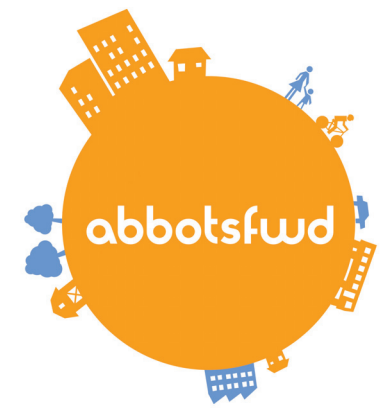


INTRODUCTION



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.

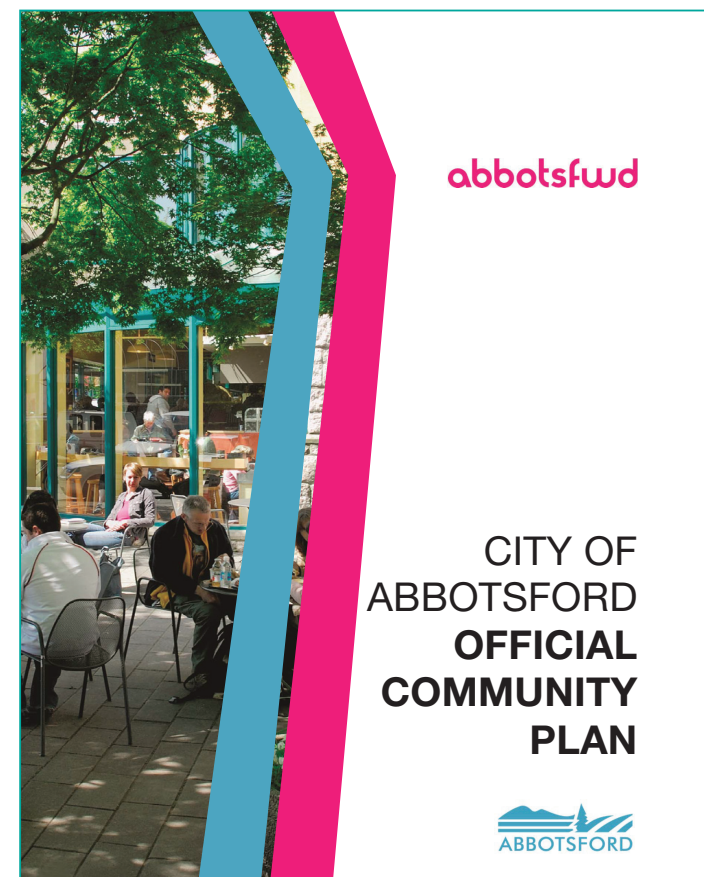
“Urban 3 Infill” is one of the 21 land use types included in the OCP.

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.

2014 - 2016



ADOPTED JUNE 2016



OCP AND INFILL STUDY

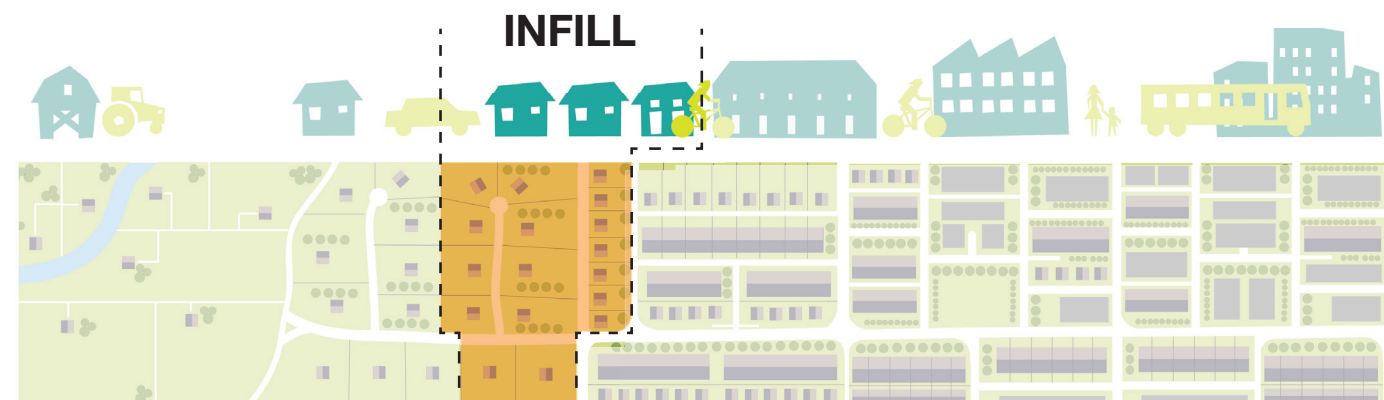
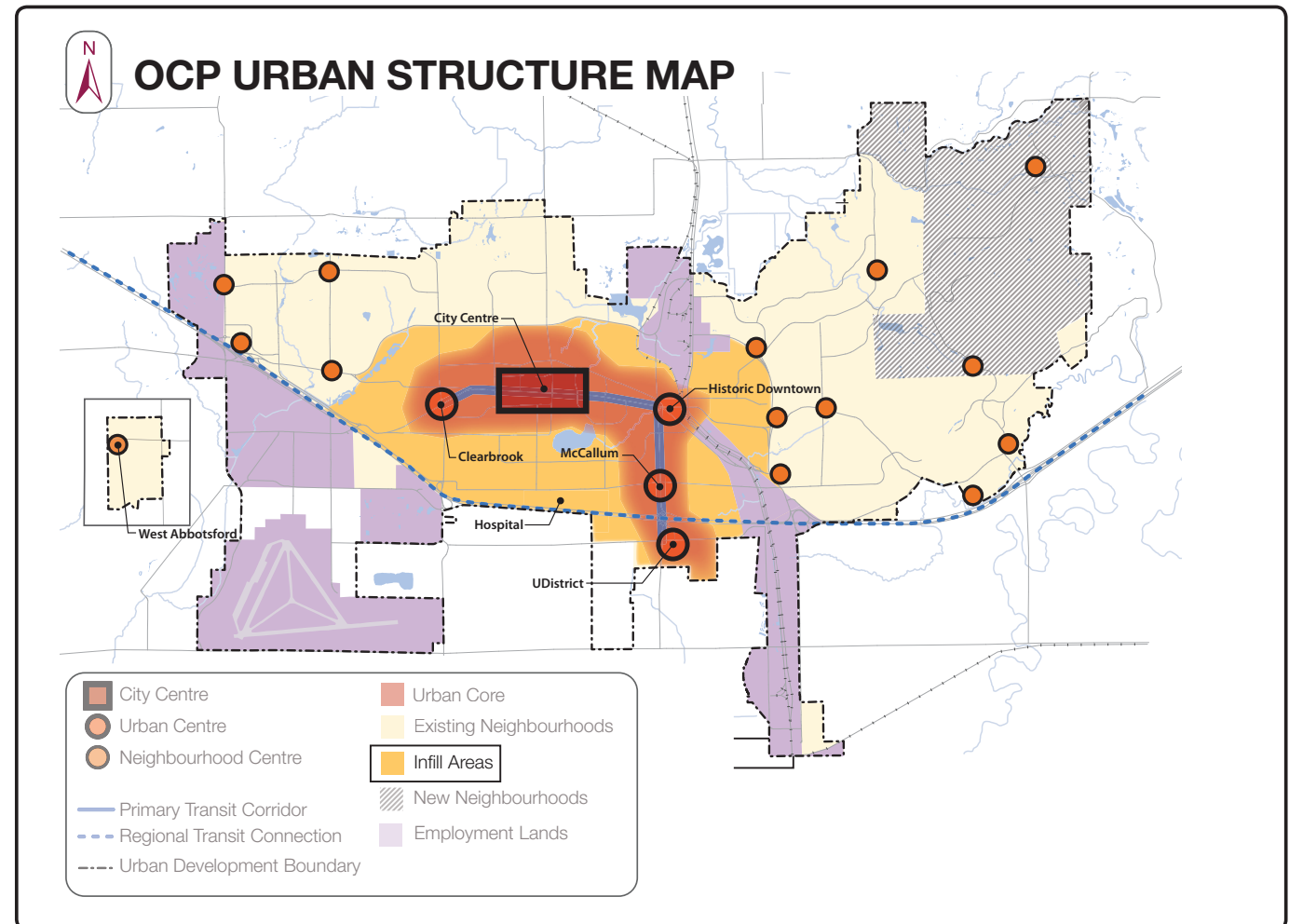
The purpose of the Urban Infill Study is to clarify and build on the Urban 3 Infill land use, **Urban Structure Map** and related policies in the OCP. The OCP supports housing choice, diversity and affordability within the infill areas.

