This handout provides information about housing options within the ‘Infill Area’ of Abbotsford. The intent of the handout is to help property owners identify which options may be possible on their site, based on City policies and regulations. Voluntary design guidelines are also available to provide design ideas and inspiration for projects within the Infill Area.

If you are interested in pursuing one of the options in this handout, we recommend that you contact staff regarding the applicable requirements before submitting a development application. Phone 604-864-5510, e-mail planning-info@abbotsford.ca, visit City Hall (2nd floor front counter) or request a Development Inquiry Meeting (www.abbotsford.ca/DIM).

The following is a summary of zoning regulations for the infill housing options on lands designated Urban 3-infill in the Official Community Plan. The table below addresses some frequently asked questions about the RS3-i, RS3-ig, RS4-i and RS7 infill zones. For complete zoning regulations, please refer to Abbotsford Zoning Bylaw No. 2400-2014 or contact staff.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Min. lot size</th>
<th>Min. lot width</th>
<th>Min. lot depth</th>
<th>Max. density</th>
<th>Max. lot coverage</th>
<th>Max. height</th>
<th>Max. garage width</th>
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<tr>
<td>RS3-i</td>
<td>540m² - interior 610m² - corner</td>
<td>15m - interior 18m - corner</td>
<td>25m</td>
<td>0.5 FSR</td>
<td>40%</td>
<td>8.5m</td>
<td>N/A</td>
</tr>
<tr>
<td>Add a garden suite</td>
<td>540m² - interior 610m² - corner</td>
<td>15m - interior 18m - corner</td>
<td>25m</td>
<td>0.5 FSR</td>
<td>40%</td>
<td>8.5m</td>
<td>N/A</td>
</tr>
<tr>
<td>RS4-i</td>
<td>540m² (170m² per dwelling unit)</td>
<td>18m (9m per dwelling unit)</td>
<td>25m</td>
<td>0.5 FSR</td>
<td>40%</td>
<td>8.5m</td>
<td>4m per dwelling unit</td>
</tr>
<tr>
<td>RS7</td>
<td>300m² - interior 375m² - corner</td>
<td>10m - interior 15m - corner</td>
<td>22.5m</td>
<td>0.5 FSR</td>
<td>45%</td>
<td>8.5m</td>
<td>4m</td>
</tr>
<tr>
<td>Subdivide to narrow lots; no suites</td>
<td>300m² - interior 375m² - corner</td>
<td>10m - interior 15m - corner</td>
<td>22.5m</td>
<td>0.5 FSR</td>
<td>40%</td>
<td>8.5m</td>
<td>6m</td>
</tr>
<tr>
<td>Subdivide to conventional lots; incl. garden suites</td>
<td>400m²</td>
<td>12m - interior 15m - corner</td>
<td>22.5m</td>
<td>0.5 FSR</td>
<td>40%</td>
<td>8.5m</td>
<td>6m</td>
</tr>
<tr>
<td>Subdivide to conventional lots; incl. garden suites</td>
<td>540m²</td>
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<td>22.5m</td>
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<td>8.5m</td>
<td>6m</td>
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The information provided in this handout is for convenience only and is not intended to address all of the infill policies, regulations or circumstances. Official bylaws, policies and regulations prevail over the information provided in this document.
**Rebuild using existing zoning**

The option to rebuild using existing zoning applies to all lots in the Infill Area. This option does not require a rezoning or subdivision application, however a building permit is required.

The type and size of dwelling(s) that can be constructed depends on your existing zoning. Most lots in the Infill Area will be zoned RS3-i as of December 20, 2019. RS3-i allows a detached house and may allow a secondary suite, subject to conditions. For information about your existing zoning, please contact staff.

**Add a garden suite**

If your lot is at least 540m², the front lot line length is 12m or more, and the lot is on a Collector or Local Road, you may be able to rezone to RS3-ig to add a garden suite.

