

Urban 3 - Infill Study



Executive Committee of Council
July 23, 2018

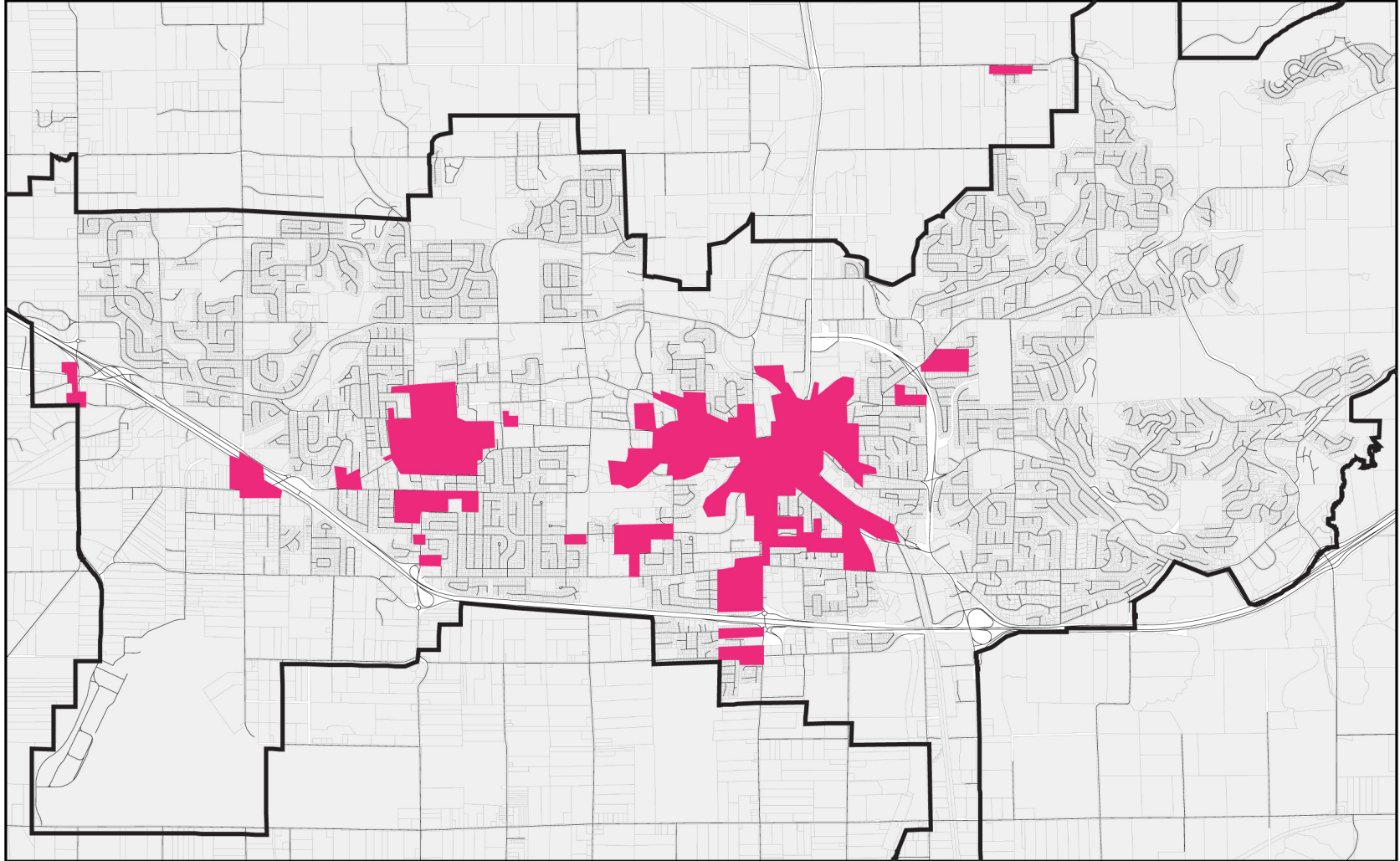


Agenda

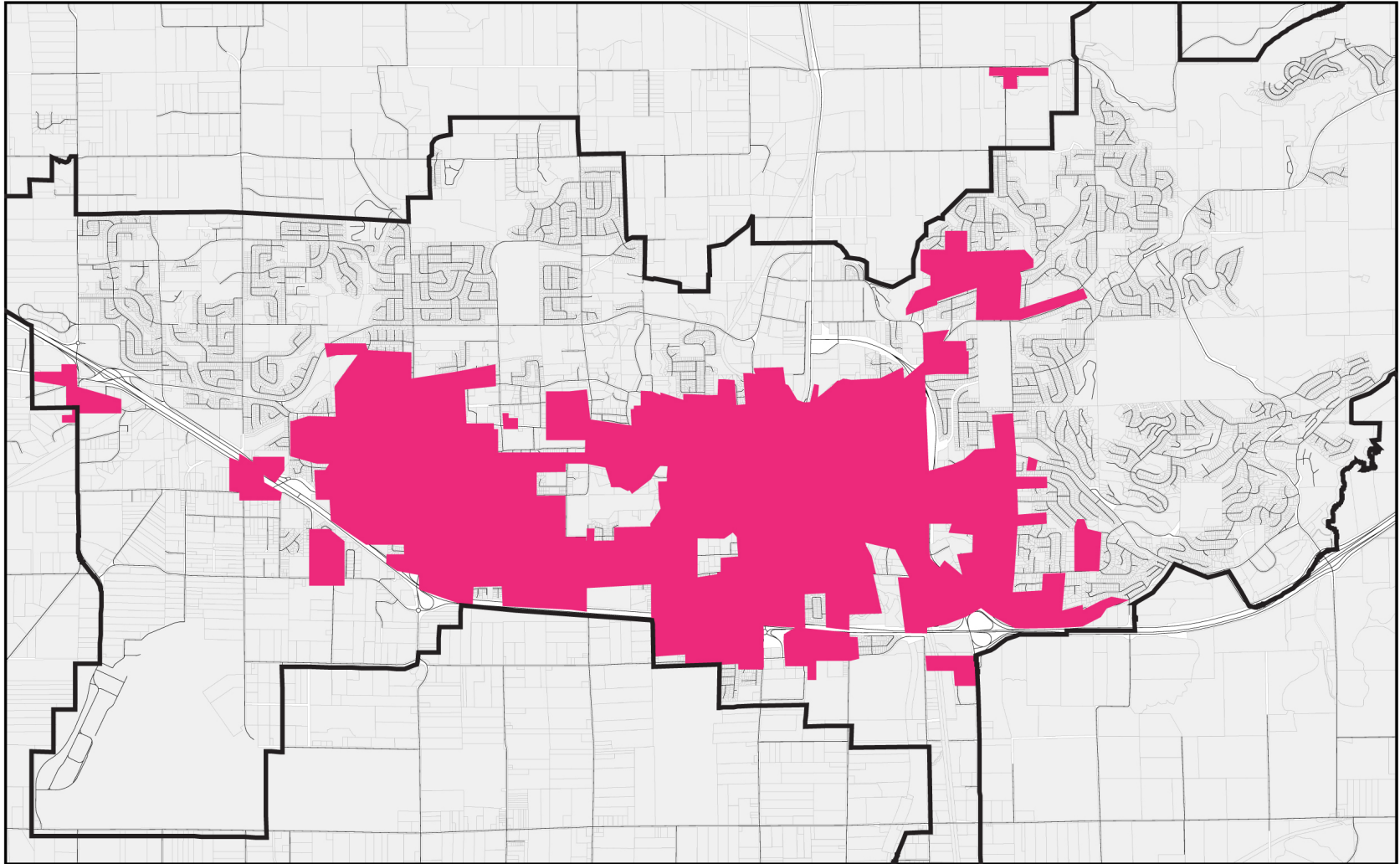
- Introduction
- Stage 3 update
- Process / next steps
- Recommendation