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.

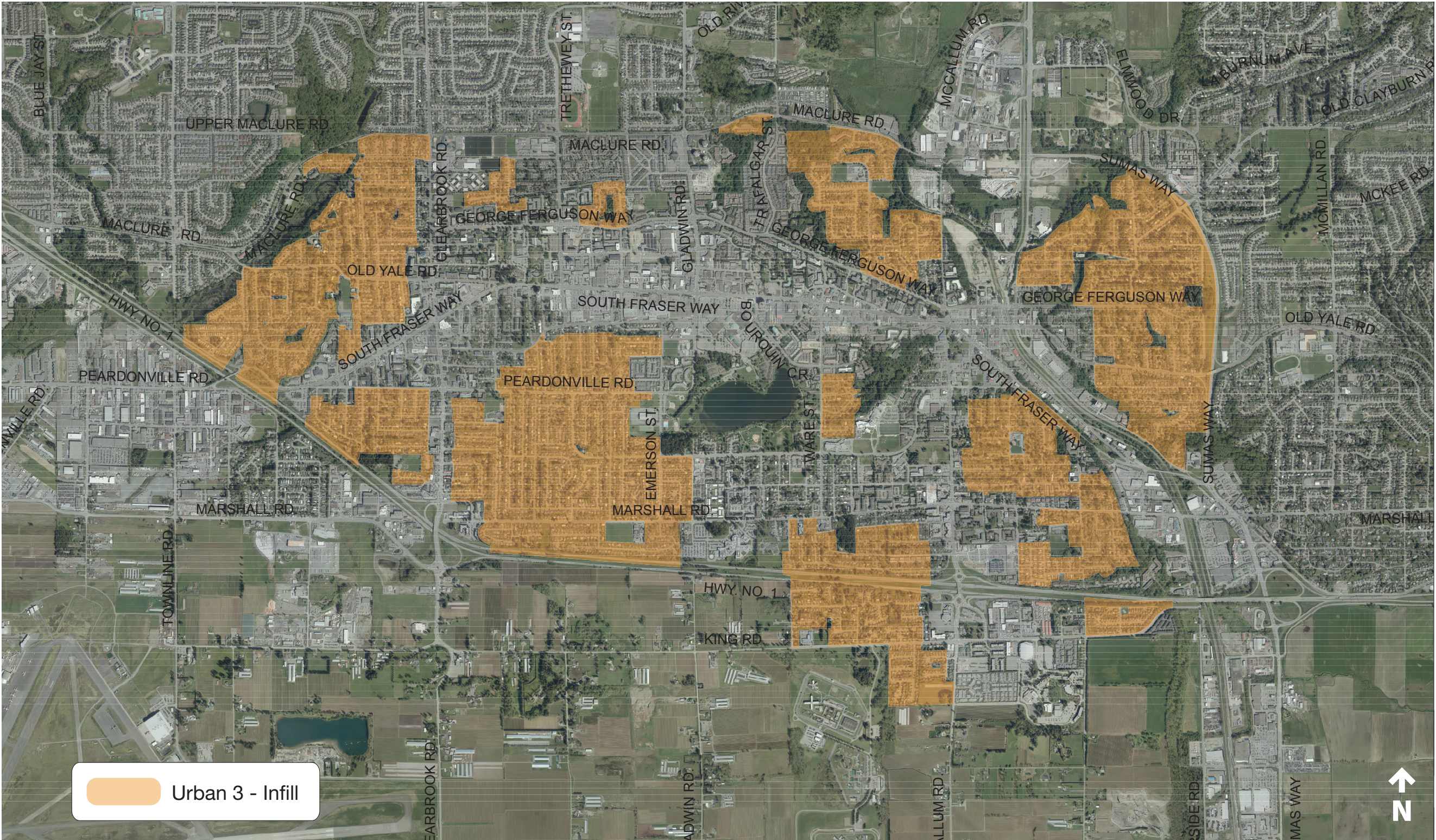
WHAT IS INFILL?

