

URBAN INFILL STUDY

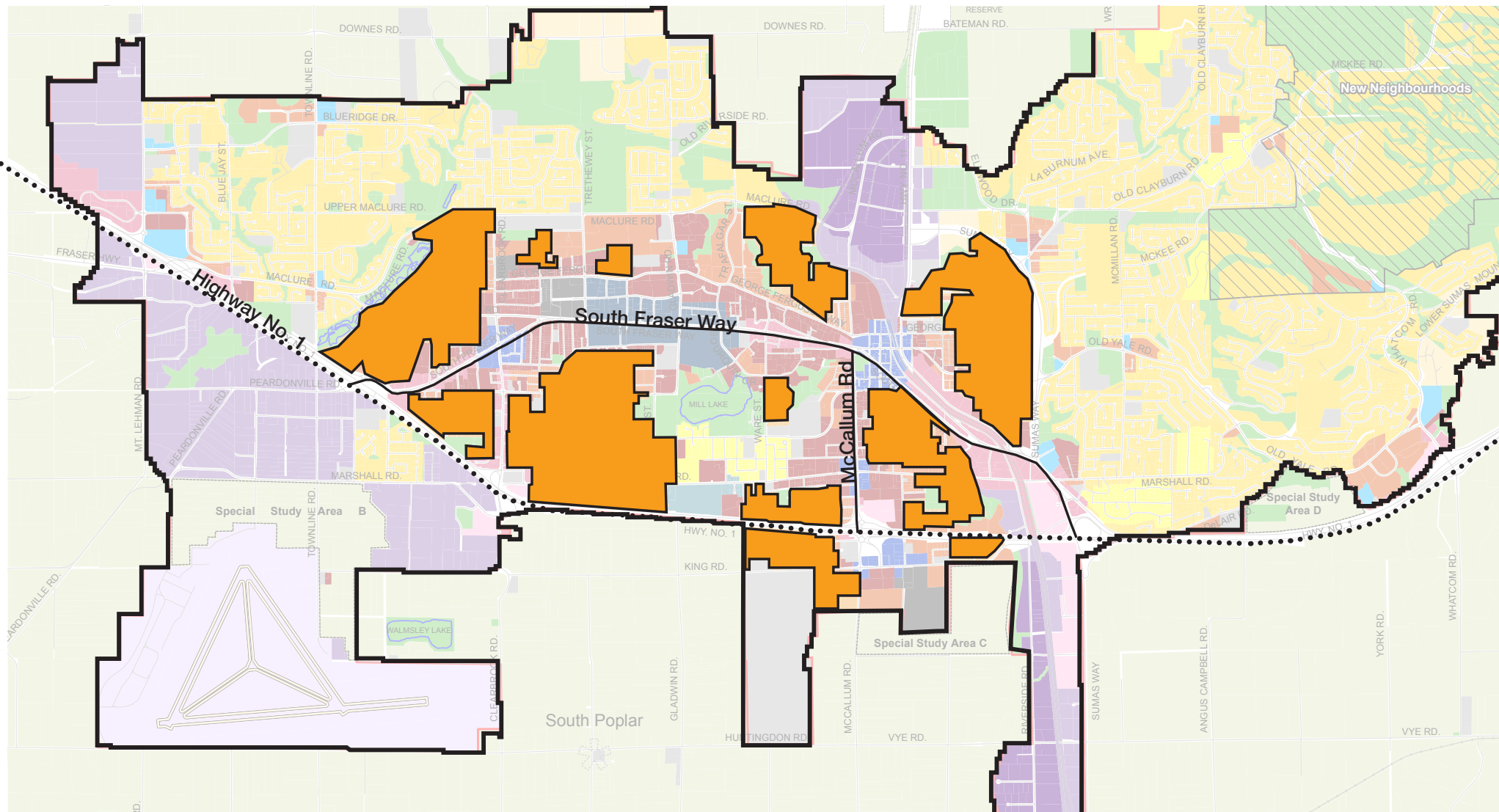


Update on Stage 3

Agenda

- Introduction
- Stage 3 update
- Next steps
- Recommendations

Urban 3 Infill



Urban 3 Infill



- Single detached dwellings
- Duplexes
- Accessory units

Process



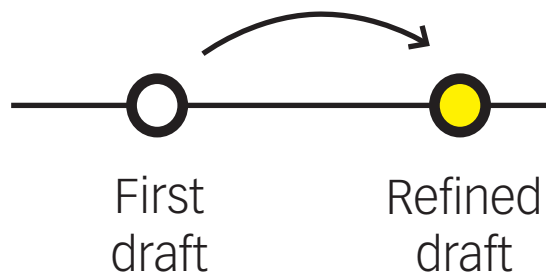
July 23, 2018 Executive Committee

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



✓
7/23/2018

Bylaw adoption



Recap - Stage 2 options

Rebuild



Duplex



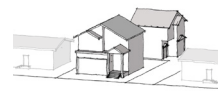
**Subdivision
(conventional)**



**Subdivision
(narrow)**



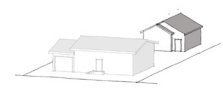
Panhandle



Strata



Garden Suite



Options with community support

(as presented to Council on June 18, 2018)

Rebuild (reduced)	Duplex	Subdivision (conventional)	Subdivision (narrow)	Panhandle	Strata	Garden Suite
						
						

July 23 draft regulations

Rebuild
(reduced)



Duplex



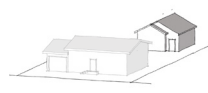
Subdivision
(conventional)