A garden suite can be up to 55m² in size and 4.5m (one storey) in height. The minimum separation distance between the garden suite and house is 6m. The garden suite must also be set back at least 1.5m from interior and rear property lines, and 4.5m from exterior property lines. For more detail, refer to the RS3-ig zone or contact staff.

**Build a duplex**

If your lot is at least 540m² and the front lot line length is 18m or more, you may be able to build a duplex. Rezoning to RS4-i is required, and subdivision approval may be required depending on the tenure of duplex (i.e., fee simple, strata, etc.).

Maximum density for duplex lots is 0.5 FSR and maximum height is 8.5m (two storeys plus a basement). Attached garages are limited to 4m maximum interior width per unit, and driveways are limited to 3m maximum width per unit and must be joined unless on a corner lot. Secondary suites are not permitted. For more detail, refer to the RS4-i zone or contact staff.

**Subdivide to narrow lots**

If your lot is 600m² or more and the front lot line length is 20m or more, you may be able to subdivide your lot into narrow lots. The subdivided lots must each be at least 300m², with a minimum front lot line length of 10m and a minimum depth of 22.5m. Rezoning to RS7 and subdivision approval are required.

Maximum density for narrow lots is 0.5 FSR and maximum height is 8.5m (two storeys plus a basement). Attached garages are limited to 4m maximum interior width per house. Secondary suites are not permitted. For more detail, refer to the RS7 zone or contact staff.

**Subdivide to conventional lots**

If your lot is at least 600m² and the front lot line length is 24m or more, you may be able to subdivide your lot into conventional lots. The subdivided lots must each be at least 300m², with a minimum front lot line length of 12m and a minimum depth of 22.5m. Rezoning to RS7 and subdivision approval are required.

Maximum density for conventional lots is 0.5 FSR and maximum height is 8.5m (two storeys plus a basement). One secondary suite up to 90m² in size is permitted if the lot is 400m² or larger, subject to conditions. If the lot is 540m² or larger, a garden suite may be permitted (see below). For more detail, refer to the RS7 zone or contact staff.

**Subdivide to conventional lots + add garden suites**

If your lot is 1,080m² or more, the front lot line length is 24m or more, and the lot is on a Collector or Local Road, you may be able to subdivide into conventional lots with garden suites. The subdivided lots must each be at least 540m², with a minimum front lot line length of 12m. Rezoning to RS7 and subdivision approval are required.

A garden suite can be up to 55m² in size and up 4.5m (one storey) in height. The minimum separation distance between the garden suite and house is 6m. The garden suite must also be set back at least 1.5m from interior and rear property lines, and 4.5m from exterior property lines. For more detail, refer to the RS7 zone or contact staff.
URBAN 3 INFILL
VOLUNTARY DESIGN GUIDELINES
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These guidelines have been prepared for voluntary use by applicants/property owners, with the intent of providing design ideas and inspiration for projects within the Urban 3-Infill area. References to relevant City of Abbotsford Bylaw requirements are included for convenience.
Purpose/Intent

These guidelines have been prepared for voluntary use by applicants/property owners, with the intent of providing design ideas and inspiration for projects within the Urban 3-Infill area. References to relevant City of Abbotsford Bylaw requirements are included for convenience. A housing options handout is also available to help property owners identify which options may be possible on their site, based on City policies and regulations.

The following guidelines encourage high quality, context-sensitive development that retains neighbourhood character while increasing residential density in the form of gentle infill (i.e., houses, duplexes and accessory dwelling units). The guidelines are based on community engagement and a review of infill approaches in other BC municipalities, completed through the Urban Infill Study.

Community Engagement

During the Urban Infill Study, the City heard concerns from community members regarding the impacts of infill development. One of the biggest challenges was the incompatibility of new large houses in established neighbourhoods, resulting in impacts to neighbourhood character, loss of privacy, and impacts on sunlight exposure and views. Concerns were also raised about the clearing of mature trees and inadequacy of replacement trees, and an overall lack of green space and landscaping associated with new infill development. The following guidelines respond to these and other community concerns.

