

# URBAN INFILL STUDY

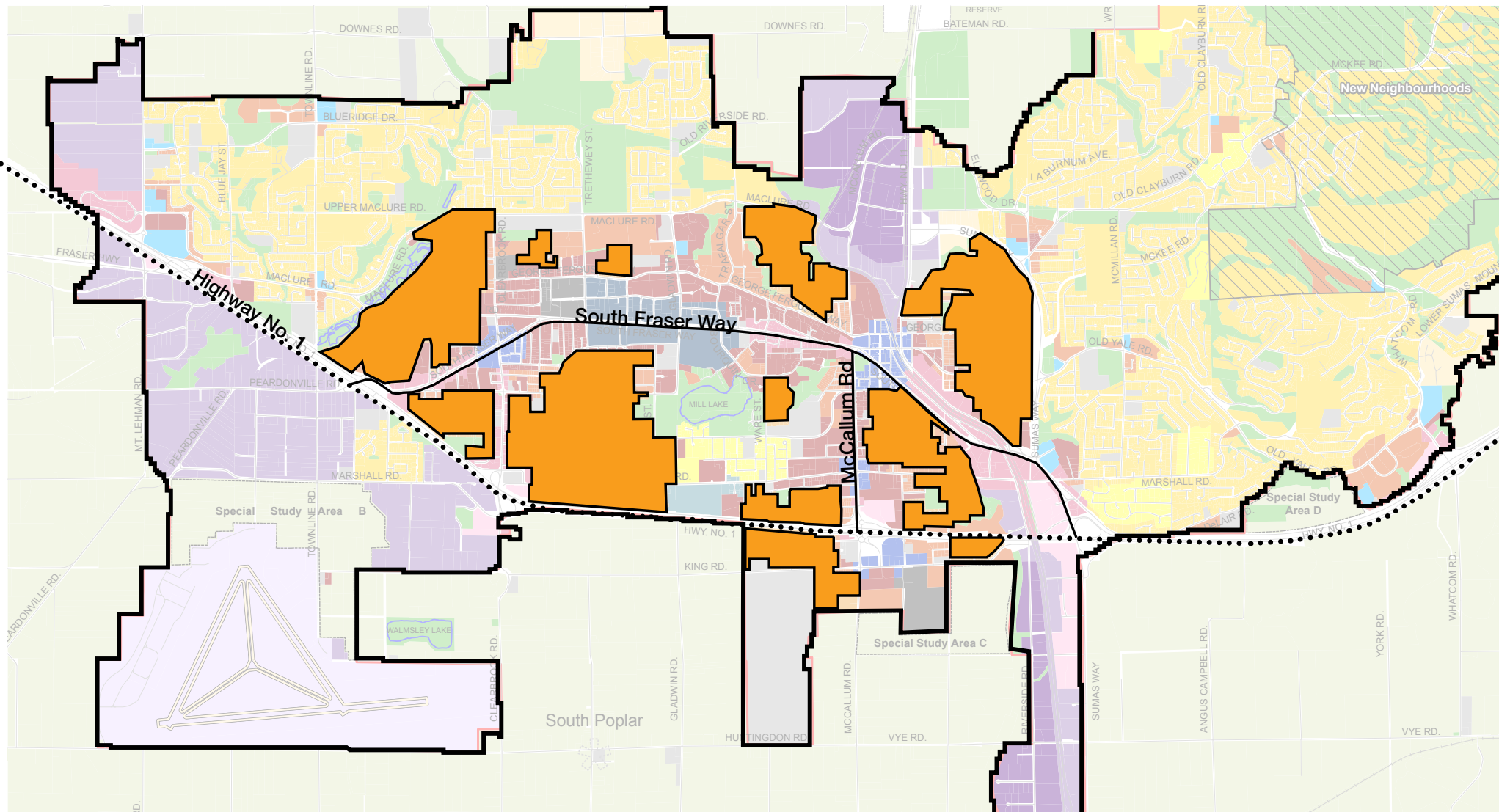


Executive Committee Meeting  
**Implementation: Bylaw Introduction**

# Agenda

- Introduction
- Proposed bylaws and transition
- Voluntary design guidelines
- Next steps