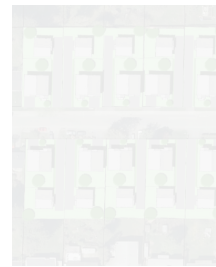
Subdivision
(narrow)



Garden Suite



Panhandle



Strata



Since July 23

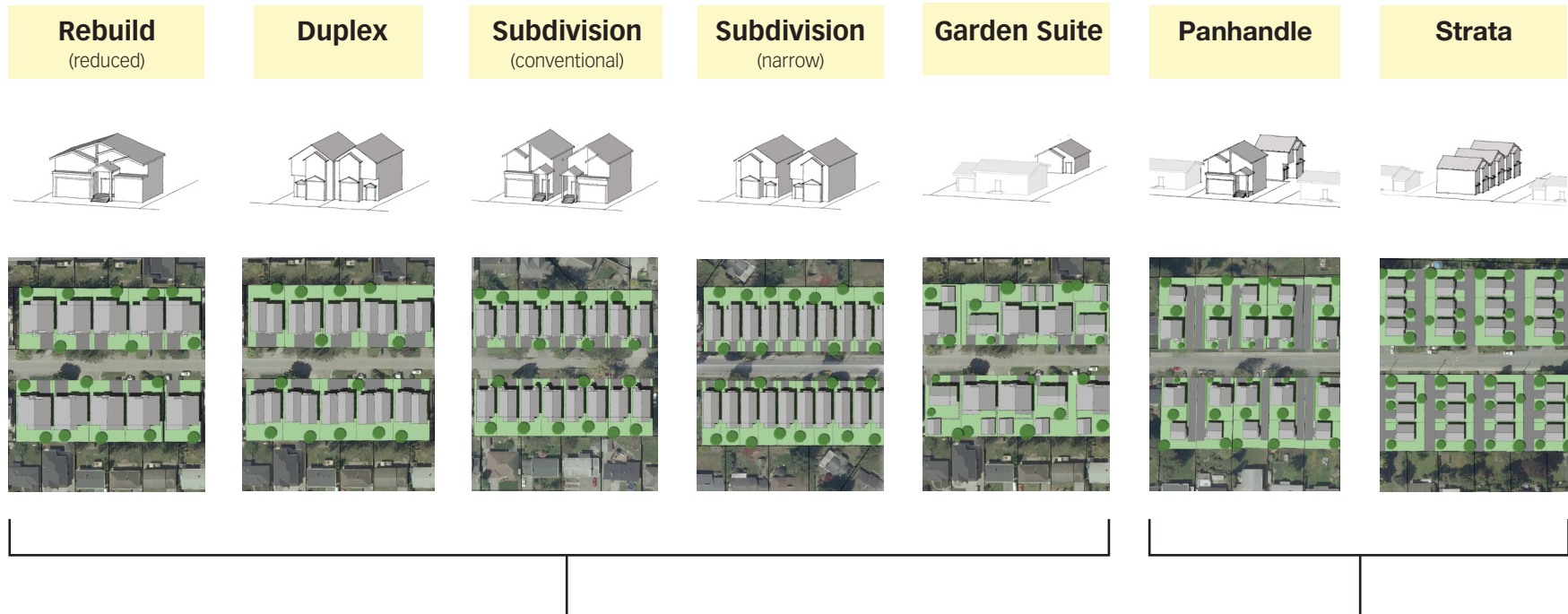
(as directed by Council)



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

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- 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

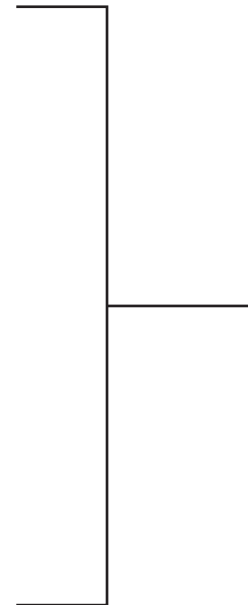
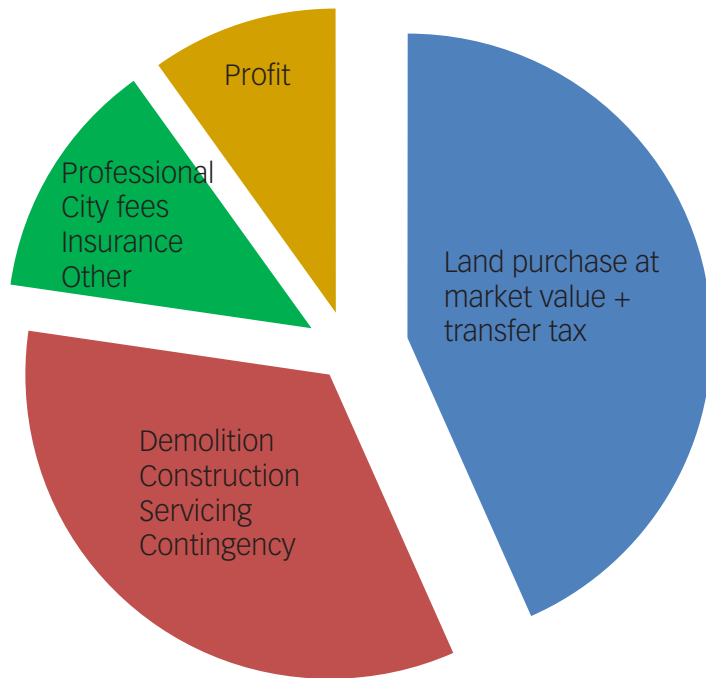
Work completed since July 23