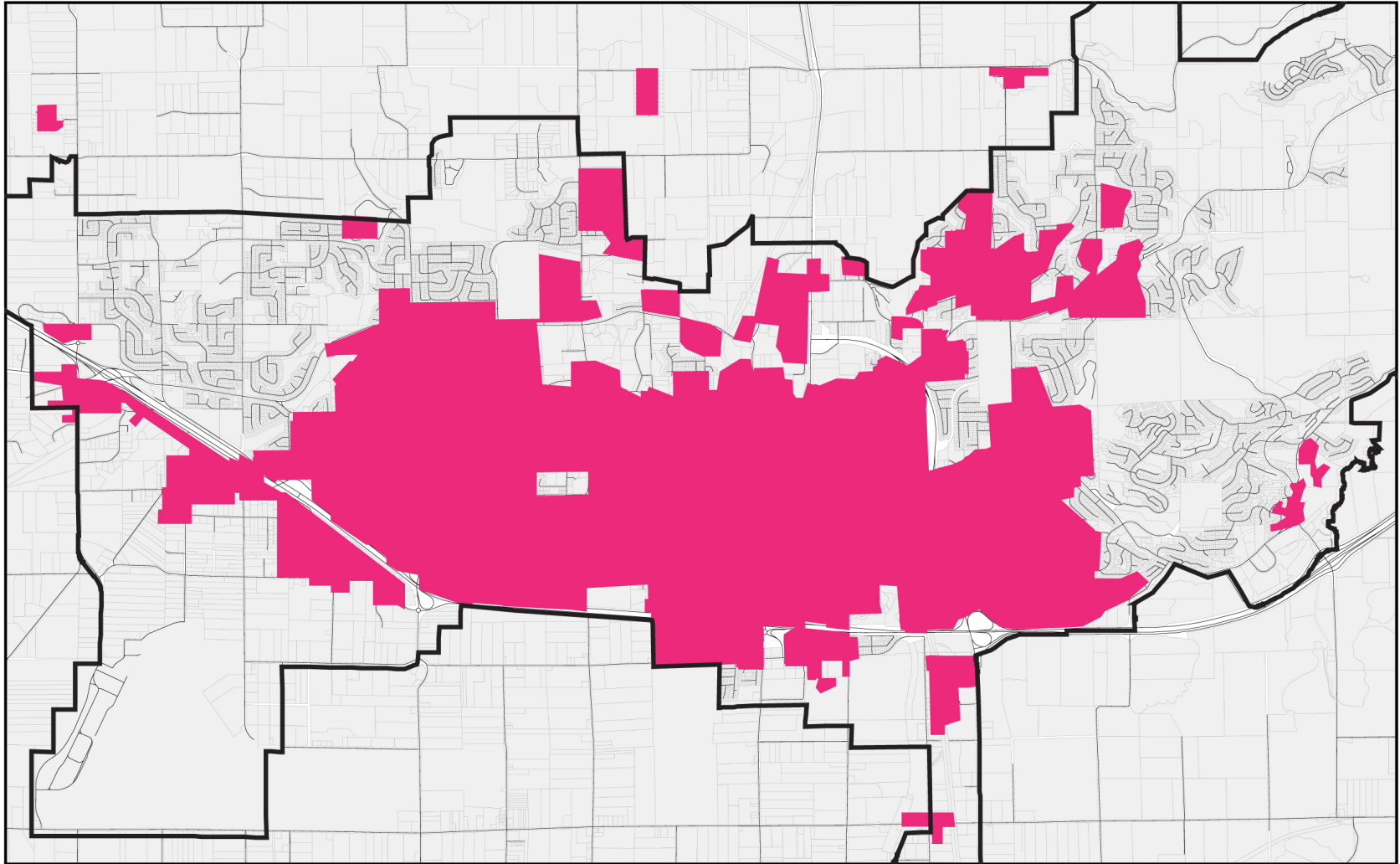
1955



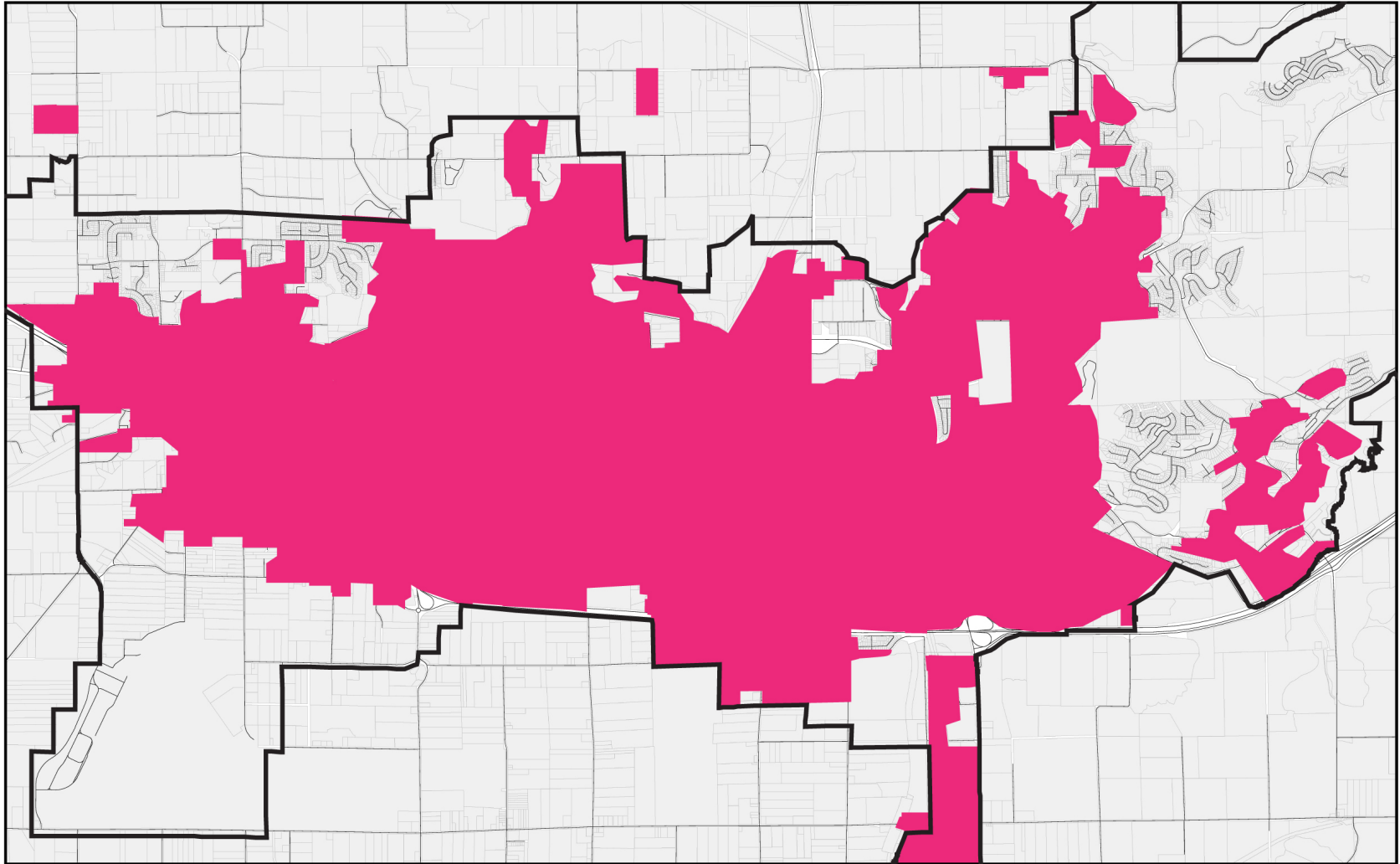
1977