# Urban 3 Infill



## Urban 3 Infill



- Single detached dwellings
- Duplexes
- Accessory units

# Process

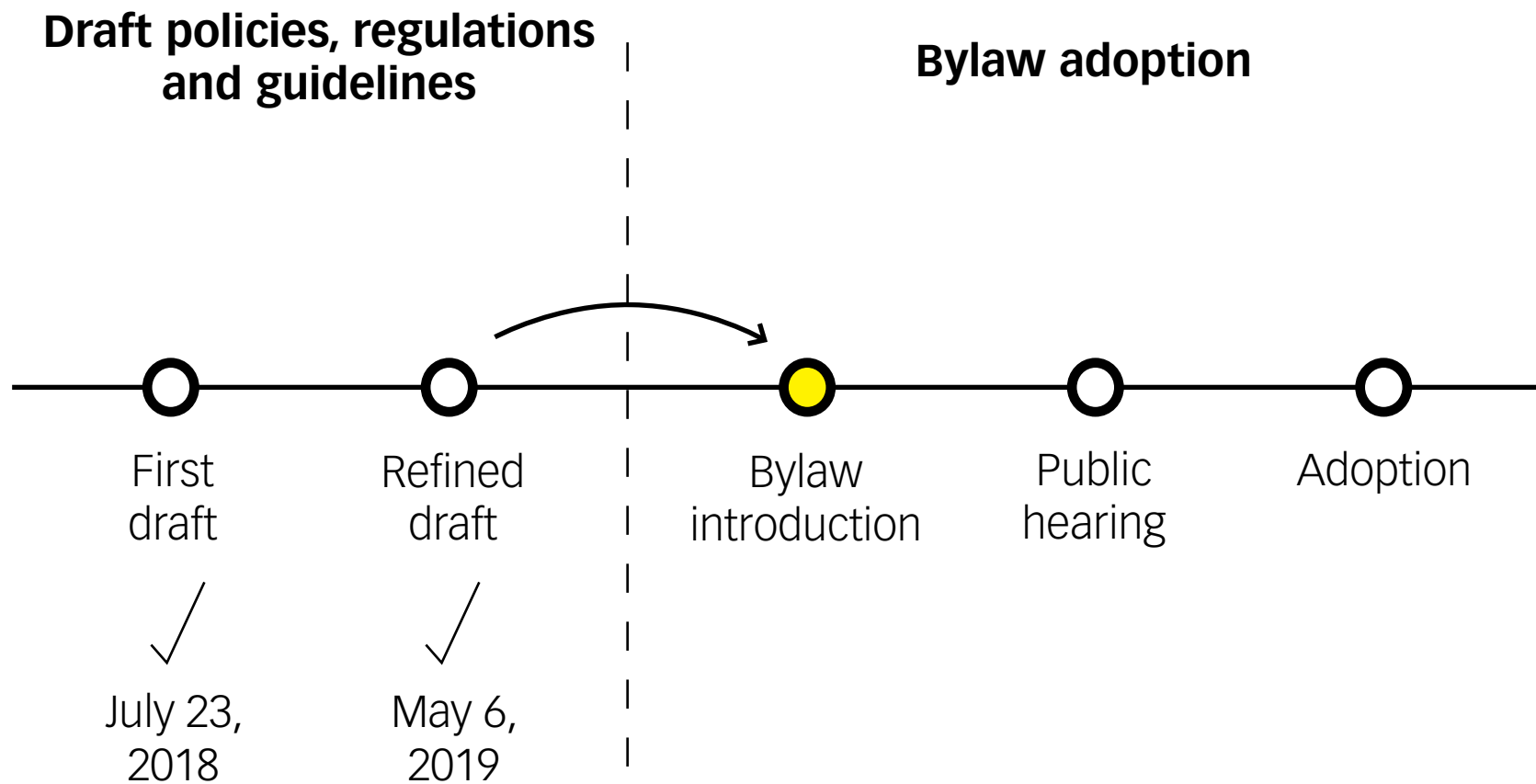


## May 6, 2019 Executive Committee

### 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



# Proposed Bylaws

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1. OCP Amendment 2923-2019



Policy changes  
(use and density)

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2. Zoning Amendment 2922-2019



New zones  
(height, setbacks,  
massing, etc.)