- Stakeholder findings ✓
- Market testing
- Follow up work

Market study

- Tested infill options using developer pro formas
- Completed by Urban Systems (Oct. 2018 - Feb. 2019)
 - Land economics group

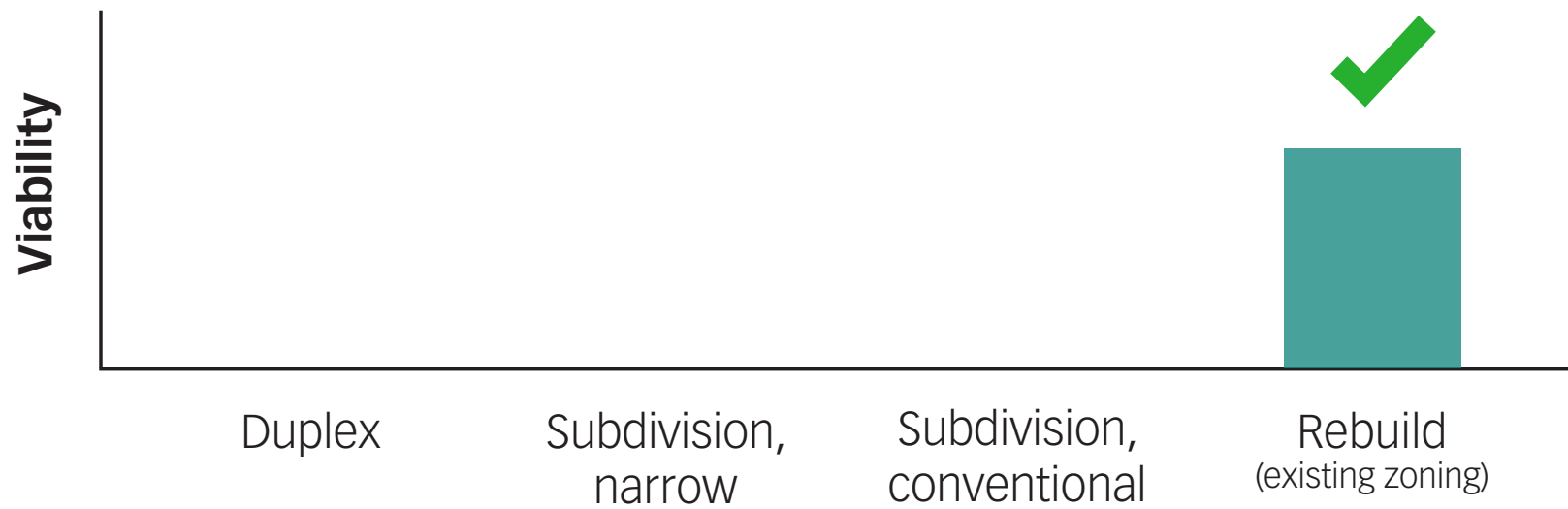
Market study



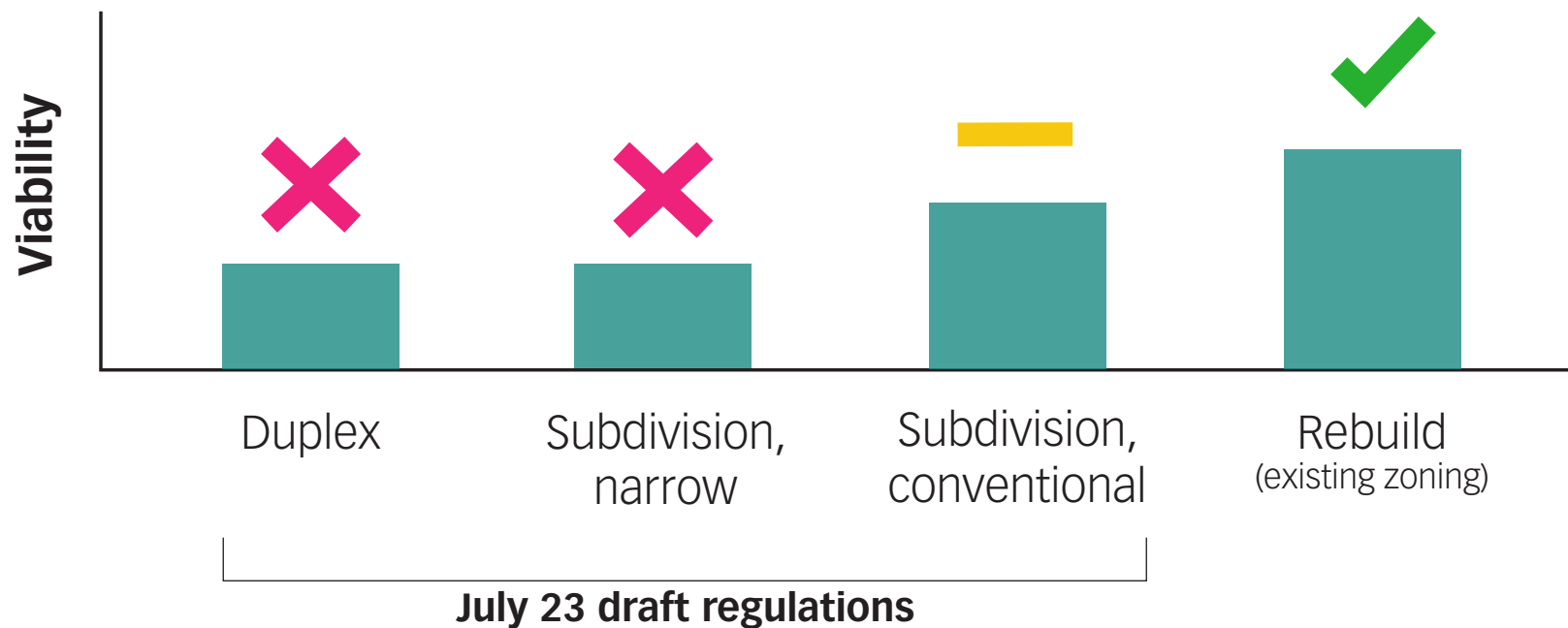
Project viability