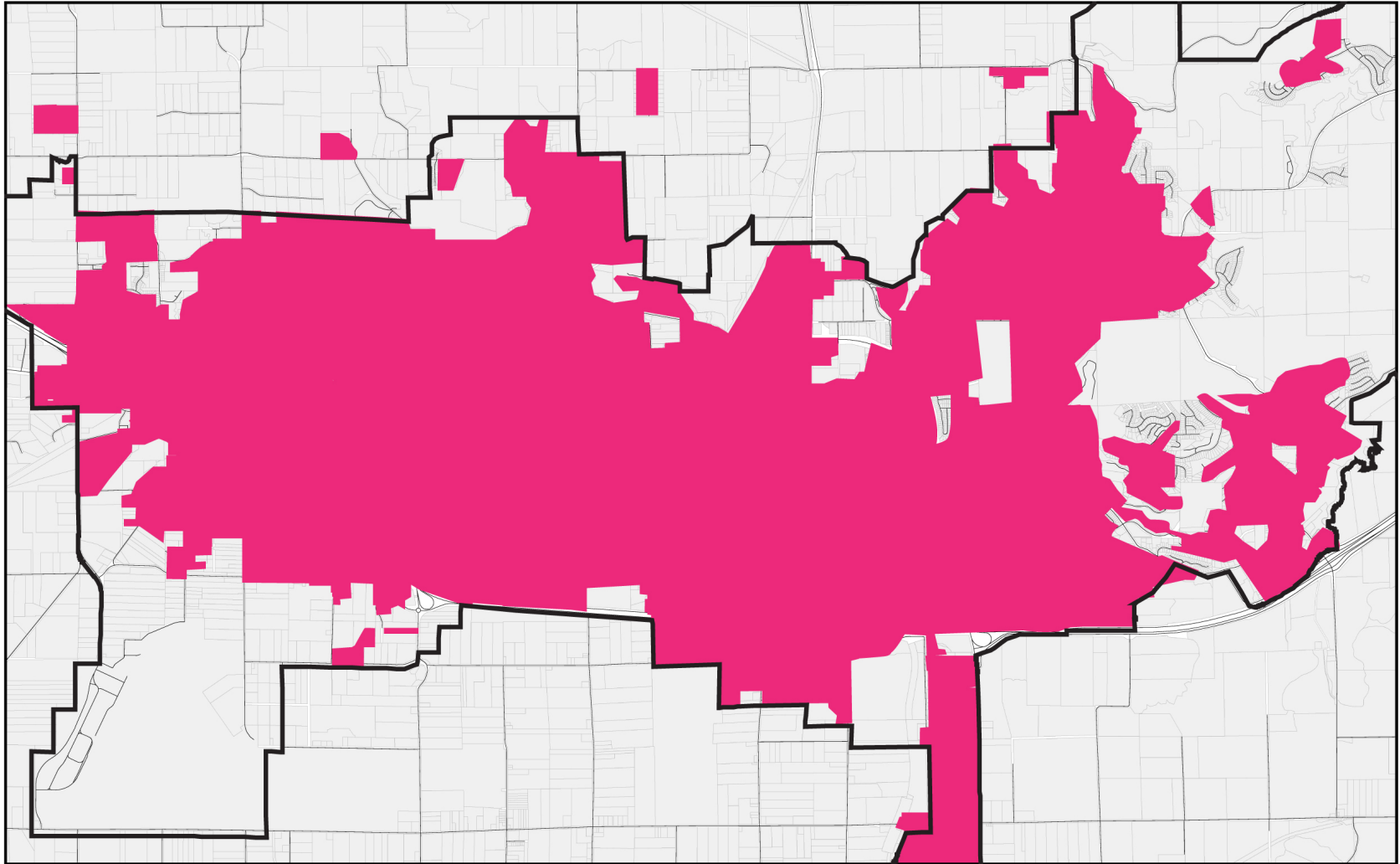
1982



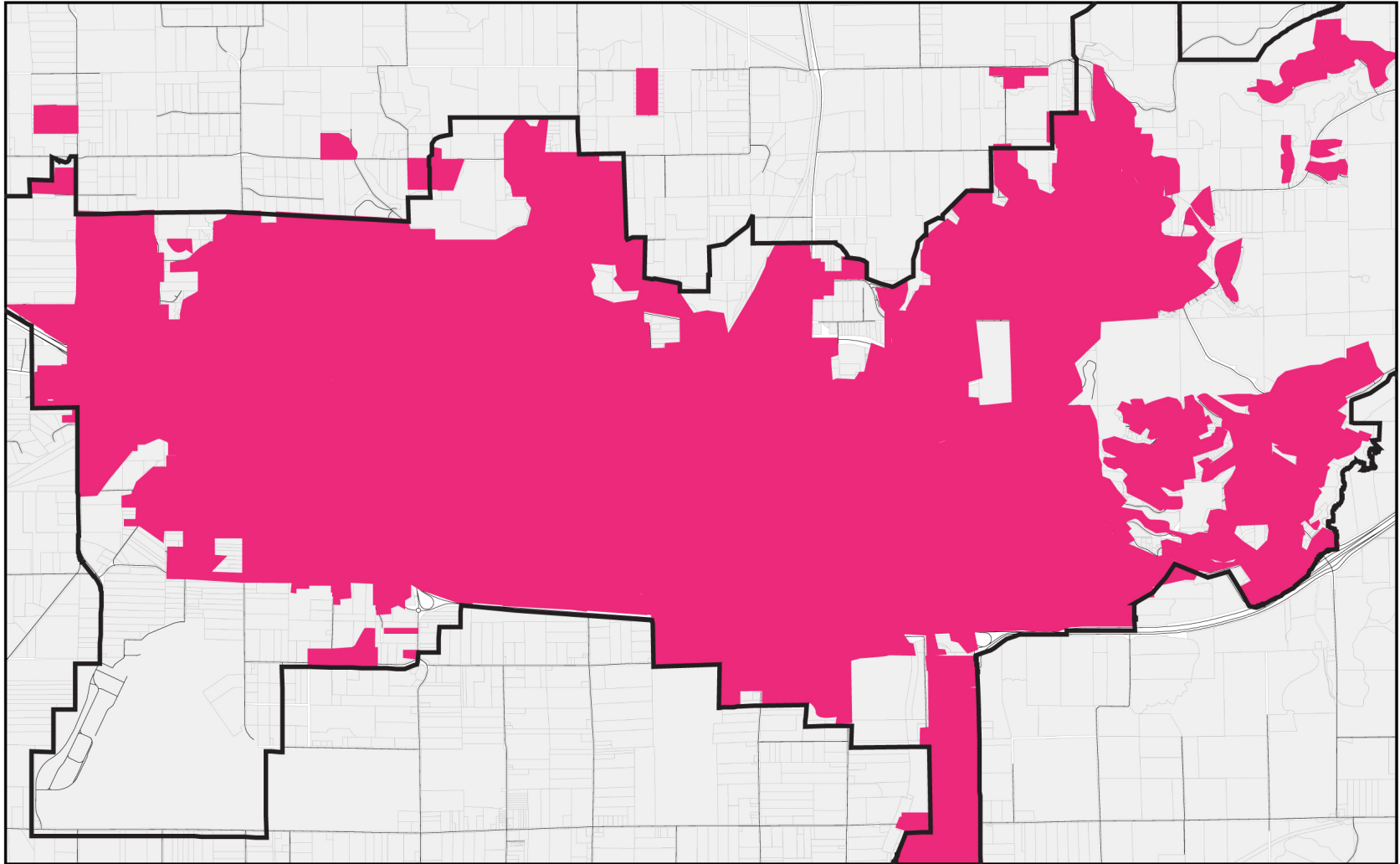
1994