“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



INFILL STUDY AREA



PROCESS

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



NOV. 2017 - FEB. 2018

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



FEB. 2018 - JUNE 2018

- » Draft concepts
- » Community engagement
- » Present feedback to Council



JUNE 2018 - JULY 2018

- » 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

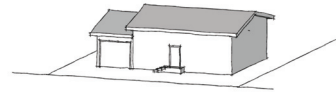


MENU OF HOUSING OPTIONS

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.

from this

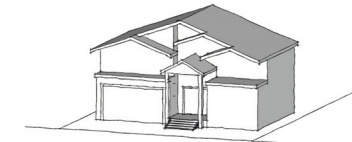
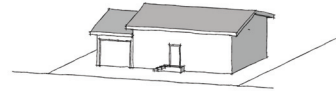


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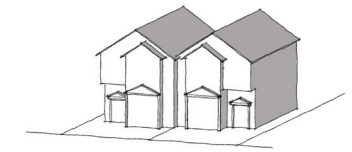
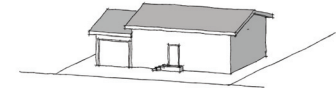


Options below are being explored and may require a change in zoning:

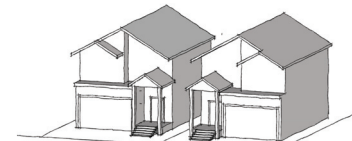
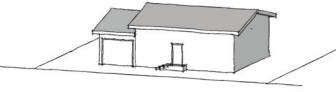
Option 1: Large house (with reductions in size and height)



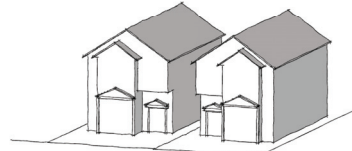
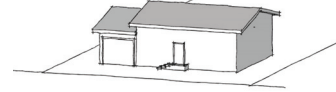
Option 2: Duplex



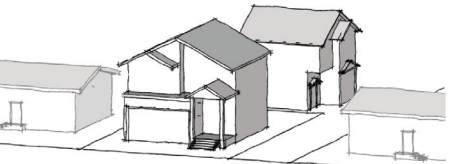
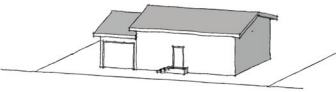
Option 3: Subdivision with Conventional Houses



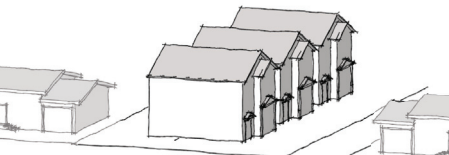
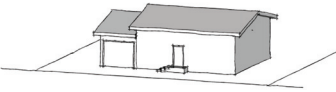
Option 4: Subdivision with Narrow Houses



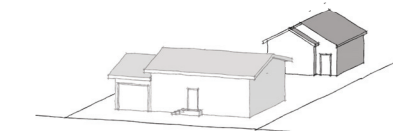
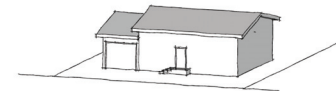
Option 5: Panhandle



Option 6: Strata

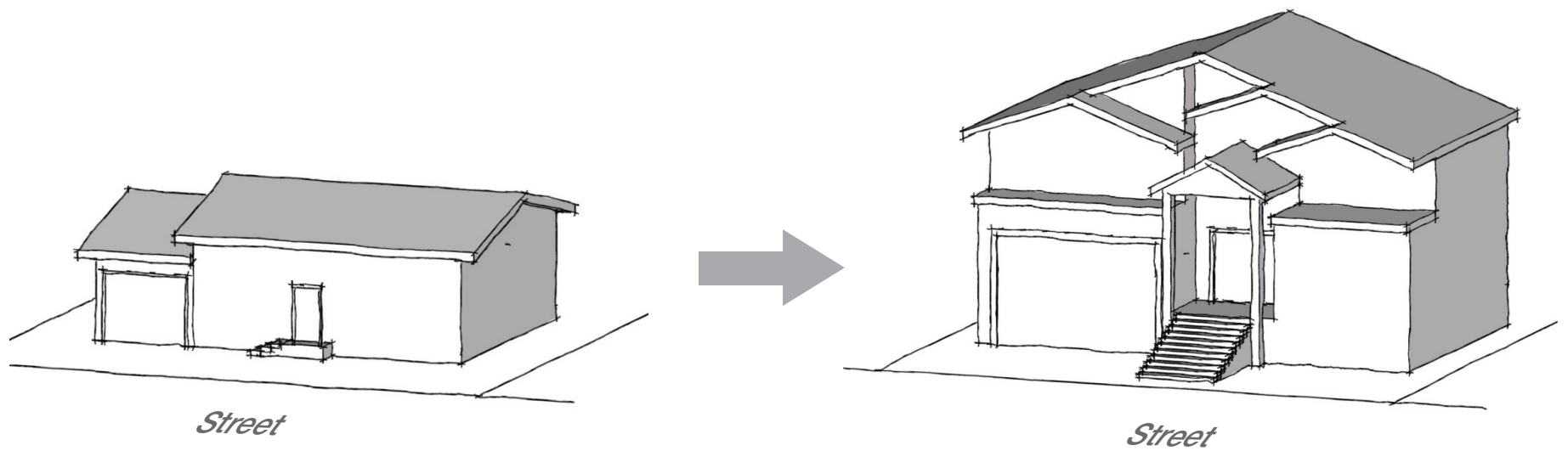


Option 7: Add a Garden Suite (to existing or new house)



