Introduction
Stage 3 update
Process / next steps
Recommendation
2016 OCP: Urban Structure

75% of growth in Centres
25% in New Neighbourhoods
2016 OCP: Urban Structure

- Single detached dwellings
- Duplexes
- Accessory units
Policy 2.1

“Support diverse housing types for a variety of household sizes, incomes, tenures and preferences...including infill opportunities through single lot redevelopment.”

- 2016 OCP designated ~5,600 lots
  Urban 3 - Infill

- Urban Infill Study to further clarify city’s objectives and intent
Urban Infill Study

1. BACKGROUND

2. OPTIONS

3. REGULATIONS
Urban Infill Study

1. BACKGROUND
   Research, data collection and analysis of existing conditions

2. OPTIONS

3. REGULATIONS
Urban Infill Study

1. BACKGROUND
   - Research, data collection and analysis of existing conditions

2. OPTIONS
   - Preparation of infill housing options and community engagement

3. REGULATIONS
Stage 2 recap

- 7 infill housing options
- 3 open houses, 468 attendees
Stage 2 recap

Legend:
- T: Ten-Broeck Elementary
- D: Dormick Park Elementary
- A: Alexander Elementary

Urban 3 - Infill Properties
Stage 2 recap

Options with community support (as presented to Council on June 18, 2018)
Stage 3

1. BACKGROUND
   - Research, data collection and analysis of existing conditions

2. OPTIONS
   - Preparation of infill housing options and community engagement

3. REGULATIONS
   - Draft policies, regulations and guidelines
Exploring

Large House (reduced)

Duplex

Subdivision (conventional)

Subdivision (narrow)

Garden Suite
Exploring

Existing RS3 Zone

Draft regulations

Typical existing
## Regulations

<table>
<thead>
<tr>
<th></th>
<th>Draft</th>
<th>Existing (RS3)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Max. density</strong></td>
<td>0.45 FSR</td>
<td>0.5 FSR</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>8.5 m (28 ft)</td>
<td>9.5 m (31 ft)</td>
</tr>
<tr>
<td><strong>Upper storey setbacks</strong></td>
<td>1.2 m (4 ft)</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Upper storey floor area</strong></td>
<td>Up to 80% of lower storey</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Basements</strong></td>
<td>Up to 0.8 m (3 ft) above grade</td>
<td>50% above/below grade</td>
</tr>
</tbody>
</table>

~4,000 ft²  ~4,400 ft²  typical 600 m² (6,500 ft²) lot
Exploring

- Large House (reduced)
- Duplex
- Subdivision (conventional)
- Subdivision (narrow)
- Garden Suite
## Exploring

### Regulations

<table>
<thead>
<tr>
<th></th>
<th>Draft</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Max. density</strong></td>
<td>0.45 FSR</td>
</tr>
<tr>
<td><strong>Max height</strong></td>
<td>8.5 m (28 ft)</td>
</tr>
<tr>
<td><strong>Min. lot width and area</strong></td>
<td>18 m  (550 \text{ m}^2)) 550 m(^2)  (5,900 \text{ ft}^2)</td>
</tr>
<tr>
<td><strong>Max garage and driveway width</strong></td>
<td>Single-wide per unit and joined</td>
</tr>
<tr>
<td><strong>Basements and accessory units</strong></td>
<td>Not permitted</td>
</tr>
</tbody>
</table>

\(~2,700 \text{ ft}^2\)
Exploring

Large House (reduced)

Duplex

Subdivision (conventional)

Subdivision (narrow)

Garden Suite
## Regulations

<table>
<thead>
<tr>
<th></th>
<th><strong>Draft</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Max. density</strong></td>
<td>0.45 FSR</td>
</tr>
<tr>
<td><strong>Max height</strong></td>
<td>8.5 m (28 ft)</td>
</tr>
<tr>
<td><strong>Min. lot width and area</strong></td>
<td>12 m (39 ft)</td>
</tr>
<tr>
<td><strong>Max garage and driveway width</strong></td>
<td>Double-wide</td>
</tr>
<tr>
<td><strong>Basements</strong></td>
<td>Up to 0.8 m (3 ft) above grade</td>
</tr>
</tbody>
</table>

~2,000 ft²
Exploring

- Large House (reduced)
- Duplex
- Subdivision (conventional)
- Subdivision (narrow)
- Garden Suite
Exploring

Regulations

<table>
<thead>
<tr>
<th></th>
<th>Draft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. density</td>
<td>0.45 FSR</td>
</tr>
<tr>
<td>Max height</td>
<td>8.5 m (28 ft)</td>
</tr>
<tr>
<td>Min. lot width and area</td>
<td>10 m (32 ft) 300 m² (3,200 ft²)</td>
</tr>
<tr>
<td>Max garage and driveway width</td>
<td>Single wide</td>
</tr>
<tr>
<td>Basements and accessory units</td>
<td>Not permitted</td>
</tr>
</tbody>
</table>

~1,400 ft²
Exploring

- Large House (reduced)
- Duplex
- Subdivision (conventional)
- Subdivision (narrow)
- Garden Suite
### Exploring

#### Regulations

<table>
<thead>
<tr>
<th></th>
<th>Draft</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Max size</strong></td>
<td>55 m² (592 ft²)</td>
</tr>
<tr>
<td><strong>Exempt from FSR?</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Max height</strong></td>
<td>One storey 4.5 m (15 ft)</td>
</tr>
<tr>
<td><strong>Min. lot frontage</strong></td>
<td>12 m (39 ft)</td>
</tr>
<tr>
<td><strong>Min. lot area</strong></td>
<td>540 m² (5,800 ft²)</td>
</tr>
</tbody>
</table>
Design Guidelines

Purpose:

• Expand on OCP direction for “gentle infill”

• Articulate City and community preferences

• Provide design inspiration
Objectives:

1. Retain and enhance the character and respect the context of existing neighbourhoods

2. Promote a high standard of infill design, construction and landscaping

3. Integrate trees and green space on properties
Objectives:

4. Minimize hard surface treatments

5. Ensure parking and other utility functions are accommodated on-site in an attractive manner

6. Support healthy communities with development that is neighbourly and supports social interaction
Process / next steps

1. Update OCP policy for Urban 3-Infill land use (bylaw)

2. Update RS3 Zone for lots designated Urban 3 (bylaw)

3. Create Infill Zone(s) (bylaw)

4. Create voluntary Infill Design Guidelines
Process / next steps

Urban Infill Study
Stage 3

- Introduce draft material
  - July 23
- Further explore/refine draft materials

Bylaw Adoption

- 1st and 2nd readings
- Public hearing
- 3rd reading
- Final reading
THAT staff be directed to continue to research, prepare and test draft infill policies and regulations and report back to Council on the findings.
Urban 3 - Infill Study

Executive Committee of Council
July 23, 2018