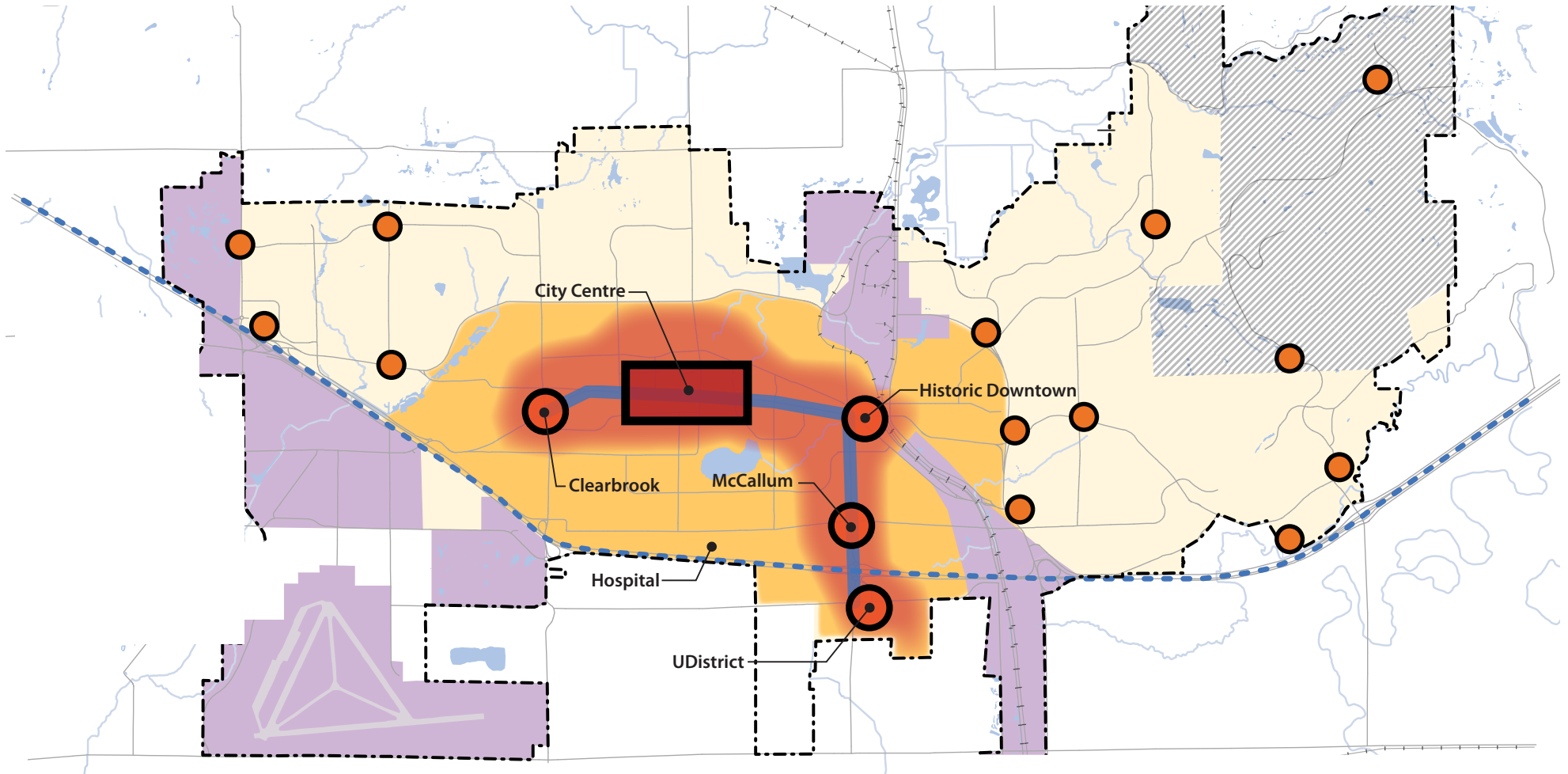
2003



2012



2016 OCP: Urban Structure



- City Centre
- Urban Centre
- Neighbourhood Centre
- Urban Core
- Existing Neighbourhoods
- Infill Areas
- New Neighbourhoods

