URBAN INFILL STUDY

Executive Committee Meeting

Implementation: Bylaw Introduction

May 27, 2019
Agenda

• Introduction
• Proposed bylaws and transition
• Voluntary design guidelines
• Next steps
Urban 3 Infill

Legend
- Urban Development Boundary
- City Centre
- Urban Centre
- Neighbourhood Centre
- Urban 1 - Midrise
- Urban 2 - Ground Oriented
- Urban 3 - Infill
- Urban 4 - Detached
- Urban Large Lot
- Suburban
- Secondary Commercial
- Regional Commercial
- General Industrial
- High Impact Industrial
- Airport
- Hospital
- Institutional Complex
- Institutional
- Country
- Rural
- Agriculture
- Open space
- City Boundary
- First Nations Boundary
- Airport
- Road
- Railway
- Shore

Special Study Area B
Special Study Area C
Special Study Area D
West Abbotsford
Matsqui Village
Pepin Brook
Clayburn Village
South Poplar
Rural Centre

Highway No. 1
South Fraser Way
McCallum Rd.
Urban 3 Infill

- Single detached dwellings
- Duplexes
- Accessory units
Process

1 Background
2 Options
3 Regulations
Resolution:

THAT staff be directed to prepare Official Community Plan Amendments, and Zoning Amendment Bylaws, based on the contents of this report, to implement the Urban 3-Infill Study.
Stage 3

Draft policies, regulations and guidelines

Bylaw adoption

- First draft: July 23, 2018
- Refined draft: May 6, 2019
- Bylaw introduction
- Public hearing
- Adoption
Proposed Bylaws
Proposed Bylaws

1. OCP Amendment 2923-2019

Policy changes (use and density)
Proposed Bylaws

1. OCP Amendment 2923-2019 → Policy changes (use and density)

2. Zoning Amendment 2922-2019 → New zones (height, setbacks, massing, etc.)
Proposed Bylaws

1. OCP Amendment 2923-2019 → Policy changes (use and density)
2. Zoning Amendment 2922-2019 → New zones (height, setbacks, massing, etc.)
3. Zoning Amendment 2953-2019 → Zoning map change
Proposed Bylaws

1. OCP Amendment 2923-2019 ➔ Policy changes (use and density)

2. Zoning Amendment 2922-2019 ➔ New zones (height, setbacks, massing, etc.)

3. Zoning Amendment 2953-2019 ➔ Zoning map change
Infill Areas:

“existing neighbourhoods which will retain their character while increasing residential density through gentle infill of ground oriented single detached and duplex dwellings, as well as accessory units”
New OCP policy to allow Council to consider on a case-by-case basis.
Proposed Bylaws

1. OCP Amendment 2923-2019 → Policy changes (use and density)

2. Zoning Amendment 2922-2019 → New zones (height, setbacks, massing, etc.)

3. Zoning Amendment 2953-2019 → Zoning map change
Zoning Amendment 2922-2019

- Proposed new zoning regulations to implement the Urban Infill Study
- New base zone and three new infill zones
- Administrative changes to definitions, parking and general regulations sections
Zoning Amendment 2922-2019

- Proposed new zoning regulations to implement the Urban Infill Study
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- Administrative changes to definitions, parking and general regulations sections
New zones
New zones

New Base Zone

Rebuild or retain existing home

RS3-i
### New zones

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- **RS3-i**
- **RS3-ig**
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New zones
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RS3-ig

Applicant could add a garden suite after a rezoning is approved
RS7

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RS3-i | RS3-ig | RS7 | RS4-i

Applicant could apply to subdivide after a rezoning is approved.
RS4-i

New Base Zone | Garden Suite Zone | Subdivision Zone | Duplex Zone
---|---|---|---
Rebuild or retain existing home | Add a garden suite | Subdivide (conventional lots) | Build a duplex

RS3-i | RS3-ig | RS7 | RS4-i

Applicant could build a duplex after a rezoning is approved.
Proposed Bylaws

1. OCP Amendment 2923-2019 → Policy changes (use and density)

2. Zoning Amendment 2922-2019 → New zones (height, setbacks, massing, etc.)

3. Zoning Amendment 2953-2019 → Zoning map change
Proposed zoning change from RS3 to RS3-i to implement the Urban Infill Study (applies to 5,362 lots)
### Zoning Amendment 2953-2019

Bylaw 2953-2019

<table>
<thead>
<tr>
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<th><strong>RS3</strong> (existing)</th>
<th><strong>RS3-i</strong> (proposed)</th>
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<tbody>
<tr>
<td>Max. density</td>
<td>0.50 FSR</td>
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</tr>
<tr>
<td>Height</td>
<td>9.5 m (31 ft)</td>
<td>8.5 m (28 ft)</td>
</tr>
<tr>
<td>Upper storey floor area</td>
<td>N/A</td>
<td>Up to 80% of lower storey + 4.3 m (14 ft) max storey height</td>
</tr>
<tr>
<td>Upper storey setbacks</td>
<td>N/A</td>
<td>1.2 m (4 ft) front or side(s)</td>
</tr>
<tr>
<td>Basement height above grade</td>
<td>Up to 50% above grade</td>
<td>Up to 1.4 m (4.6 ft) above grade</td>
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Parcels proposed to be rezoned to RS3-i
Transition (rezoning applications)

• Seamless and uninterrupted process for rezoning applications received up to and including Feb. 19, 2018
  - continue to be processed based on 2016 OCP policies

• Applications received after Feb. 19, 2018 subject to new OCP policies
Transition (building permits)

- Grace period until Dec. 19, 2019 to submit a building permit application subject to existing RS3 zoning

- Applications received after Dec. 19, 2019 subject to new RS3-i regulations
Voluntary design guidelines
Next steps

Draft policies, regulations and guidelines

- First draft: July 23, 2018
- Refined draft: May 6, 2019

Bylaw adoption

- May 27: Bylaw introduction (1st and 2nd readings)
- June 24: Public hearing (3rd reading)
- Adoption

- Newspaper ad
- Postcard mail-out