## Proposed Bylaws

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

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Zoning map change

## OCP Amendment 2923-2019

### 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”

# OCP Amendment 2923-2019



Updated OCP policies

New OCP policy to allow Council to consider on a case-by-case basis

## Proposed Bylaws

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Policy changes  
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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

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## New zones

# New zones



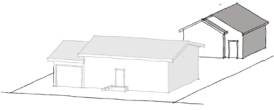

## New Base Zone

Rebuild or retain  
existing home


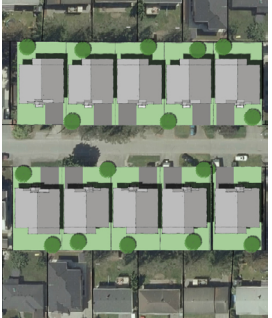
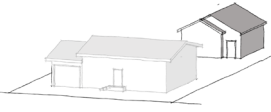


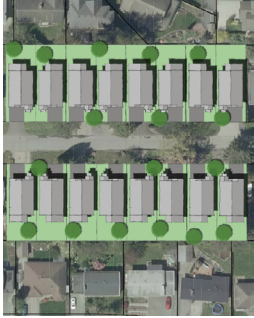




**RS3-i**

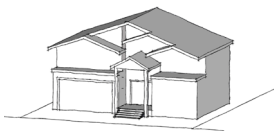
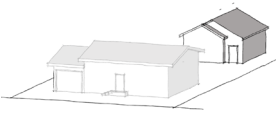




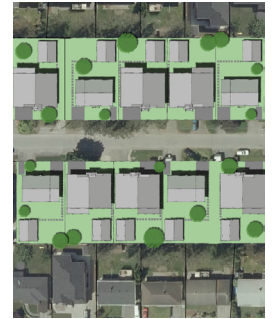


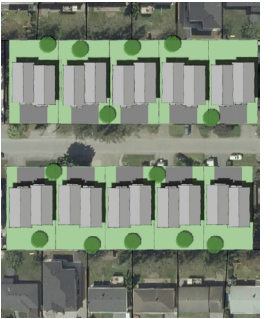
## New zones

New Base Zone	Garden Suite Zone
<p data-bbox="254 735 533 808">Rebuild or retain existing home</p>  	<p data-bbox="625 735 850 808">Add a garden suite</p>  
RS3-i	RS3-ig


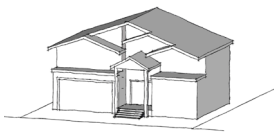

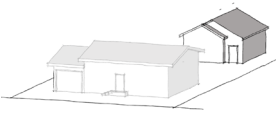
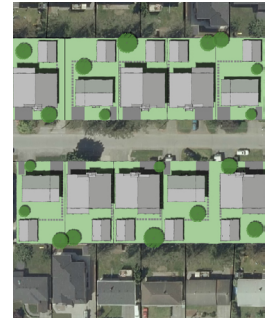






# New zones

New Base Zone	Garden Suite Zone	Subdivision Zone	
<p data-bbox="254 735 533 808">Rebuild or retain existing home</p>  	<p data-bbox="625 735 848 808">Add a garden suite</p>  	<p data-bbox="932 735 1142 808">Subdivide (conventional lots)</p>  	<p data-bbox="1268 735 1436 808">Subdivide (narrow lots)</p>  
<p data-bbox="323 1401 470 1458"><b>RS3-i</b></p>	<p data-bbox="646 1401 835 1458"><b>RS3-ig</b></p>	<p data-bbox="1142 1401 1247 1458"><b>RS7</b></p>	

