URBAN INFILL STUDY

Update on Stage 3

May 6, 2019
Agenda

• Introduction
• Stage 3 update
• Next steps
• Recommendations
Infill Housing

- Single detached dwellings
- Duplexes
- Accessory units
Process

1. Background
2. Options
3. Regulations
Resolution:

THAT staff be directed to continue to research, prepare and test draft infill policies and regulations and report back to Council on the findings
Stage 3

Infill policies, regulations and guidelines

First draft  Refined draft

Validated: 7/23/2018

Bylaw adoption

Bylaw introduction  Public hearing  Adoption
Recap - Stage 2 options

- Rebuild
- Duplex
- Subdivision (conventional)
- Subdivision (narrow)
- Panhandle
- Strata
- Garden Suite
Options with community support
(as presented to Council on June 18, 2018)
July 23 draft regulations

- **Rebuild** (reduced)
- **Duplex** (conventional)
- **Subdivision** (narrow)
- **Garden Suite**
- **Panhandle**
- **Strata**
Since July 23
(as directed by Council)

Staff have completed supporting studies and reviewed the July 23 draft policies and zoning regulations.
Since July 23
(as directed by Council)

Staff have completed supporting studies and reviewed the July 23 draft policies and zoning regulations

Staff have drafted new policy to allow Council to consider on a case-by-case basis
Work completed since July 23

- Stakeholder findings
- Market testing
- Follow up work
Work completed since July 23

- Stakeholder findings
- Market testing
- Follow up work
Stakeholder findings

• Stakeholder meetings between late-July and October, 2018

• Range of feedback collected, including positive comments and concerns

• Key concerns:
  - Basement permissions
  - Density permissions
  - Upper-storey massing regulations
Work completed since July 23

- Stakeholder findings ✓
- Market testing
- Follow up work
Market study

- Tested infill options using developer pro formas

  - Land economics group
Market study

- Demolition
- Construction
- Servicing
- Contingency
- Land purchase at market value + transfer tax
- Professional City fees Insurance Other
- Profit
- Demolition Construction Servicing Contingency

Project viability

✔️ or ✗ or ☢️
Findings

Viability

Duplex  Subdivision, narrow  Subdivision, conventional  Rebuild (existing zoning)
Findings

July 23 draft regulations

Viability

Duplex

Subdivision, narrow

Subdivision, conventional

Rebuild (existing zoning)
Findings

Add basements and increase floor space (from 0.45 to 0.5 FSR)

Increase floor space (from 0.45 to 0.5 FSR)

Proposing
Findings

Better balance between housing options

Viability

Duplex  Subdivision, narrow  Subdivision, conventional  Rebuild (existing zoning)
Work completed since July 23

- Stakeholder findings ✓
- Market testing ✓
- Follow up work
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

<table>
<thead>
<tr>
<th></th>
<th>July 23 0.45 FSR</th>
<th>Proposing 0.5 FSR</th>
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<tbody>
<tr>
<td>Duplex (540 m² lot)</td>
<td>~2,600 ft²</td>
<td>~3,000 ft²</td>
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<td>Subd., conven (300 m² lot)</td>
<td>~2,000 ft²</td>
<td>~2,200 ft²</td>
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<td>~1,400 ft²</td>
<td>~1,600 ft²</td>
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<td>~3,600 ft²</td>
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Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

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no basements
## Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

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*with basements*
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

July 23: 0.8m (2.6ft) max basement height
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

July 23: 0.8m (2.6ft) max basement height
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

July 23: 0.8m (2.6ft) max basement height
Proposing: 1.4m (4.6ft) max basement height
Follow up work

• Floor space permissions

• Basement height

• Upper storey massing

July 23: 0.8m (2.6ft) max basement height
Proposing: 1.4m (4.6ft) max basement height
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

July 23: Upper setback from **front and sides**
Proposing: Upper setback from **front or side(s)**
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

Proposing: Upper setback from front or side(s)

Scenario A - Front

- 80% of 1st storey floor area
- Min. 1.2m (4ft) front setback

Street
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

Proposing: Upper setback from front or side(s)

Scenario B - One side

Min. 1.2m (4ft) side setback

80% of 1st storey floor area
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

Proposing: Upper setback from front or side(s)

Scenario B - One side

Min. 1.2m (4ft)
side setback

80% of 1st storey
floor area

Street
Follow up work

• Floor space permissions
• Basement height
• Upper storey massing

Proposing: Upper setback from front or side(s)

Scenario C - Front and one side

Min. 1.2m (4ft)
front setback

Min. 1.2m (4ft)
side setback

Street

80% of 1st storey
floor area
Follow up work

• Floor space permissions

• Basement height

• Upper storey massing

Scenario C example
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

Scenario C example

Upper storey (left) set back from lower storey
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

Scenario C example

Upper storey (front) set back from porch below

Upper setback measured from structural posts
Follow up work

• Floor space permissions

• Basement height

• Upper storey massing
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

No max storey height
Follow up work

• Floor space permissions

• Basement height

• Upper storey massing

5m (16.4ft) max storey height
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