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

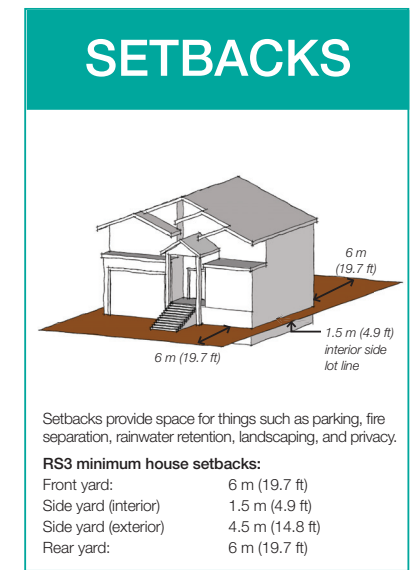
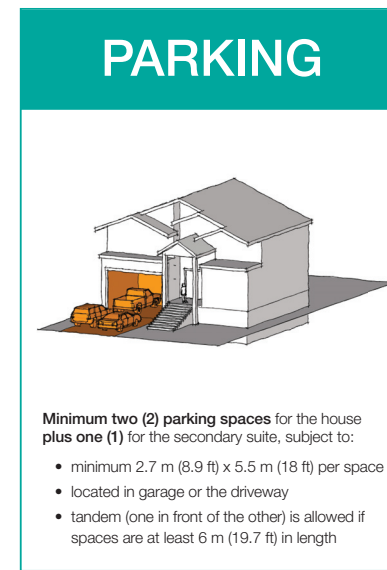
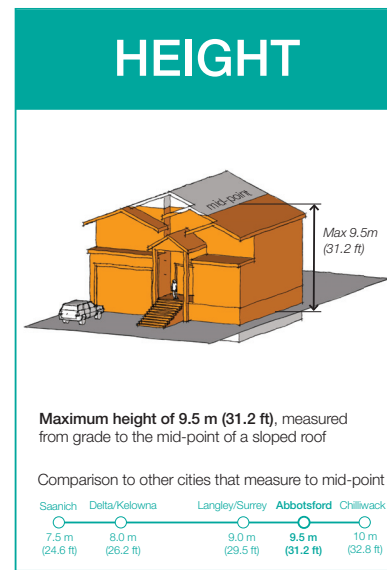
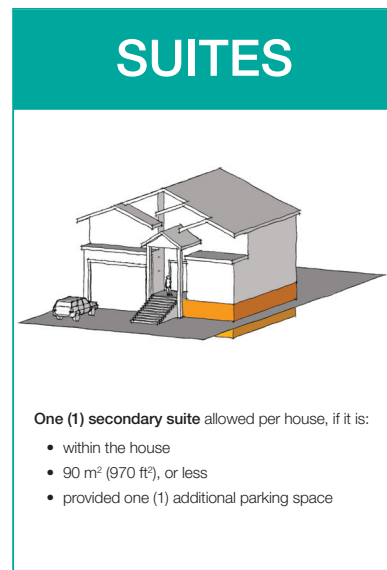
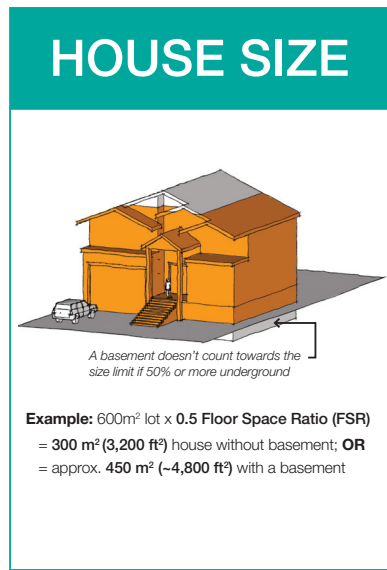
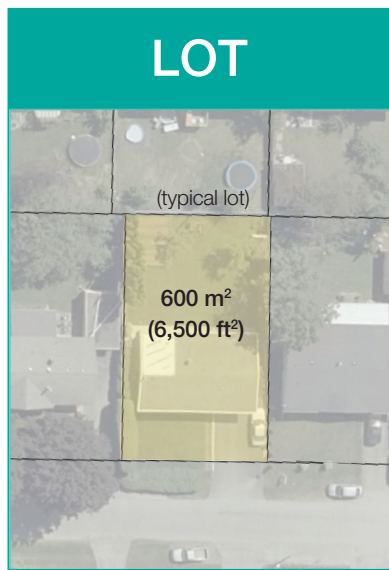
Strongly dislike

A horizontal scale for providing feedback. It consists of four empty rectangular boxes arranged in a row, connected by thick grey bars. The boxes are intended for users to place sticky notes or write their comments.

Comments

Use a sticky note to tell us more

Details | EXISTING ZONING: LARGE HOUSE



Do you think the existing floor space regulations are appropriate?

Yes

No

Not sure

Are the existing secondary suite regulations appropriate?

Yes

No

Not sure

Are the existing height regulations appropriate?

Yes

No

Not sure

Are the existing parking regulations appropriate?

Yes

No

Not sure

Are the existing setbacks appropriate?

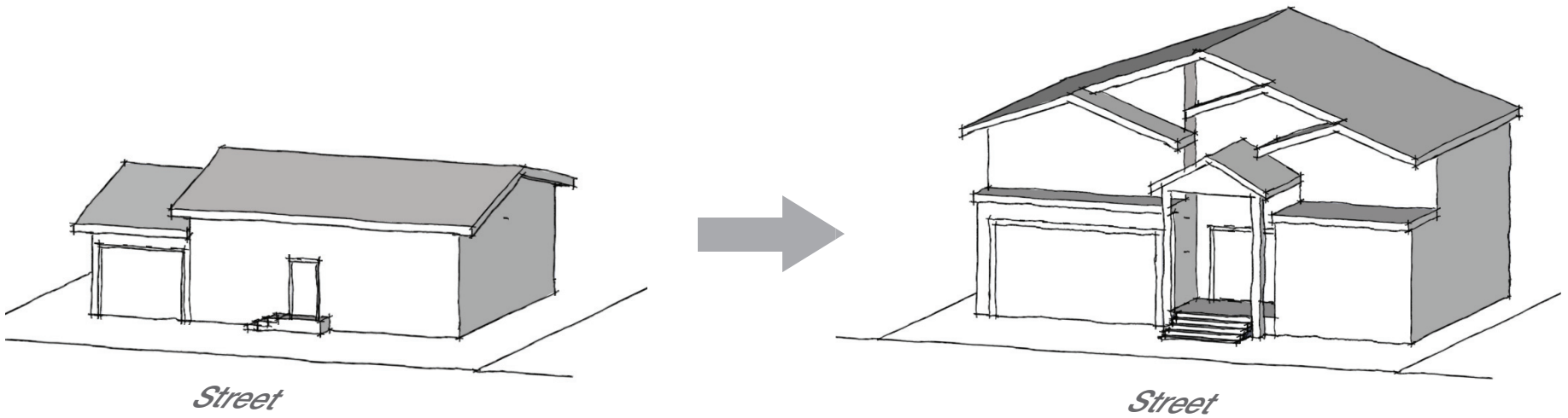
Yes

No

Not sure

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

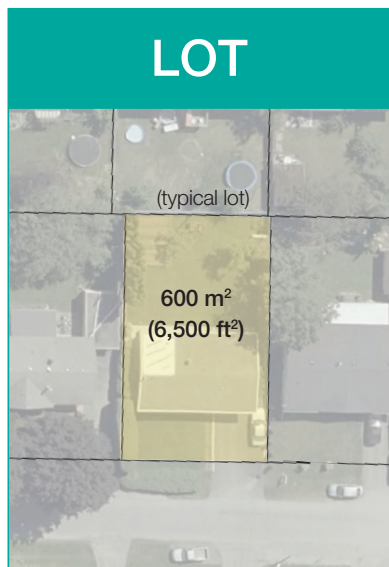
Strongly dislike

A horizontal scale for providing feedback. It consists of four empty rectangular boxes arranged in a row, connected by thick grey bars. The boxes are intended for users to place sticky notes or write their comments.