# New zones

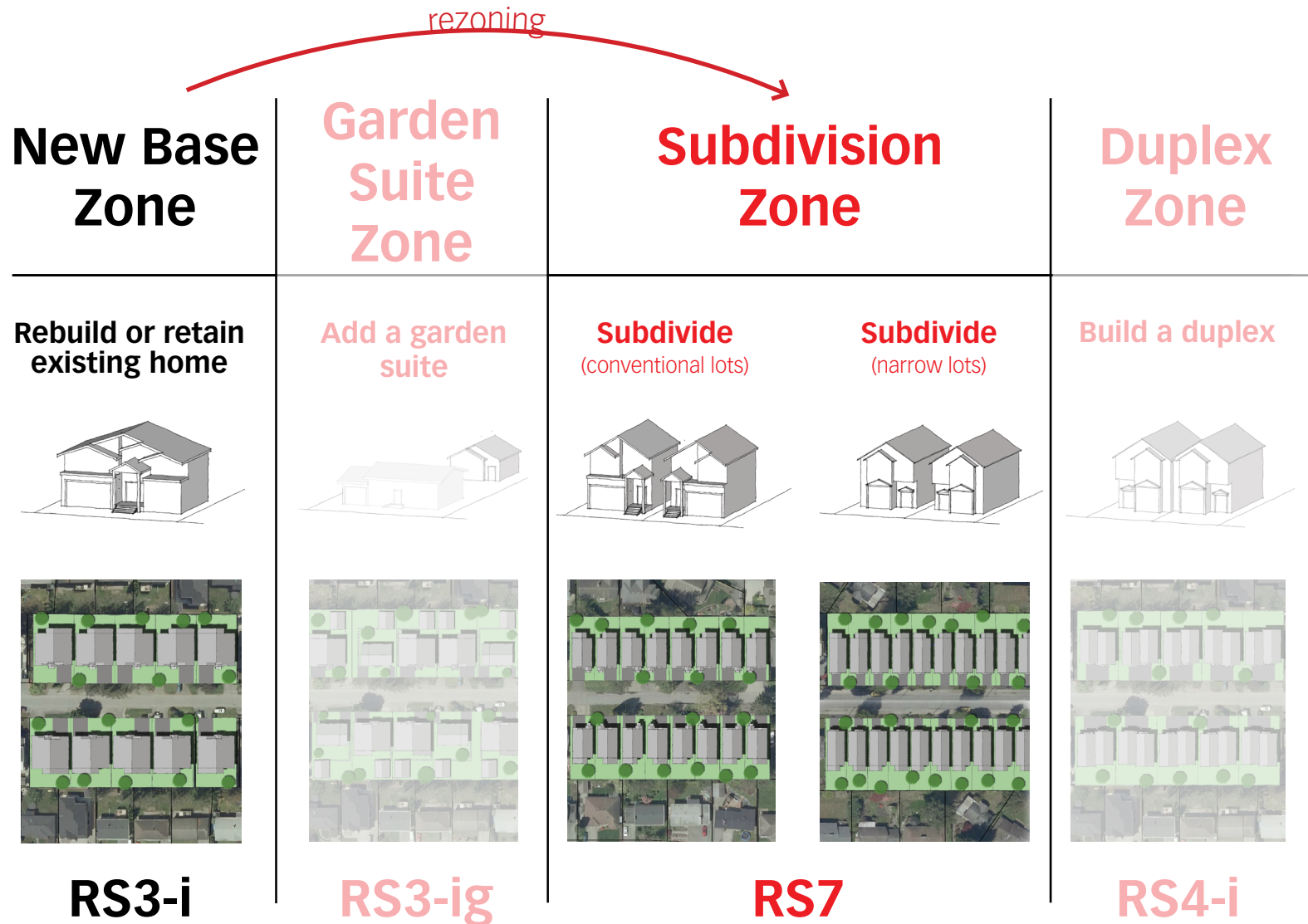
New Base Zone	Garden Suite Zone	Subdivision Zone		Duplex Zone
Rebuild or retain existing home	Add a garden suite	Subdivide (conventional lots)	Subdivide (narrow lots)	Build a duplex
				