75% of growth in Centres
25% in New Neighbourhoods

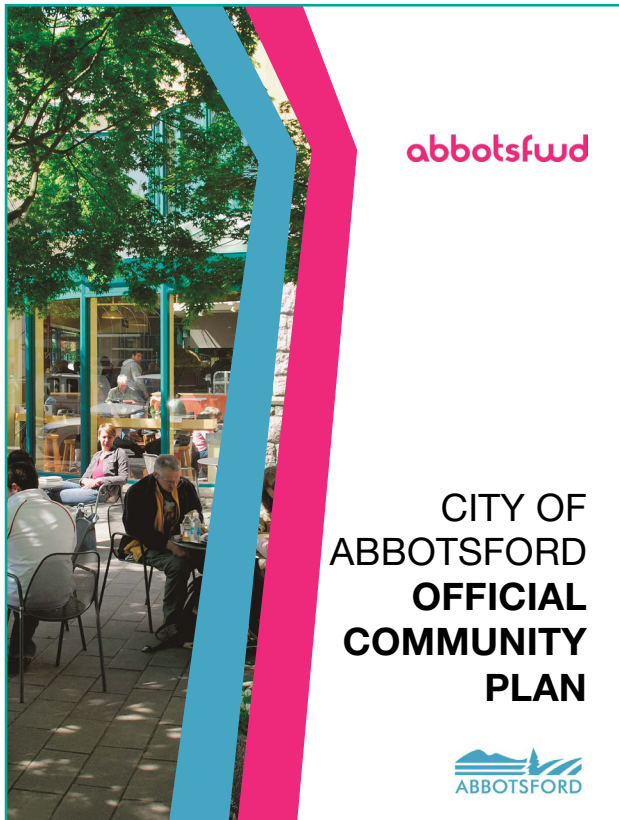


2016 OCP: Urban Structure



- 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



Urban Infill Study



Research, data collection and analysis of existing conditions



Urban Infill Study



Research, data collection and analysis of existing conditions

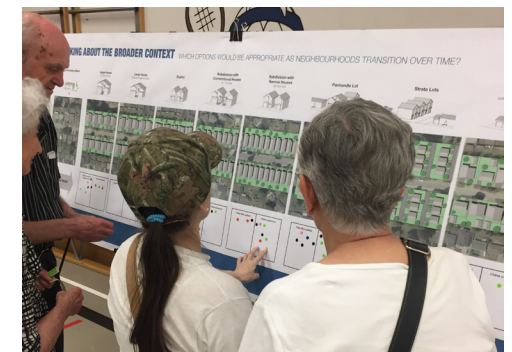
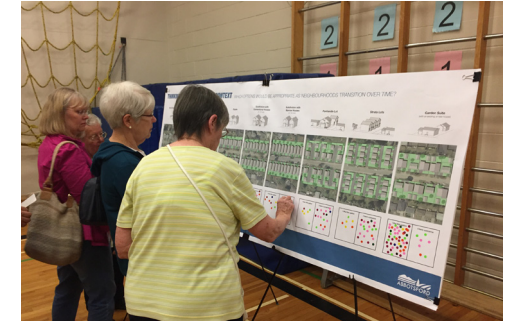


Preparation of infill housing options and community engagement

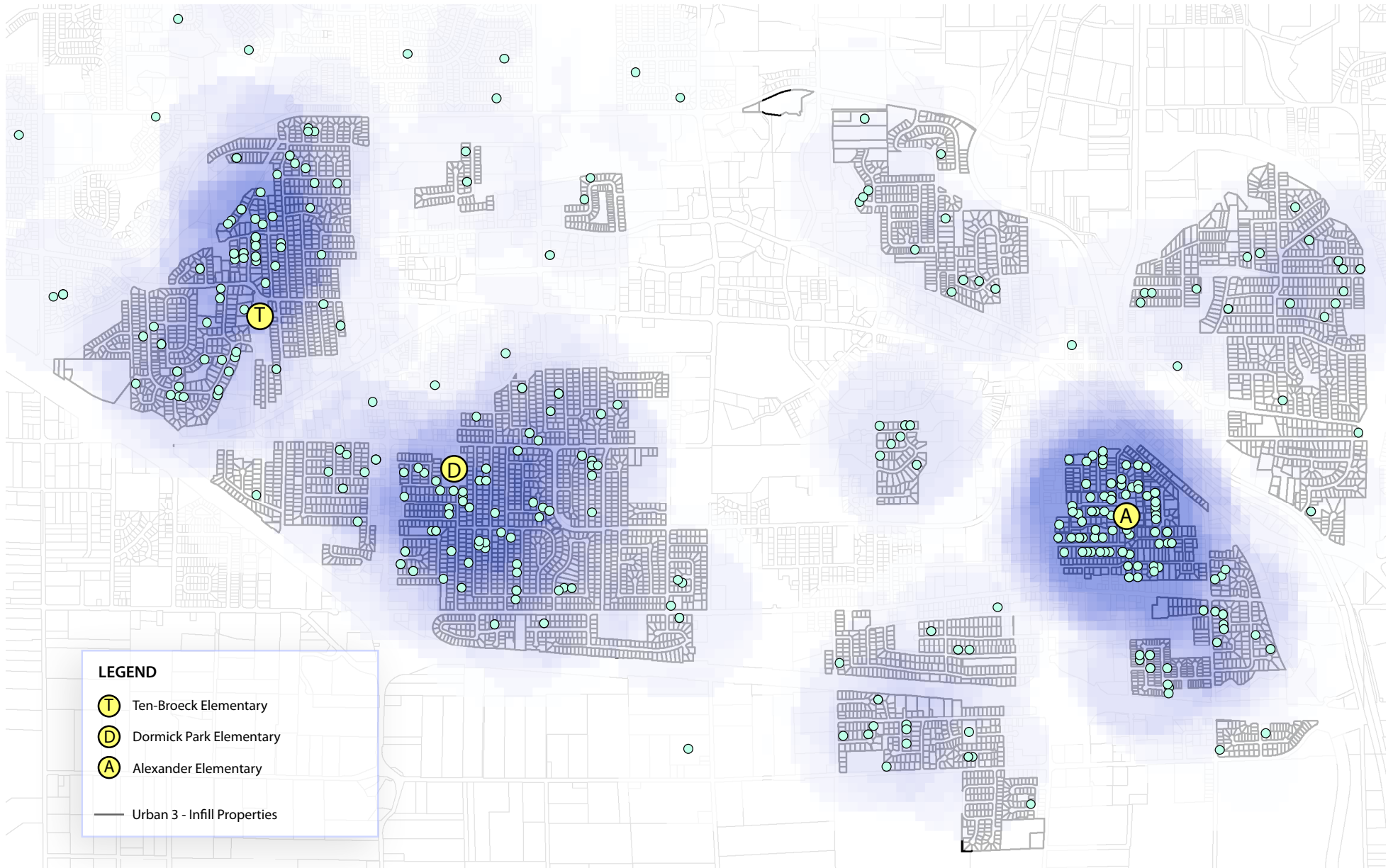


Stage 2 recap

- 7 infill housing options
- 3 open houses, 468 attendees



Stage 2 recap



Stage 2 recap

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

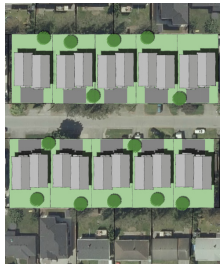
Large House
(current zoning)