Comments

Use a sticky note to tell us more

Details | **LARGE HOUSE** (with reductions in size and height)



HOUSE SIZE

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

Example: 600m² lot x 0.45 Floor Space Ratio (FSR)
= 270 m² (2,900 ft²) house without basement; **OR**
= approx. 400 m² (~4,300 ft²) with a basement

SUITES

The City is exploring **allowing up to two (2) secondary suites** per house, subject to:

- Lot must be ≥ 600 m² (6,500 ft²) and have minimum frontage of 12 m (39.4 ft)
- Not located on a cul-de-sac or an arterial road
- Maximum size per suite: 90 m² (970 ft²)

HEIGHT

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

Saanich	Delta	Abbotsford (exploring)	Langley Surrey	Abbotsford (current)	Chilliwack
7.5 m (24.6 ft)	8.0 m (26.2 ft)	8.5 m (27.9 ft)	9.0 m (29.5 ft)	9.5 m (31.2 ft)	10 m (32.8 ft)

PARKING

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.

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)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

Should the maximum floor space be reduced from 0.5 to 0.45 FSR?

Yes

No. Don't reduce FSR

No. Reduce it further

Not sure

Should large lots be able to have two secondary suites?

Yes

No

Not sure

Should the max height be reduced from 9.5 m to 8.5 m?

Yes

No. Don't reduce height

No. Reduce it further

Not sure

Do you think that each secondary suite should require a parking space?

Yes

No. Should be less

No. Should be more

Not sure

Do you think the setbacks shown above are appropriate?

Yes

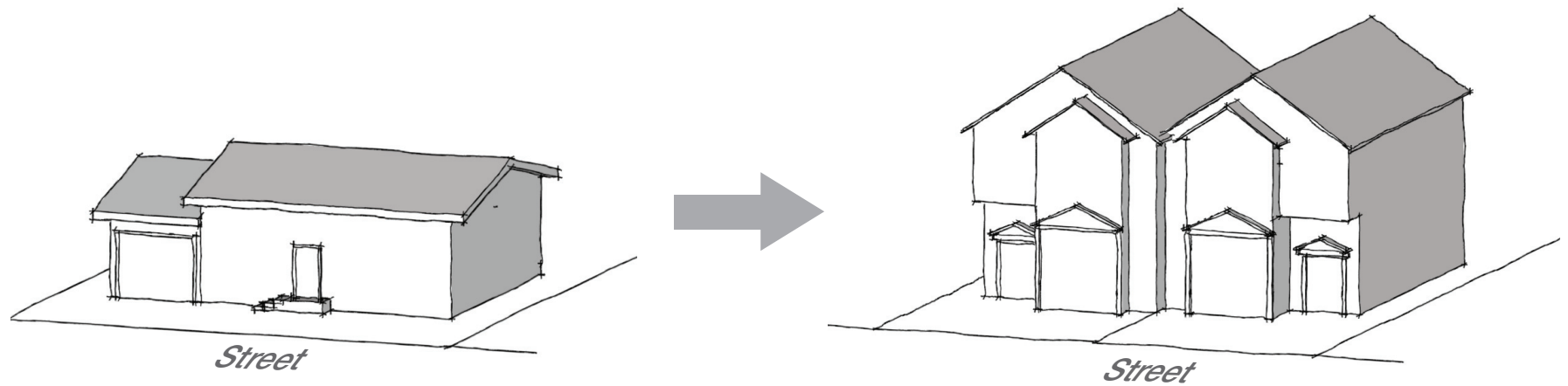
No. Should be decreased

No. Should be increased

Not sure

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.



Duplex Examples



What are your thoughts on this housing option?

Strongly like

Like

Dislike

Strongly dislike

A horizontal scale with four empty rectangular boxes for responses, connected by a grey bar. The boxes are positioned below the labels 'Strongly like', 'Like', 'Dislike', and 'Strongly dislike'.

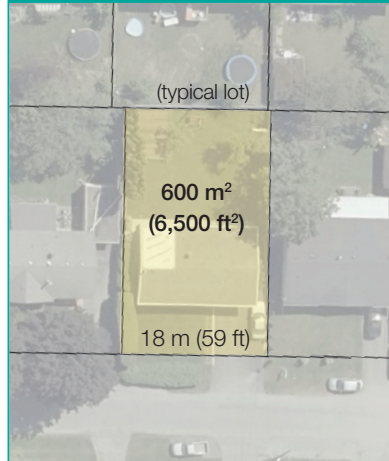


Comments

Use a sticky note to tell us more

Details | **DUPLEX**

LOT

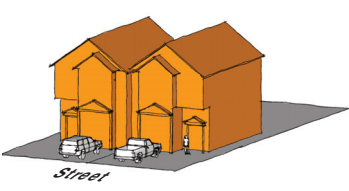


(typical lot)

600 m²
(6,500 ft²)

18 m (59 ft)

SIZE



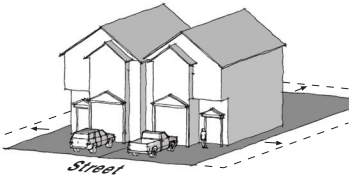
Street

The City is exploring a **Floor Space Ratio (FSR) of 0.45 for duplexes** (the same being explored for single detached houses).

Example: 600m² lot x 0.45 FSR
= 270 m² (2,900 ft²) total building size
= 135m² (1,450 ft²) per side

Duplexes would be limited to two storeys and basements would not be permitted

SUITES



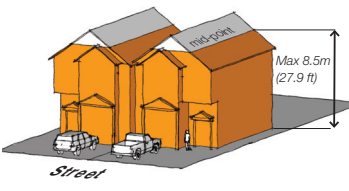
Street

The OCP supports **secondary suites in duplexes**, subject to:

- lot size of 800 m² (8,600 ft²) or larger
- lot frontage of 24 m (78.7 ft) or wider

**Sample lot is too small too allow suites. Must be 800m² or larger.*

HEIGHT



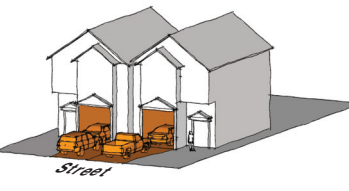
Max 8.5m (27.9 ft)

Street

The City is exploring a **max height for duplexes of 8.5 m (27.9 ft)**, measured to mid point of sloped roofs.