				
RS3-i	RS3-ig	RS7		RS4-i

# RS3-ig

New Base Zone	<div data-bbox="457 370 716 467" data-label="Image">  </div> <b>Garden Suite Zone</b>	Subdivision Zone		Duplex Zone
Rebuild or retain existing home  	<b>Add a garden suite</b>  	Subdivide (conventional lots)  	Subdivide (narrow lots)  	Build a duplex  
<b>RS3-i</b>	<b>RS3-ig</b>	<b>RS7</b>		<b>RS4-i</b>

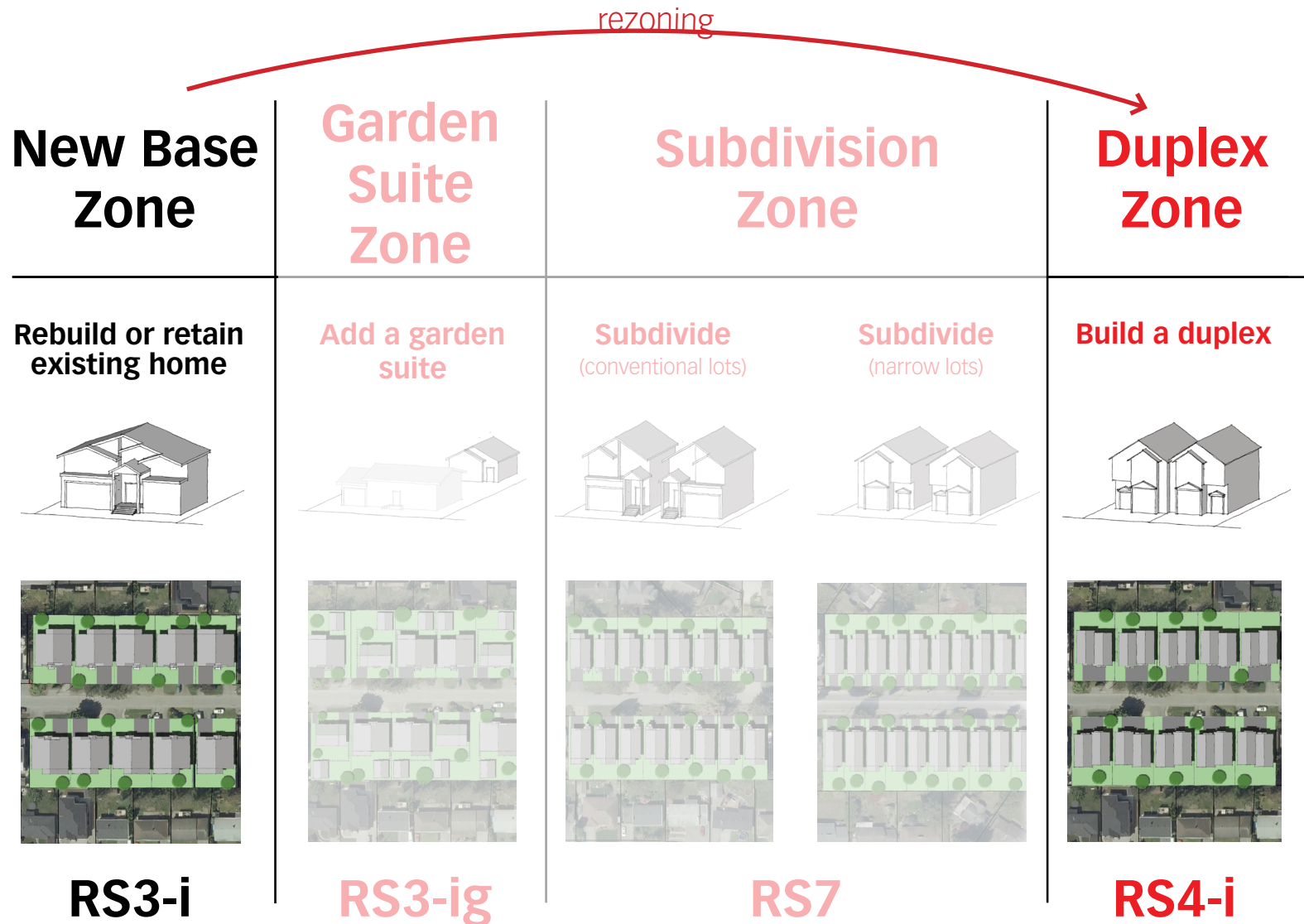
Applicant could add a garden suite after a rezoning is approved