Large House
(reduced)



Duplex



Subdivision
(conventional)



Subdivision
(narrow)



Panhandle



Strata



Garden Suite



Stage 3



Research, data collection and analysis of existing conditions



Preparation of infill housing options and community engagement



Draft policies, regulations and guidelines



Exploring

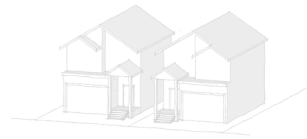
Large House
(reduced)



Duplex



Subdivision
(conventional)



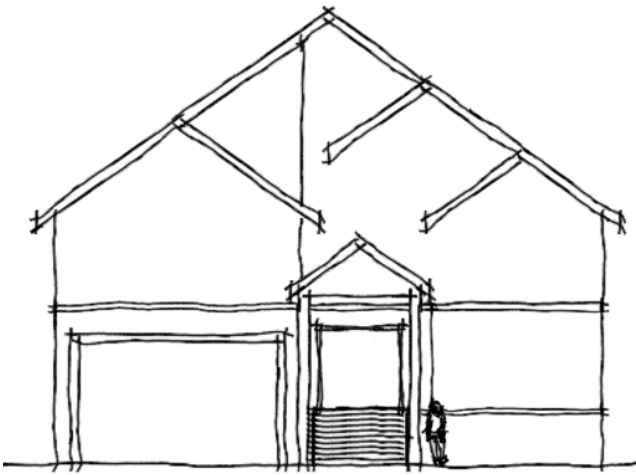
Subdivision
(narrow)



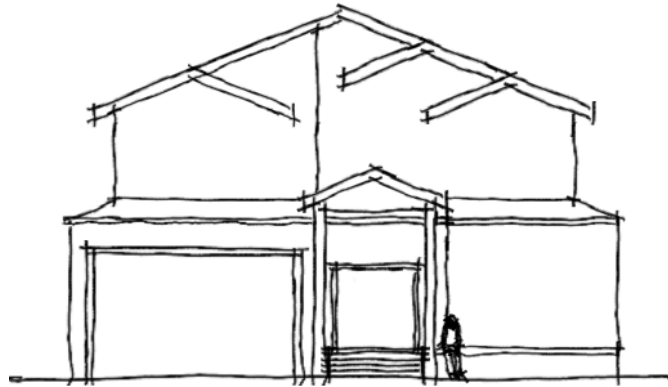
Garden Suite



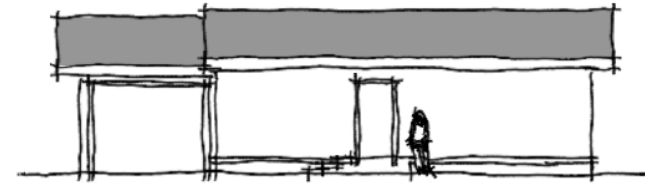
Exploring



Existing RS3 Zone



Draft regulations



Typical existing



Exploring

Regulations

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

~4,000 ft²

~4,400 ft²

typical 600 m²
(6,500 ft²) lot



Exploring

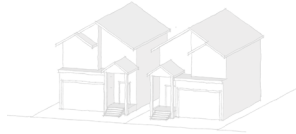
Large House
(reduced)



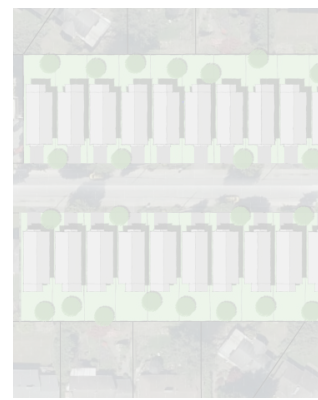
Duplex



Subdivision
(conventional)



Subdivision
(narrow)



Garden Suite



Exploring

Regulations

	Draft
Max. density	0.45 FSR
Max height	8.5 m (28 ft)
Min. lot width and area	18 m 550 m ² (59 ft) (5,900 ft ²)
Max garage and driveway width	Single-wide per unit and joined
Basements and accessory units	Not permitted

~2,700 ft²

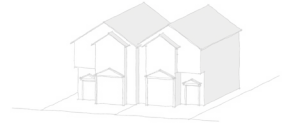


Exploring

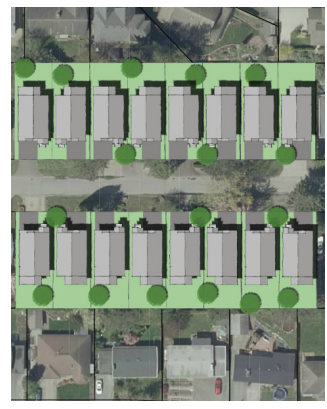
Large House
(reduced)



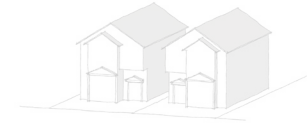
Duplex



Subdivision
(conventional)



Subdivision
(narrow)



Garden Suite



Exploring

Regulations

	Draft
Max. density	0.45 FSR
Max height	8.5 m (28 ft)
Min. lot width and area	12 m 300 m ² (39 ft) (3,200 ft ²)
Max garage and driveway width	Double-wide
Basements	Up to 0.8 m (3 ft) above grade

~2,000 ft²

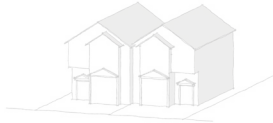


Exploring

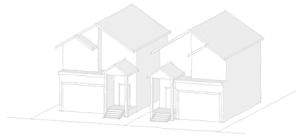
Large House
(reduced)



Duplex



Subdivision
(conventional)



Subdivision
(narrow)