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
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
INF1 - Neighbourhood Compatibility

a. Design new buildings to be compatible with the character of the neighbourhood and future land uses by considering the following:
   • building scale and massing
   • foundation height
   • landscaping
   • architectural themes/detailing

b. Break down building massing and step the roof line and upper storeys in response to existing neighbouring houses.

INF2 - Privacy

a. Avoid large rear upper storey decks that overlook neighbouring yards.

b. Carefully locate windows, decks and other features to maintain privacy between neighbours.

c. Utilize fencing, screening and landscaping to enhance side and rear-yard privacy.
INF3 - Sunlight

a. Building design, massing, and location should minimize the amount of shadow cast on private open space of adjacent properties.

INF4 - Fencing and hedging

a. Design fencing and hedging to support a neighbourly interface that is attractive and welcoming, delineates public and private space, and maintains ‘eyes on the street’.

b. Ensure fencing and retaining walls are consistent with Zoning Bylaw requirements regarding location, height and materials.

c. Limit the height of front yard hedging consistent with fencing provisions of the Zoning Bylaw.

INF5 - Exterior Lighting

a. Integrate adequate exterior lighting (e.g., soffit, porch, garden) while avoiding light ‘spill-over’ and focusing light downward, particularly for upper storeys.
INF6 - Single Detached Dwellings and Duplexes

a. Site the dwelling at or near the minimum front setback to frame the street, maximize rear-yard outdoor space, retain trees, and avoid excessive driveway area.

INF7 - Garden Suite Siting

a. Explore design features that will use the space between the main house and garden suite, or setback areas, to create semi-private outdoor amenity spaces (e.g., patios edged with low hedging and/or decorative fencing).

b. Locate and landscape garden suites to protect privacy and minimize the overlook/shadowing of neighbouring properties.

c. Provide a direct/convenient pathway between tenant parking and the garden suite entrance. Materials such as aggregate concrete, stamped concrete, paving stones, or pervious paving are encouraged; avoid asphalt.

d. Integrate screened/enclosed solid waste storage to support liveability, neighbourliness, and control pests.
Garden Suites - Site Planning Considerations

- Design addresses street with windows and/or entrance.
- Garden suite oriented perpendicular to main house for privacy.
- Screened rear patio provides semi-private amenity space.
- Orienting lower roofline to sideyard can increase privacy with side-yard neighbours.
- Siting of suite retains existing mature trees.
- Entrance and patio amenity space.
- Shared solid waste enclosure.
- High quality permeable pathway to garden suite.
- Garden Suite Parking.

Street
Boulevard
PL
PL
PL
INF8 - Driveways and Parking

a. Ensure driveways are no wider than permitted in City bylaws. Width is measured where the front lot line meets the municipal boulevard.

b. For subdivision, driveways should be coordinated (e.g., paired) to maximize on-street parking and boulevard space for street tree plantings.

c. Where additional parking must be added (e.g., to meet the Zoning Bylaw requirement for an accessory unit), the space should be added to the driveway in an area close to a side property line. Maximum driveway width as specified in City bylaws must be maintained.
INF9 - Permeable Surfaces

a. Minimize the overall size of driveways to reduce drainage impacts. Driveways shall not be wider than permitted in City bylaws.

b. If an additional parking space must be added on a lot to comply with Zoning Bylaw parking requirements, permeable paving materials (e.g., grasscrete, pavers) should be used.

c. Pathways, patios, and other hard surface areas should incorporate permeable materials wherever possible.

d. Undeveloped areas of a lot should be planted with a combination of lawn, shrubs, flowers, and ground cover to provide visual interest and absorb rainwater.