# RS7



Applicant could apply to subdivide after a rezoning is approved

# RS4-i



Applicant could build a duplex after a rezoning is approved

## Proposed Bylaws

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## Zoning Amendment 2953-2019

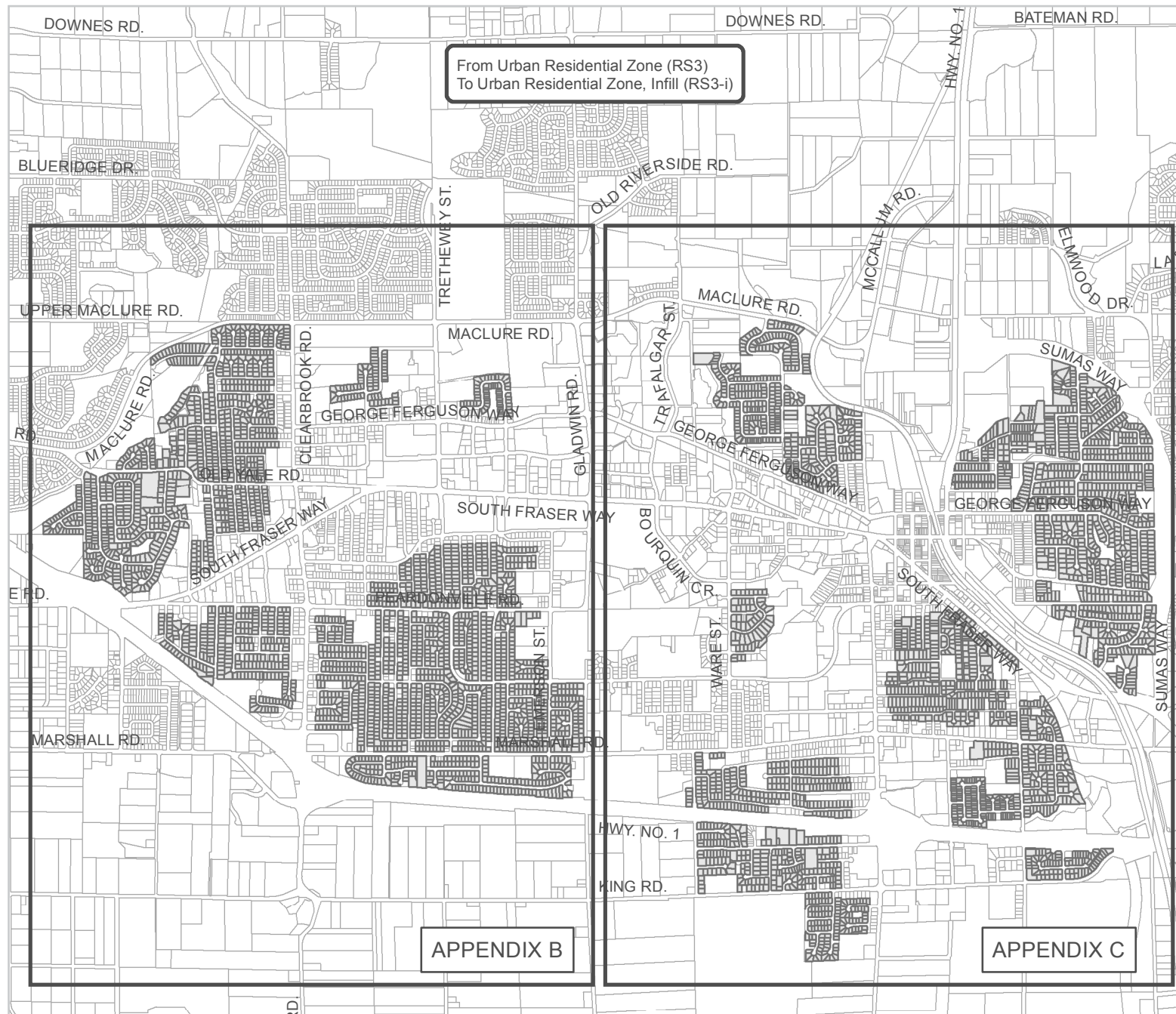
- Proposed zoning change from RS3 to RS3-i to implement the Urban Infill Study (applies to 5,362 lots)