✓ or ✗ or —

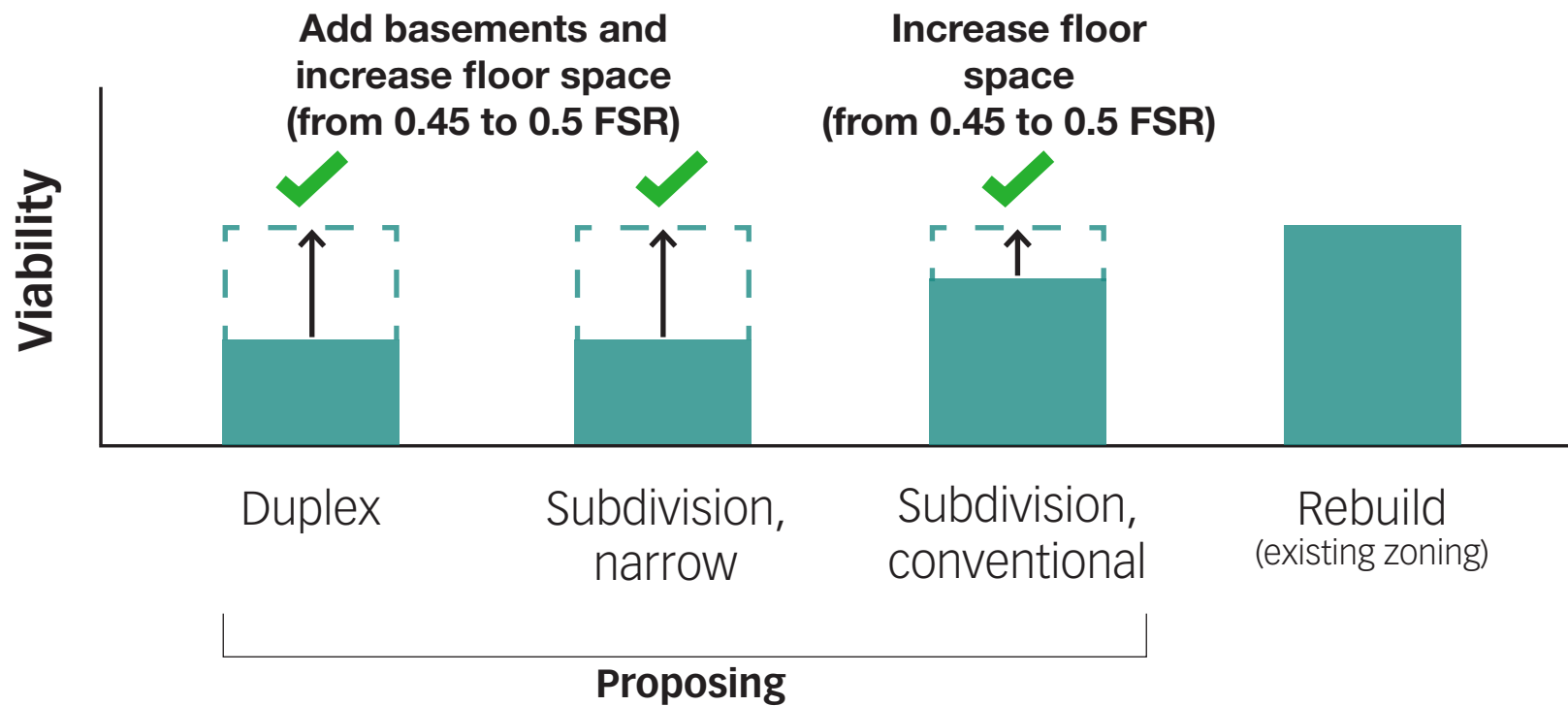
Findings



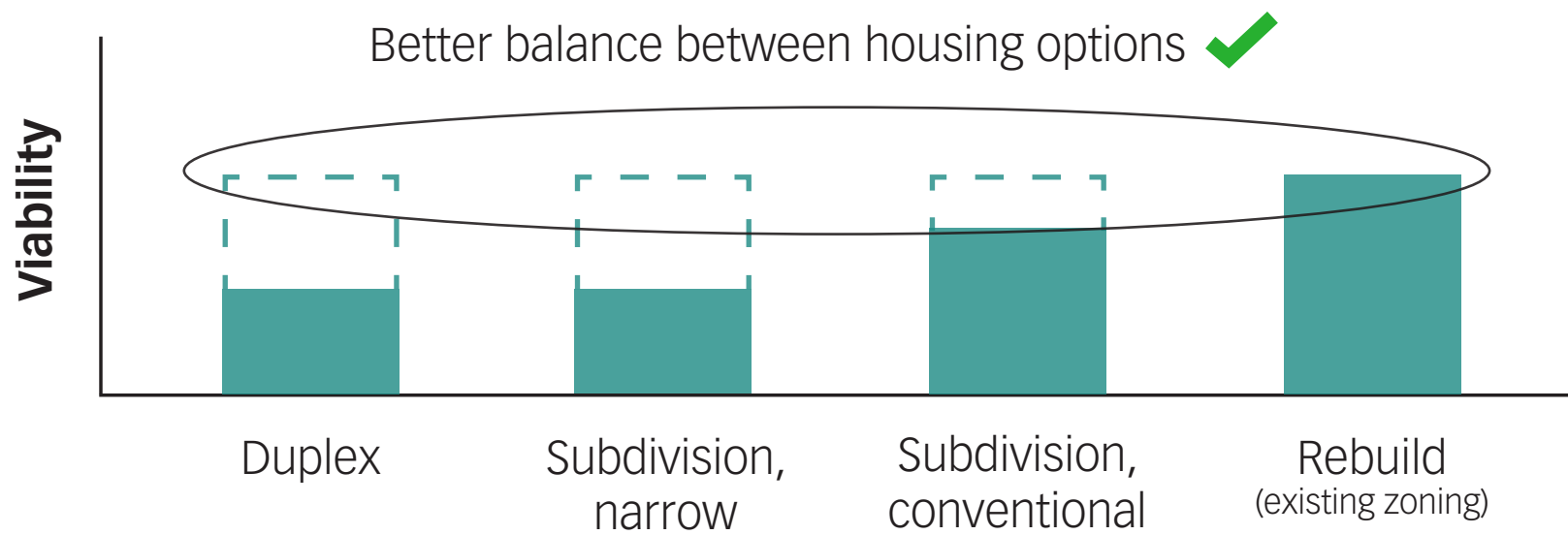
Findings



Findings



Findings

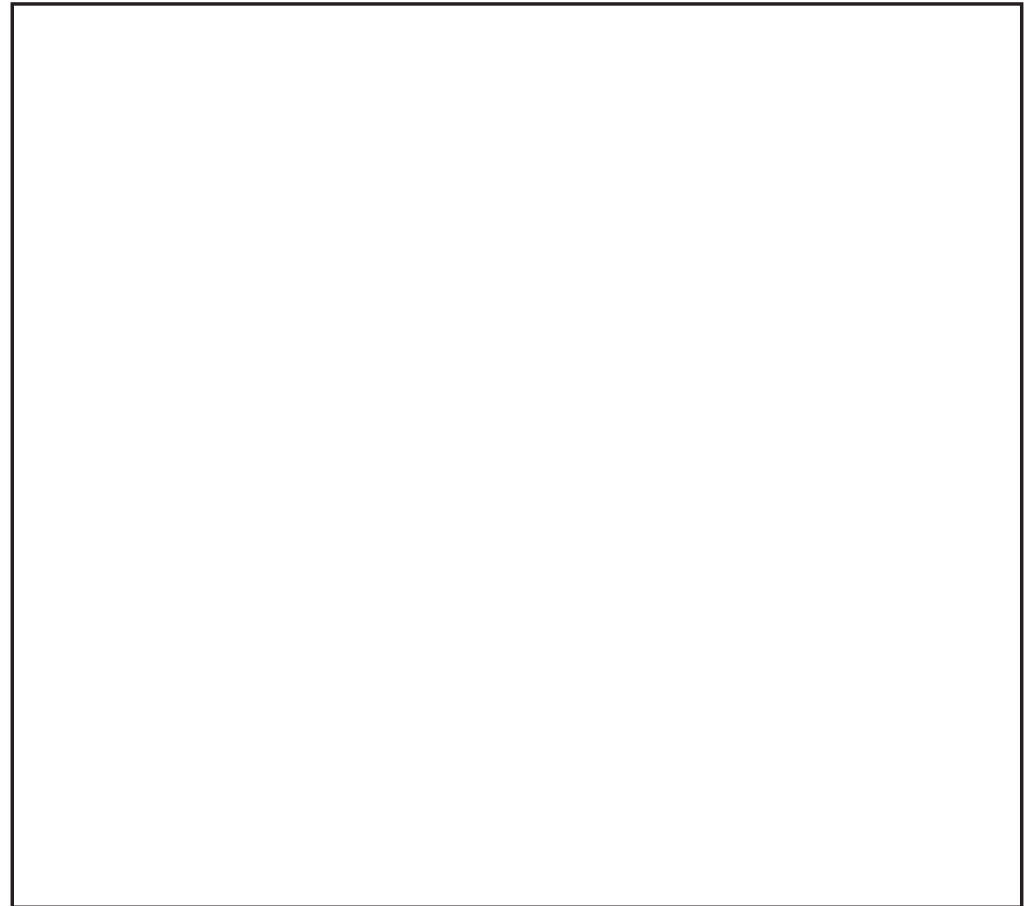


Work completed since July 23

- 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

	<u>July 23</u> 0.45 FSR	<u>Proposing</u> 0.5 FSR
Duplex (540 m ² lot)	~2,600 ft ²	~3,000 ft ²
Subd., conven (300 m ² lot)	~2,000 ft ²	~2,200 ft ²
Subd., narrow (300 m ² lot)	~1,400 ft ²	~1,600 ft ²
Rebuild (540 m ² lot)	~3,600 ft ²	~4,000 ft ²

Follow up work

- Floor space permissions
- Basement height
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no basements