3.7m (12ft) max storey height
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

proposing 4.3m (14ft) max storey height
Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

proposing 4.3m (14ft) max storey height
Regulations

- Rebuild
- Duplex (conventional)
- Subdivision (narrow)
- Garden Suite
## Rebuild

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Max. density</td>
<td>0.45 FSR</td>
<td>0.50 FSR</td>
</tr>
<tr>
<td>Height</td>
<td>8.5 m (28 ft)</td>
<td>8.5 m (28 ft)</td>
</tr>
<tr>
<td>Upper storey setbacks</td>
<td>1.2 m (4 ft)</td>
<td>1.2 m (4 ft) front or side(s)</td>
</tr>
<tr>
<td></td>
<td>front and sides</td>
<td></td>
</tr>
<tr>
<td>Upper storey floor area</td>
<td>Up to 80% of lower storey</td>
<td>Up to 80% of lower storey + 4.3 m (14 ft) max storey height</td>
</tr>
<tr>
<td>Basement height above grade</td>
<td>Up to 0.8 m (3 ft) above grade</td>
<td>Up to 1.4 m (4.6 ft) above grade</td>
</tr>
</tbody>
</table>

*Measured from lower storey exterior wall or porch structural posts.*
Regulations

- Rebuild
- Duplex
- Subdivision (conventional)
- Subdivision (narrow)
- Garden Suite
# Duplex

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<tr>
<td>Height</td>
<td>8.5 m (28 ft)</td>
<td>8.5 m (28 ft)</td>
</tr>
<tr>
<td>Min. lot width and area</td>
<td>18 m (59 ft) 550 m² (5,900 ft²)</td>
<td>18 m (59 ft) 550 m² (5,900 ft²)</td>
</tr>
<tr>
<td>Max garage and driveway width</td>
<td>Single-wide per unit and joined</td>
<td>Single-wide per unit and joined</td>
</tr>
<tr>
<td>Basements and accessory units</td>
<td>Basements - No Accessory units - No</td>
<td>Basements - Yes Accessory units - No</td>
</tr>
</tbody>
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+ same massing controls as rebuilds

50
Regulations

- Rebuild
- Duplex
- Subdivision (conventional)
- Subdivision (narrow)
- Garden Suite
# Subdivision, conventional

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<td>8.5 m (28 ft)</td>
<td>8.5 m (28 ft)</td>
</tr>
<tr>
<td>Min. lot width and area</td>
<td>12 m (39 ft)</td>
<td>300 m² (3,200 ft²)</td>
</tr>
<tr>
<td>Max garage and driveway width</td>
<td>Double-wide</td>
<td>Double-wide</td>
</tr>
<tr>
<td>Basement height above grade</td>
<td>Up to 0.8 m (3 ft) above grade</td>
<td>Up to 1.4 m (4.6 ft) above grade</td>
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+ same massing controls as rebuilds

52
Regulations

- Rebuild
- Duplex
- Subdivision (conventional)
- Subdivision (narrow)
- Garden Suite
## Subdivision, narrow

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<td>8.5 m (28 ft)</td>
<td>8.5 m (28 ft)</td>
</tr>
<tr>
<td>Min. lot width and area</td>
<td>10 m (33 ft) 300 m² (3,200 ft²)</td>
<td>10 m (33 ft) 300 m² (3,200 ft²)</td>
</tr>
<tr>
<td>Max garage and driveway width</td>
<td>Single-wide</td>
<td>Garage - Single-wide Driveway - Double</td>
</tr>
<tr>
<td>Basements and accessory units</td>
<td>Basements - No Accessory units - No</td>
<td>Basements - Yes Accessory units - No</td>
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+ same massing controls as rebuilds
Regulations

Rebuild

Duplex

Subdivision
(conventional)

Subdivision
(narrow)

Garden Suite
## Garden suite

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<tbody>
<tr>
<td>Max size</td>
<td>55 m² (592 ft²)</td>
<td>55 m² (592 ft²)</td>
</tr>
<tr>
<td>Exempt from FSR?</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Max height</td>
<td>One storey 4.5 m (15 ft)</td>
<td>One storey 4.5 m (15 ft)</td>
</tr>
<tr>
<td>Min. lot frontage</td>
<td>12 m (39 ft)</td>
<td>12 m (39 ft)</td>
</tr>
<tr>
<td>Min. lot area</td>
<td>540 m² (5,800 ft²)</td>
<td>540 m² (5,800 ft²)</td>
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+ no basements and no stratification
Stakeholder follow-up

- Development Advisory Committee
  - Support for the updated draft regulations and suggested a quicker rezoning process for infill projects

- Canadian Home Builders’ Association - Fraser Valley
  - Support for the updated draft regulations and suggested a quicker rezoning process for infill projects

- Realtors
  - Support for most of the changes, however there was concern about the proposed FSR (0.5)
Next steps

Infill policies, regulations and guidelines

Bylaw adoption

First draft
Refined draft
Bylaw introduction
Public hearing
Adoption

May 27, 2019
Recommendation

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