This is the same height being explored for large and conventional single detached houses.

PARKING

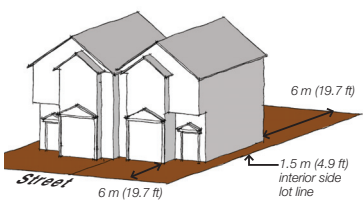


Street

The City is exploring a limit on garage and driveway widths for duplexes on lots narrower than 24 m (78.7 ft).

Two (2) parking spaces would be required per side (tandem), and each side would be **limited to a single wide driveway and garage**.

SETBACKS



Street

6 m (19.7 ft)

1.5 m (4.9 ft) interior side lot line

6 m (19.7 ft)

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)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

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
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

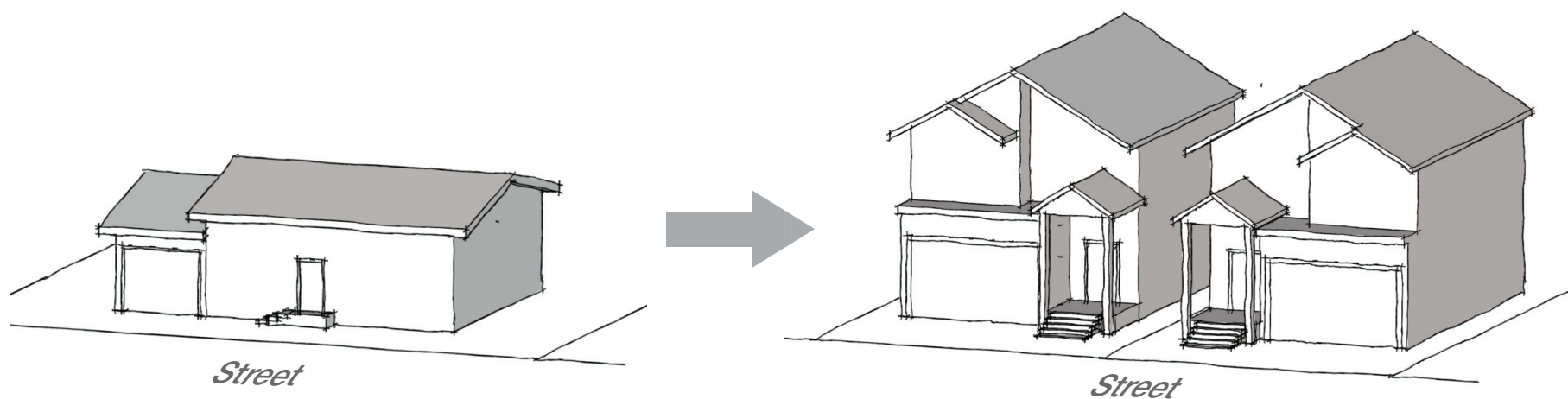


Comments

Use a sticky note to tell us more

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.



Conventional House Examples



What are your thoughts on this housing option?

Strongly like

Like

Dislike

Strongly dislike

A horizontal scale for feedback. It consists of four empty rectangular boxes arranged in a row, connected by a thick grey horizontal bar. The boxes are intended for users to provide their level of agreement or disagreement with the housing option.

Comments

Use a sticky note to tell us more

Details | SUBDIVISION WITH CONVENTIONAL HOUSES

LOT

(typical lot)

400 m² (4,300 ft²) | 400 m² (4,300 ft²)

12 m (39.4 ft) | 12 m (39.4 ft)

HOUSE SIZE

Example (per lot):
 400m² lot x 0.45 Floor Space Ratio (FSR)
 = 180 m² (1,900 ft²) house without basement; **OR**
 = approx. 280 m² (3,000 ft²) with a basement

SUITES

The City is exploring **allowing one (1) secondary suite** per house, subject to:

- Lot is ≥400 m² (4,300 ft²) lot area and has a minimum 12m (39.4ft) frontage
- Lot is not be on a cul-de-sac bulb or arterial road
- 90m² (970 ft²) maximum suite size

HEIGHT

The City is exploring a **maximum height of 8.5 m (27.9 ft)**, measured from grade to the mid-point of a sloped roof. This is the same height that is being explored for large houses and duplexes.

PARKING

The City is exploring **requiring three (3) parking spaces** per conventional house:

- Two (2) parking spaces for the main unit
- **One (1) parking space for the secondary suite**

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)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

Should existing lots with ≥24 m (79 ft) width be able to subdivide into two lots?

Yes
No
Not sure

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
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?

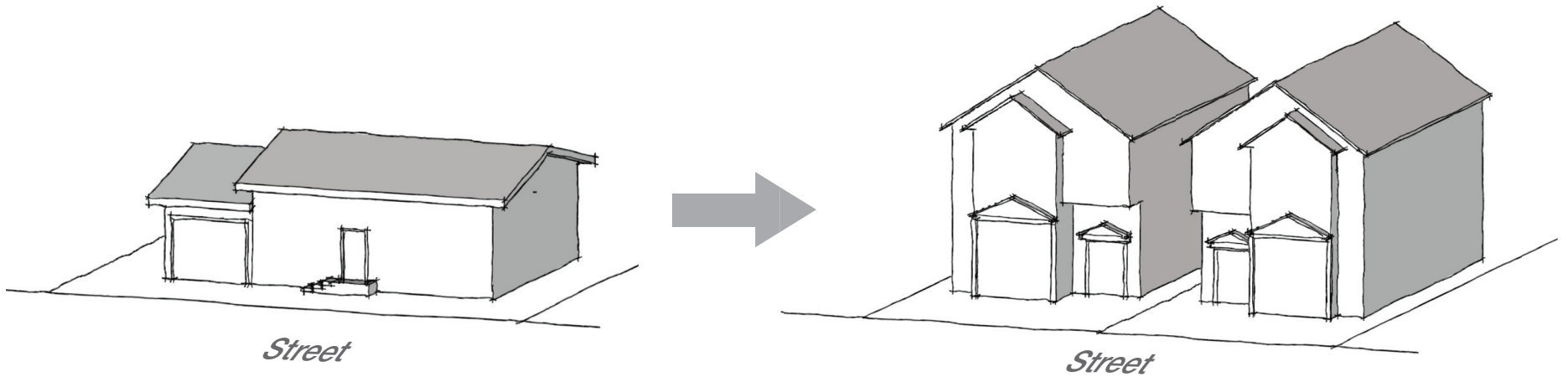
Yes
No. Should be less
No. Should be more
Not sure

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.