Follow up work

- Floor space permissions
- Basement height
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Rebuild (540 m ² lot)	~3,600 ft ²	~4,000 ft ²	

with basements

Follow up work

- Floor space permissions
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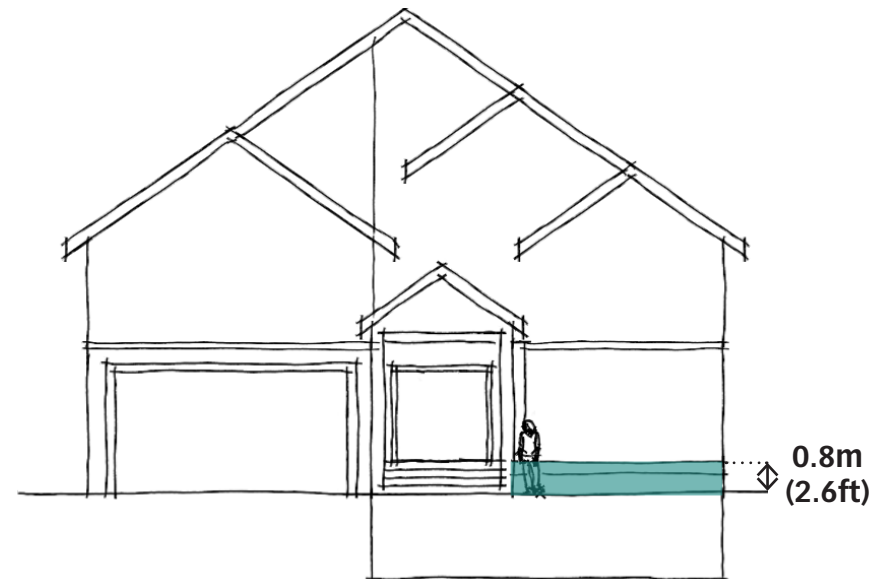
July 23: 0.8m (2.6ft) max basement height



Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

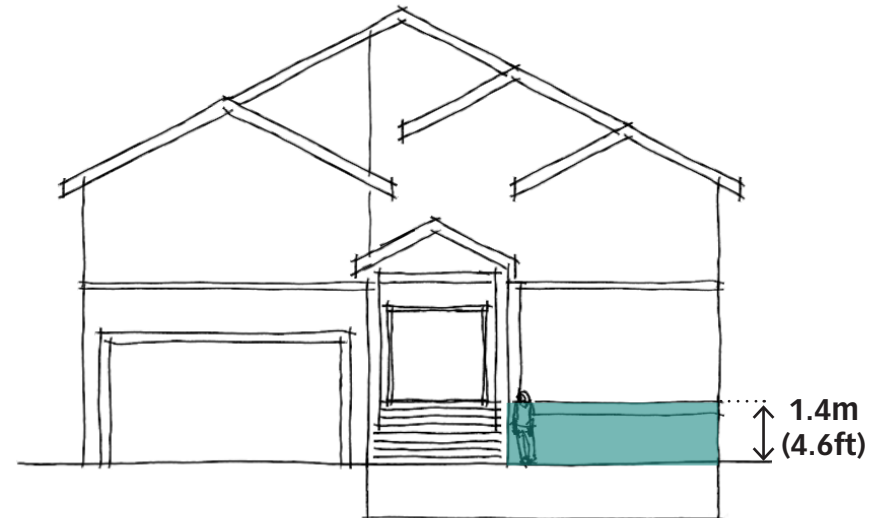
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Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

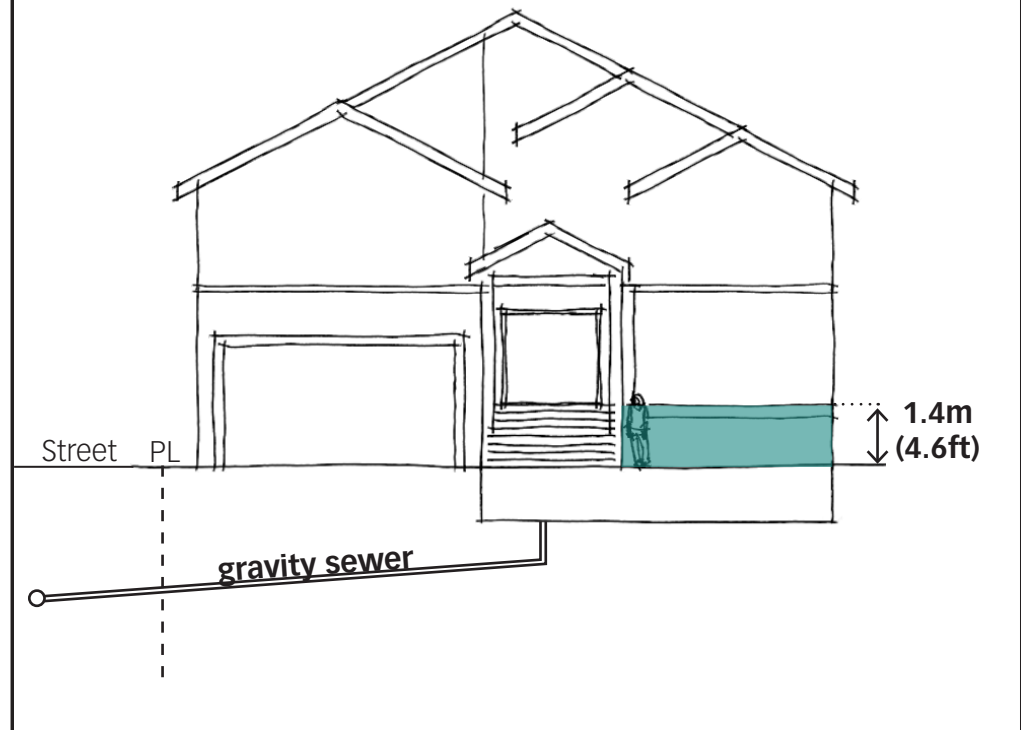
July 23: 0.8m (2.6ft) max basement height
Proposing: 1.4m (4.6ft) max basement height



Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

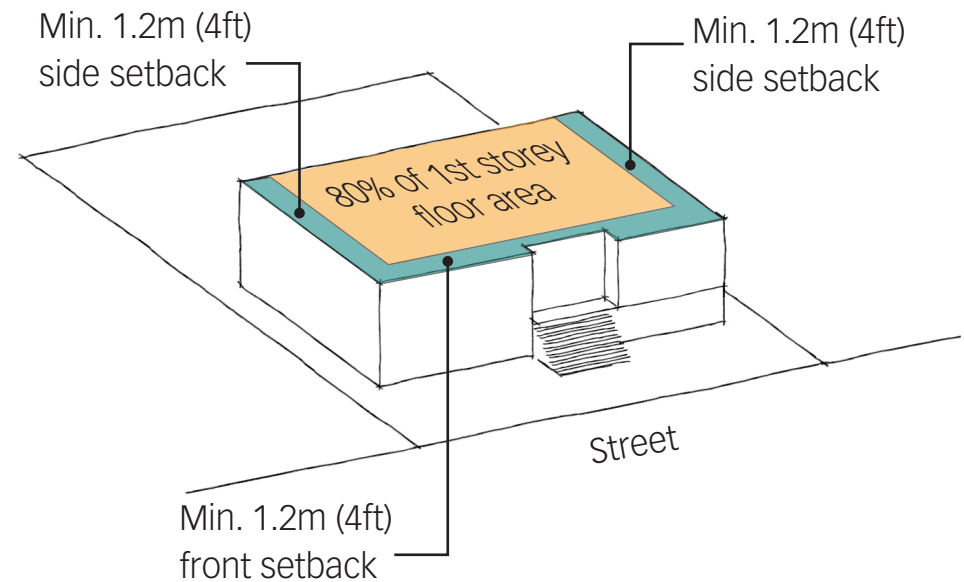
July 23: 0.8m (2.6ft) max basement height
Proposing: 1.4m (4.6ft) max basement height



Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

July 23: Upper setback from front and sides



Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

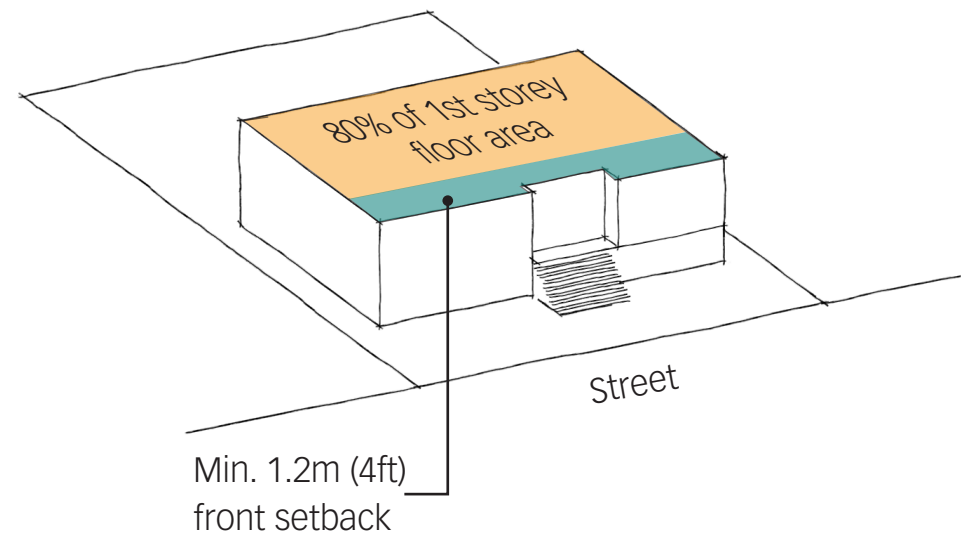
July 23: Upper setback from front and sides
Proposing: Upper setback from front or side(s)

Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

Proposing: Upper setback from front or side(s)

Scenario A - Front

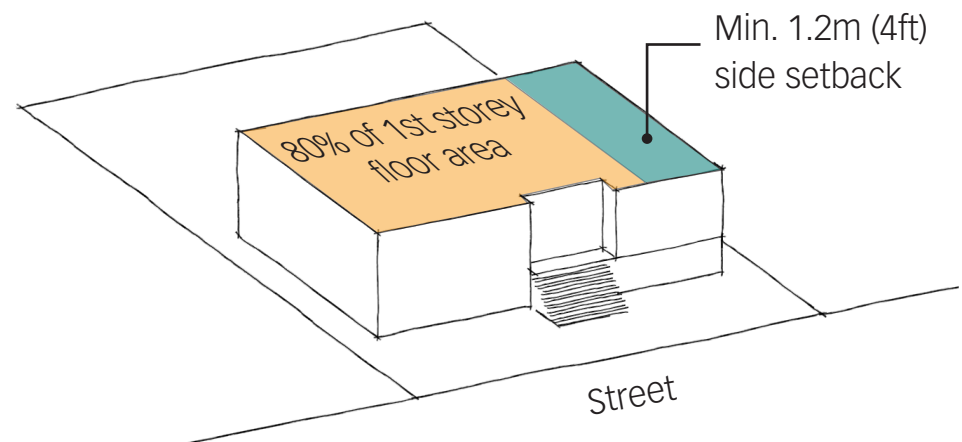


Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

Proposing: Upper setback from front or side(s)