Garden Suite



Exploring

Regulations

	Draft
Max. density	0.45 FSR
Max height	8.5 m (28 ft)
Min. lot width and area	10 m 300 m ² (32 ft) (3,200 ft ²)
Max garage and driveway width	Single wide
Basements and accessory units	Not permitted

~1,400 ft²

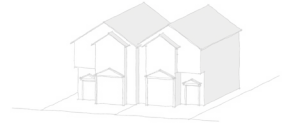


Exploring

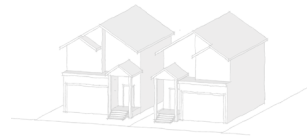
Large House
(reduced)



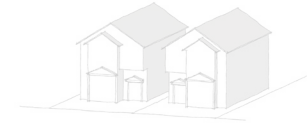
Duplex



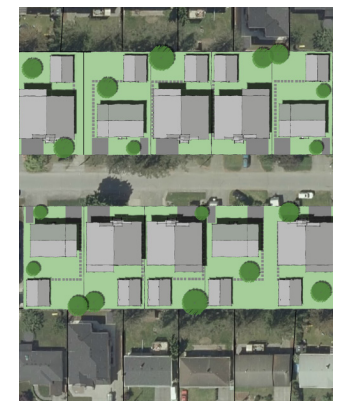
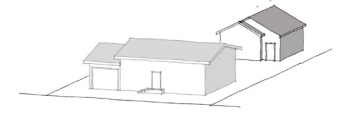
Subdivision
(conventional)



Subdivision
(narrow)



Garden Suite



Exploring

Regulations

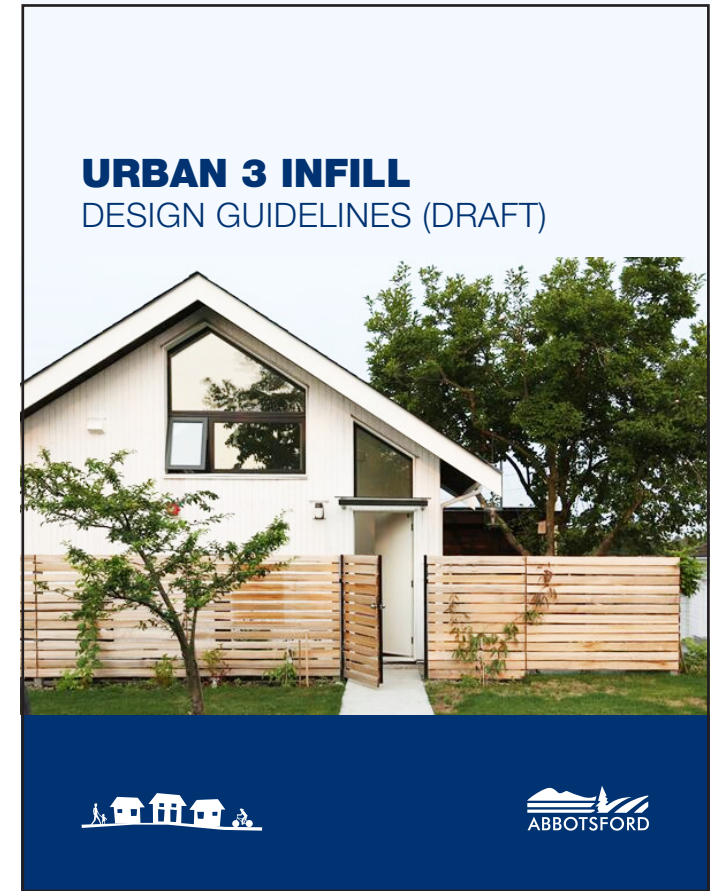
	Draft
Max size	55 m ² (592 ft ²)
Exempt from FSR?	Yes
Max height	One storey 4.5 m (15 ft)
Min. lot frontage	12 m (39 ft)
Min. lot area	540 m ² (5,800 ft ²)



Design Guidelines

Purpose:

- Expand on OCP direction for “gentle infill”
- Articulate City and community preferences
- Provide design inspiration



Design Guidelines

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



Design Guidelines

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

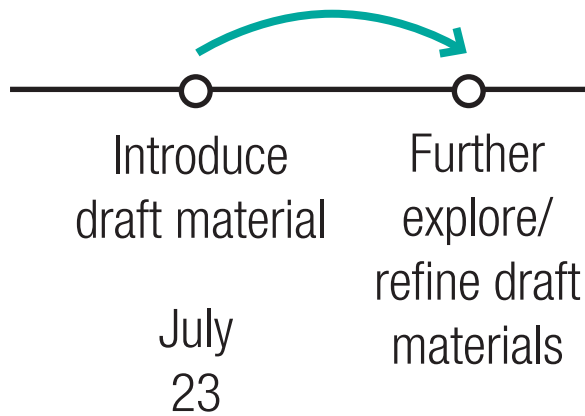
1. Update OCP policy for Urban 3-Infill land use (bylaw)
2. Update RS3 Zone for lots designated Urban 3 (bylaw)
3. Create Infill Zone(s) (bylaw)
4. Create voluntary Infill Design Guidelines



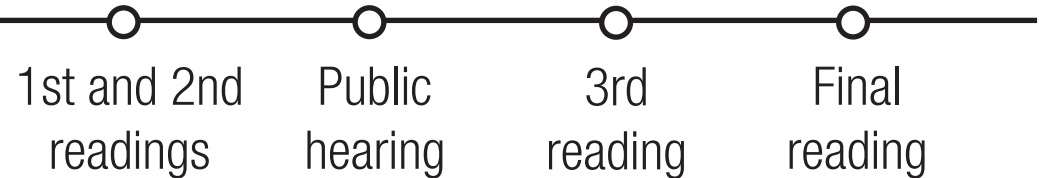
Process / next steps

Urban Infill Study

Stage 3



Bylaw Adoption



Recommendation

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



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