Narrow House Examples



What are your thoughts on this housing option?

Strongly like

Like

Dislike

Strongly dislike

A horizontal scale with four empty rectangular boxes for feedback, connected by a grey bar. The boxes are positioned below the labels "Strongly like", "Like", "Dislike", and "Strongly dislike".



Comments

Use a sticky note to tell us more

Details | SUBDIVISION WITH NARROW HOUSES

LOT

(typical lot)

350 m² (3,800 ft²) 350 m² (3,800 ft²)

10 m (32.8 ft) 10 m (32.8 ft)

HOUSE SIZE

Street

Example: 350m² lot x 0.45 Floor Space Ratio (FSR) = 158 m² (1,700 ft²) for each house

A narrow lot house would be limited to two storeys and a basement would not be permitted.

SUITES

Street

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

HEIGHT

Street

Max 7.5m (24.6ft)

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

Street

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

SETBACKS

Street

6 m (19.7 ft)

1.2 m (3.9 ft) interior side lot line

6 m (19.7 ft)

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

Not sure

Should maximum height be limited to 7.5m (24.6 ft)?

Yes

No. Should be taller

No. Should be shorter

Not sure

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

Yes

No

Not sure

Are the setbacks shown above appropriate?

Yes

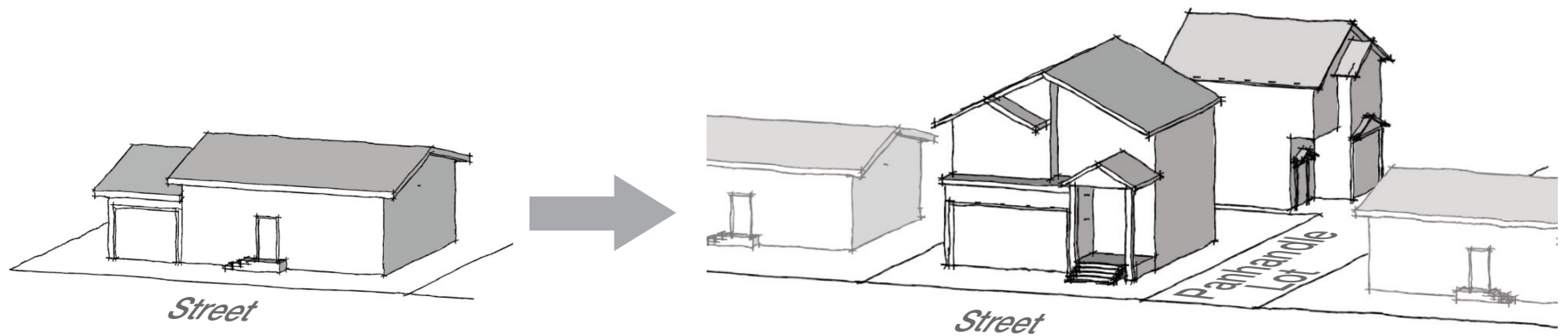
No. Should be decreased

No. Should be increased

Not sure

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



What are your thoughts on this housing option?

Strongly like

Like

Dislike

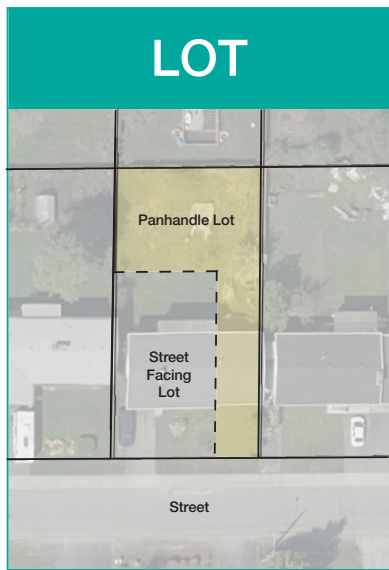
Strongly dislike



Comments

Use a sticky note to tell us more

Details | PANHANDLE



HOUSE SIZE

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.

SUITES

The City is exploring a **restriction to not permit secondary suites in houses on panhandle lots**.

In this scenario, only the street facing house could potentially have a secondary suite, subject to typical secondary suite regulations.

HEIGHT

The City is exploring a **maximum house height of 7.5 m (24.6 ft)**, measured from grade to the mid-point 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).

PARKING

The City is exploring a **two (2) parking space** requirement for houses on a panhandle lots, with a **limit on garage/driveway width (single wide only)**.

SETBACKS

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

Do you think this lot configuration is appropriate?

Yes
No
Not sure

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

Yes
No
Not sure

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

Yes
No
Not sure

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

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

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

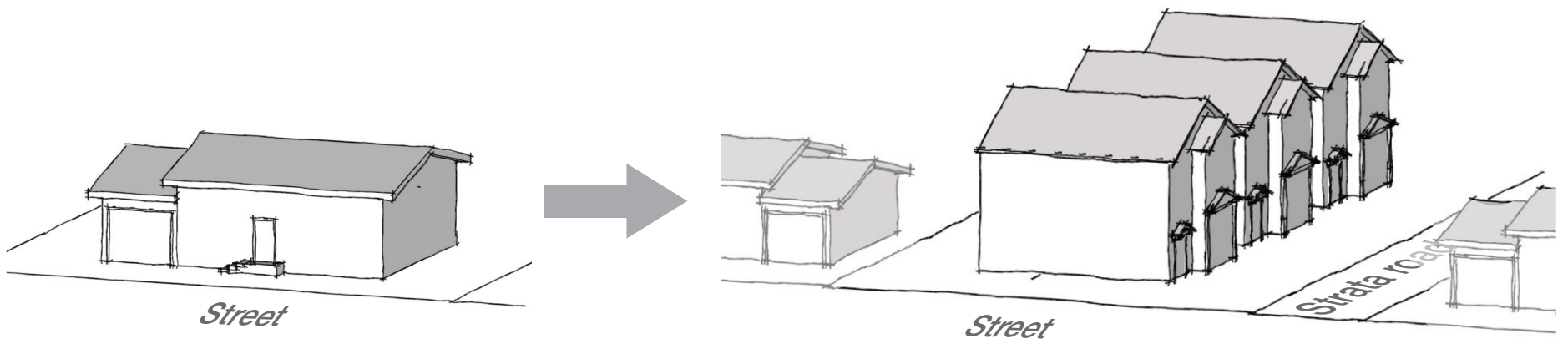
Yes
No
Not sure

Are the setbacks shown above appropriate?