INF10 - Frontage/Streetscape

a. Alterations to the City boulevard in front of a lot, such as grading and/or paving to provide additional parking, are not permitted.

b. Driveways are the only permitted hard surface through the boulevard and may not exceed widths set out in City bylaws.
INF11 - Drainage/Stormwater

a. Site planning and design must include a designated area for a rock pit, consistent with the Development Bylaw.

b. Rock pits should be thoughtfully integrated with the site design and landscaping.

c. Rock pit siting should allow for easy access to the rock pit for future maintenance.

d. Site grading should direct all on-site stormwater to the rock pit.
INF12 - Front and Side Elevations

a. Design facades visible from the street to have varied depths and architectural interest. Avoid wide, flat, uninterrupted building faces.

b. Avoid large blank walls by visually breaking the building design into smaller components through use of projections, variations in roof height, detailing, and massing changes.

c. Step back the upper storey of a dwelling, in accordance with the Zoning Bylaw, to reduce the apparent bulk of the dwelling.

INF13 - Corners & Double Fronting Lots

a. On a corner lot, orient and design buildings to address both streets.

b. On double-fronting lots, explore opportunities to address and enliven both frontages where appropriate, including but not limited to attractive landscaping.

c. Orient secondary suite and garden suite entrances to flanking streets to create a strong public realm connection, especially when adjacent to a sidewalk.

d. Avoid blank walls or unarticulated facades along street-facing elevations.

e. Extend higher quality cladding the full length of both street-facing facades.

f. Provide driveway access on the lower classification of roadway.
INF14 - Grading

a. Avoid unnecessary grading; sloping yards should be preserved or gently graded, and foundations should be stepped with the slope to reduce house height and massing.

b. Where grading is necessary, the finished grade/elevation should be considerate of neighbouring properties. Overlook of adjacent houses and outdoor space should be minimized.

c. Site grading on lots with underground drainage rock pits should direct all onsite stormwater to the rock pit.

INF15 - Roof Lines

a. Break up building massing and extensive roof areas with a variety of levels, gables, and/or dormers.

b. Design buildings and roof pitches to minimize the real or perceived height difference between neighbouring properties.

INF16 - Exposed Basements

a. The height of exposed basement above grade must comply with the Zoning Bylaw.

b. Where possible, limit the extent of basement visible above grade facing a street and use landscaping to screen the exposed basement area.
INF17 - Garages

a. Reduce the prominence of attached garages on the streetscape.

b. Garages should be either flush or recessed behind the front entry of the house; garages that project beyond the front door are discouraged.

c. Garage doors should be high quality, attractive, and coordinated with the overall design of the house.

d. Where a double wide garage is permitted by the Zoning Bylaw, minimize the visual impact by incorporating two single wide garage doors, rather than one double wide door.

INF18 - Exterior Finish

a. In general, buildings should have a high quality architectural design and detailing, and be finished with materials appropriate to the west coast climate and character of the neighbourhood.

b. High-quality cladding should be used on all street-facing facades, including detached accessory dwelling units visible from a street.

c. The detailing and materials on the main dwelling frontage (interior lots) should wrap around the side elevation, to the nearest architectural break or projection.

d. Variation in design should be encouraged to avoid repetition between adjoining lots.
INF19 - Trees

a. Wherever possible, integrate trees into the overall site design.

b. For newly created lots, provide new tree plantings, consistent with the Development Bylaw.

c. If a tree must be removed, a Tree Removal Permit and replacement trees are required in accordance with the Tree Protection Bylaw. Whenever possible, replacement trees should be accommodated on site.

d. When undertaking any construction around a tree, provide adequate protection of the tree and root system, in accordance with the Tree Protection Bylaw.

INF20 - Landscaping

a. Provide landscaping in areas not used for buildings, pathways, or parking - should consist of plantings such as lawn, flowers, shrubs, trees, and/or ground cover.

b. Landscaping should be coordinated and attractive in its appearance, and maintained over time.

c. Fencing and landscaping must not obstruct clear sightlines for motorists and cyclists, as per visibility at intersection requirements in the Zoning Bylaw.

d. Height and siting of fences and retaining walls must comply with the Zoning Bylaw.