploring a maximum height of 7.5 m (24.6 ft) for narrow houses, measured from grade to the mid-point of a sloped roof. This is 1 m (3.3 ft) less than the heights being explored for larger houses and duplexes.

### PARKING
- The City is exploring requiring two (2) parking spaces per narrow house and a limit on garage and driveway width (single wide only).

### SETBACKS
- Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.
- The following setbacks would apply:
  - **Front yard:** 6 m (19.7 ft)
  - **Side yard (interior):** 1.2 m (3.9 ft)
  - **Side yard (exterior):** 3 m (9.8 ft)
  - **Rear yard:** 6 m (19.7 ft)

### Should existing lots with > 20 m (65.6 ft) width be able to subdivide into two lots?
- **Yes**
- **No**
- **Not sure**

### Should narrow houses on small lots be limited to two storeys (no basement) and 0.45 FSR?
- **Yes**
- **No. Should be smaller**
- **No. Should be larger**
- **Not sure**

### Should narrow houses be able to have a secondary suite?
- **Yes**
- **No**
- **No. Should be taller**

### Should maximum height be limited to 7.5 m (24.6 ft)?
- **Yes**
- **No**
- **No. Should be shorter**

### Are the setbacks shown above appropriate?
- **Yes**
- **No. Should be decreased**
- **No. Should be increased**

### Comments
- Use a sticky note to tell us more.
OPTION 5: PANHANDLE

**Scenario:** Property owner rezones the lot, removes the existing house and builds a street-facing house with a house in behind accessed by panhandle driveway. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.

![Panhandle Example](image)

What are your thoughts on this housing option?

- Strongly like
- Like
- Dislike
- Strongly dislike

Comments

Use a sticky note to tell us more.
The City is exploring allowing panhandle lots with a maximum Floor Space Ratio (FSR) of 0.45 and a height limit of two (2) storeys (no basement). The street facing house in this example would have the same regulations as conventional houses and would not be subject to the two (2) storey limit.

The City is exploring a maximum house height of 7.5 m (24.6 ft), measured from grade to the midpoint of a sloped roof, for panhandle lots. The street facing house would have the same max height as conventional houses (8.5 m/27.9 ft).

Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy. Proposed setbacks are shown above.

---

**LOT**

Do you think this lot configuration is appropriate?

- **Yes**
- **No**
- **Not sure**

**HOUSE SIZE**

Should the rear house be smaller than the street facing house (two storey and no basement)?

- **Yes**
- **No**
- **Not sure**

**SUITES**

Should the rear house be able to have a secondary suite?

- **Yes**
- **No**
- **Not sure**

**HEIGHT**

Should the maximum height be 7.5 m (26.4 ft) for the rear house?

- **Yes**
- **No**
- **Not sure**

**PARKING**

Should the rear house be limited to a single wide garage and driveway?

- **Yes**
- **No**
- **Not sure**

**SETBACKS**

Are the setbacks shown above appropriate?

- **Yes**
- **No. Should be decreased**
- **No. Should be increased**

Comments

[Sticky note: Use a sticky note to tell us more]
OPTION 6: STRATA

Scenario: Property owner rezones the lot, removes the existing house and builds houses turned away from the street, accessed by a private (strata) road. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.

What are your thoughts on this housing option?

Strongly like  Like  Dislike  Strongly dislike

Comments

Use a sticky note to tell us more.
The City is exploring small strata lots with a max Floor Space Ratio (FSR) of 0.45 and a maximum height of two storeys (no basement).

The City is exploring a restriction to not permit secondary suites in strata houses.

The City is exploring a maximum height of 7.5 m (24.6 ft) for strata houses, measured from grade to the mid-point of a sloped roof.

The City is exploring a two (2) parking space requirement per strata house, and a maximum garage and driveway width (single wide only).

Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy. See setbacks above.

A strata road is a minimum width of 6m (19.7 ft), in addition to the 6m house setback.

Do you think this lot configuration is appropriate?

- Yes
- No
- Not sure

Should houses be a maximum of two (2) storeys (no basement) and limited to 0.45 FSR?

- Yes
- No. Should be smaller
- No. Should be larger
- Not sure

Should strata houses be able to have secondary suites?

- Yes
- No
- Not sure

Should the maximum height be 7.5 m (26.4 ft)?

- Yes
- No. Should be taller
- No. Should be shorter
- Not sure

Should houses be limited to a single wide garage and driveway?

- Yes
- No
- No. Should be decreased
- No. Should be increased

Are the setbacks shown above appropriate?

- Yes
- No
- No. Should be decreased
- No. Should be increased

Comments

Use a sticky note to tell us more.
OPTION 7: ADD A GARDEN SUITE

Scenario: Property owner adds a garden suite to an existing or new lot. The addition of a garden suite would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.

What are your thoughts on this housing option?

<table>
<thead>
<tr>
<th>Strongly like</th>
<th>Like</th>
<th>Dislike</th>
<th>Strongly dislike</th>
</tr>
</thead>
</table>

Comments

Use a sticky note to tell us more.
The City is exploring allowing the addition of one (1) garden suite up to 55 m² (600 ft²) to an existing or new lot, subject to:
- Lot must have minimum frontage of 12 m (39.4 ft) and be 600 m² (6,500 ft²) or larger
- Not located on a cul-de-sac or an arterial road
- The garden suite can be added to an existing secondary suite (max number of suites is two)

The City is exploring the following minimum setbacks for garden suites:
- Front: Not permitted in front yard
- Side (interior): 1 m (3.3 ft)
- Side (exterior): 4.5 m (14.8 ft)
- Rear: 2 m (6.6 ft)

The City is exploring allowing one (1) garden suite with a maximum size of 55 m² (600 ft²) to an existing or new lot, subject to:
- Lot must have minimum frontage of 12 m (39.4 ft) and be 600 m² (6,500 ft²) or larger
- Not located on a cul-de-sac or an arterial road
- The garden suite can be added to an existing secondary suite (max number of suites is two)

The City is exploring a maximum height of 4.5 m (14.8 ft) for garden suites, measured from grade to the mid-point of sloped roofs. This is the same height limit that applies to accessory buildings in residential zones.

The City is exploring requiring one (1) parking space for a garden suite, which could be provided in the driveway or elsewhere. The diagram above shows the amount of parking required if a lot has a secondary suite and a garden suite.

The City is exploring a minimum separation distance of 6 m (19.7 ft) between the house and a garden suite.
DID WE MISS SOMETHING?

If you have an idea, thought, or concern related to something we didn’t discuss, please feel free to share it here!