Yes
No. Should be decreased
No. Should be increased
Not sure

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.



Strata Examples



What are your thoughts on this housing option?

Strongly like

Like

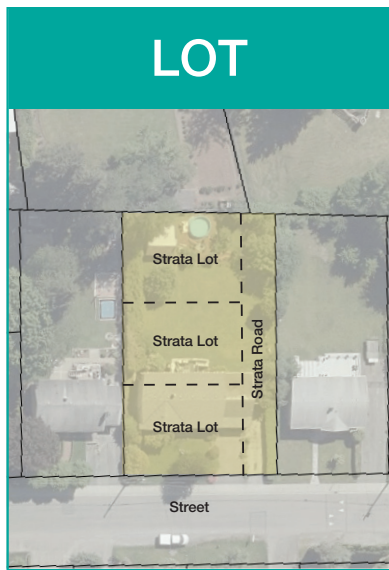
Dislike

Strongly dislike



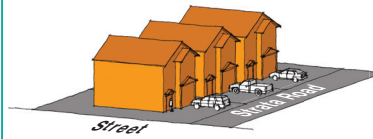
Comments

Use a sticky note to tell us more



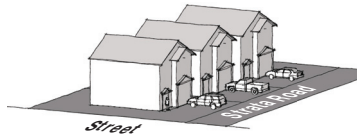
LOT

HOUSE SIZE



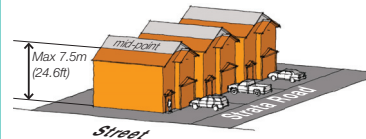
The City is exploring allowing small strata lots with a max Floor Space Ratio (FSR) of 0.45 and a maximum height of two storeys (no basement).

SUITES



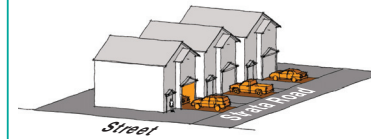
The City is exploring a restriction to not permit secondary suites in strata houses.

HEIGHT



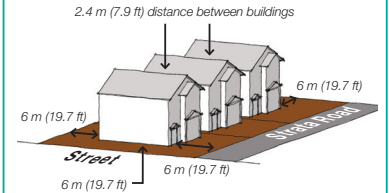
The City is exploring a maximum height of 7.5 m (24.6 ft) for strata houses, measured from grade to the mid-point of a sloped roof.

PARKING



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

SETBACKS



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

Not sure

Are the setbacks shown above appropriate?

Yes

No. Should be decreased

No. Should be increased

Not sure

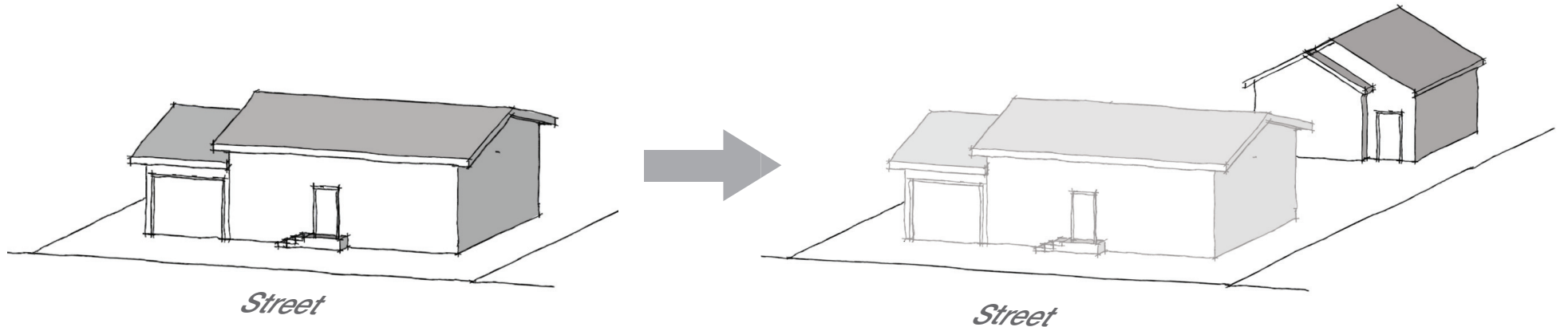


Comments

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.



Garden Suite Examples



What are your thoughts on this housing option?

Strongly like

Like

Dislike

Strongly dislike

A horizontal scale with four empty rectangular boxes for input, connected by a grey bar. The boxes correspond to the labels above: Strongly like, Like, Dislike, and Strongly dislike.



Comments

Use a sticky note to tell us more

Details | ADD A GARDEN SUITE

LOT

(typical lot)

600 m²
(6,500 ft²)

SUITE SIZE

Garden Suite

Secondary Suite

Street

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 **in addition to** an existing secondary suite (max number of suites is two)

HEIGHT

Max 4.5 m
(14.8 ft)

Street

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.

PARKING

Street

The City is exploring a **parking requirement of one (1) 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.

SEPARATION

6 m (19.7 ft)
between house and garden suite

Street

The City is exploring a **minimum separation distance of 6 m (19.7 ft) between the house and a garden suite.**

SETBACKS

2 m (6.6 ft)

1 m (3.3 ft) interior side lot line

Street

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)

Should the minimum lot size for garden suites be 600 m² (6,500 ft²)?

Yes

No. Should be smaller

No. Should be larger

Not sure

Should the maximum size of a garden suite be 55 m² (600 ft²)?

Yes

No. Should be smaller

No. Should be larger

Not sure

Should the max height be 4.5 m/14.8 ft (same as accessory buildings)?

Yes

No. Should be taller

No. Should be shorter

Not sure

Is one parking space for a garden suite appropriate?

Yes

No. Should be less

No. Should be more

Not sure

Is a separation distance of 6 m (19.7 ft) between the house and garden suite appropriate?

Yes

No. Should be decreased

No. Should be increased

Not sure

Are the setbacks shown above appropriate?

Yes

No. Should be decreased

No. Should be increased

Not sure

Comments

Use a sticky note to tell us more

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!