# Zoning Amendment 2953-2019

Bylaw 2953-2019

	<b>RS3</b> (existing)	<b>RS3-i</b> (proposed)
Max. density	0.50 FSR	0.50 FSR
Height	9.5 m (31 ft)	8.5 m (28 ft)
Upper storey floor area	N/A	Up to 80% of lower storey + 4.3 m (14 ft) max storey height
Upper storey setbacks	N/A	1.2 m (4 ft) front <u>or</u> side(s)
Basement height above grade	Up to 50% above grade	Up to 1.4 m (4.6 ft) above grade

# Parcels proposed to be rezoned to RS3-i



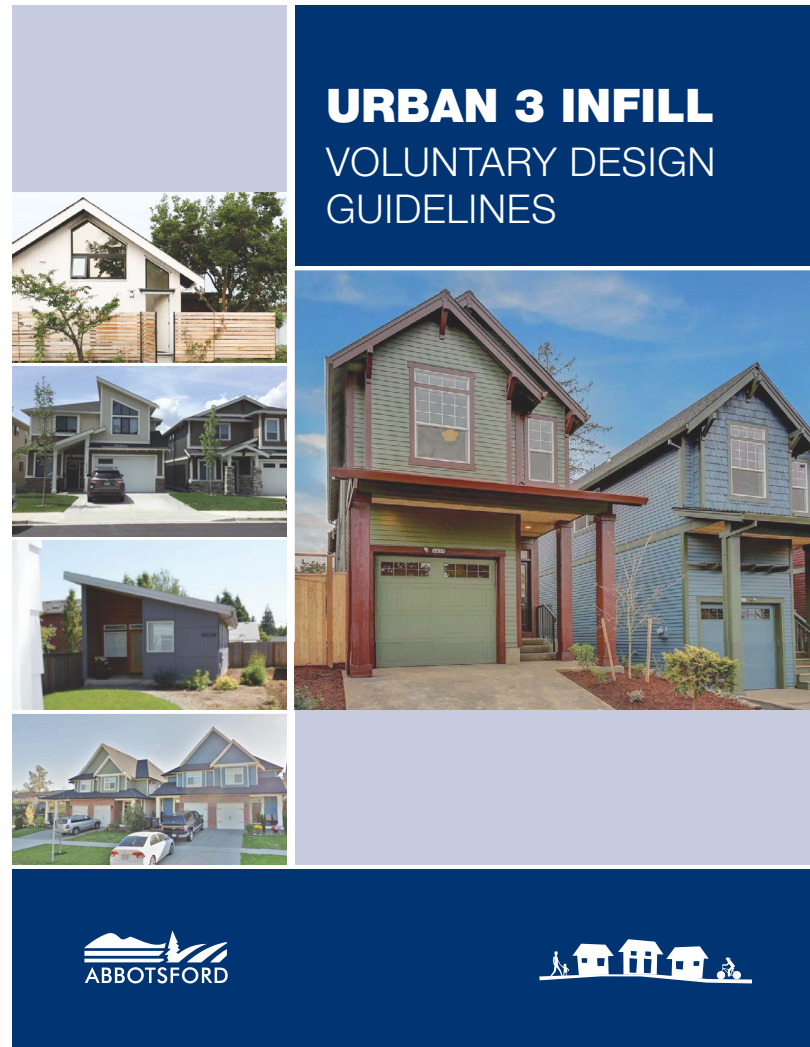
## Transition (rezoning applications)

- 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