Scenario B - One side

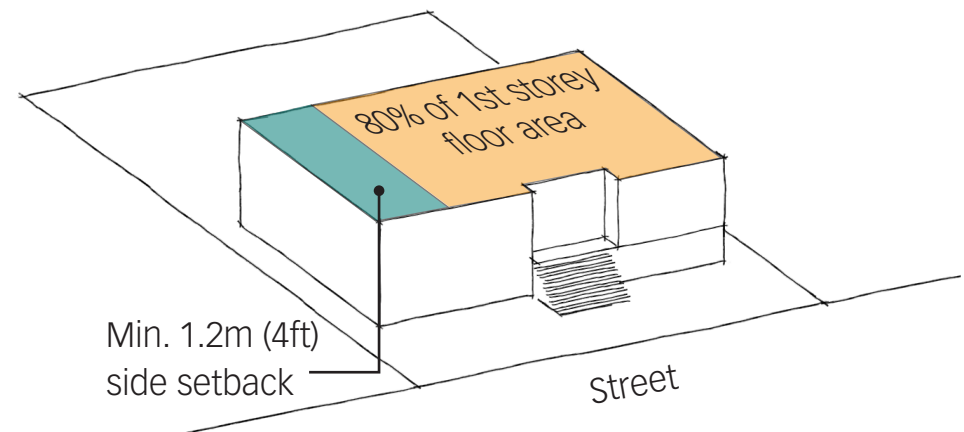


Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

Proposing: Upper setback from front or side(s)

Scenario B - One side

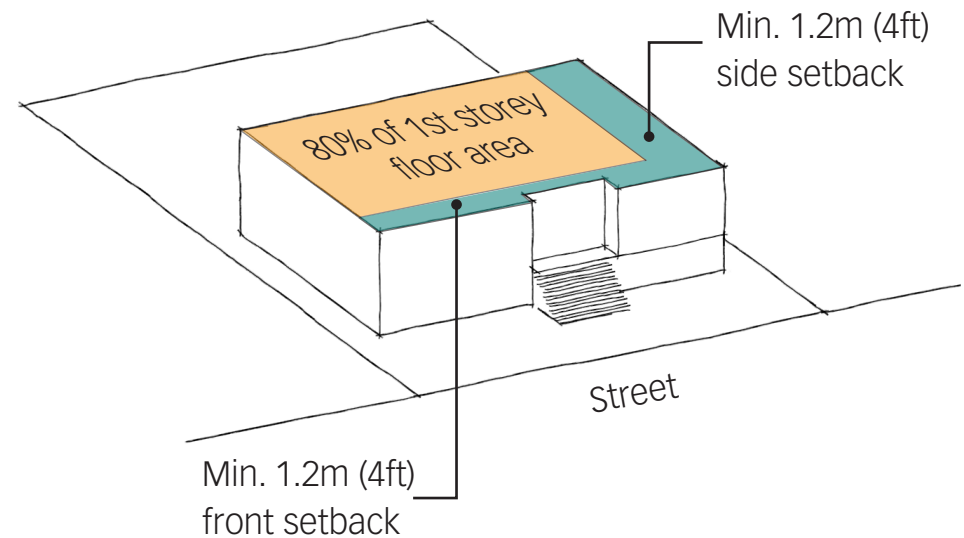


Follow up work

- Floor space permissions
- Basement height
- Upper storey massing

Proposing: Upper setback from front or side(s)

Scenario C - Front and one side



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

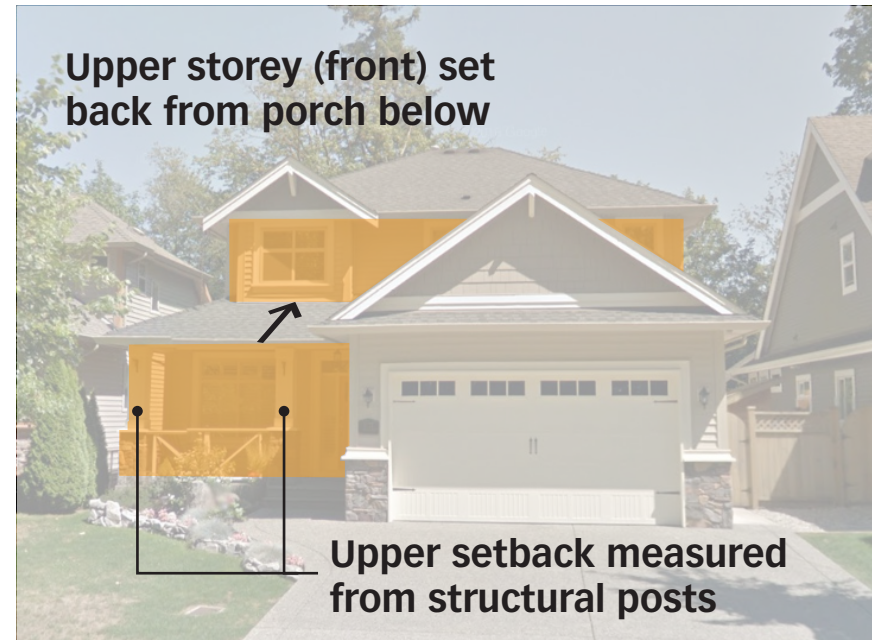
Scenario C example



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



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

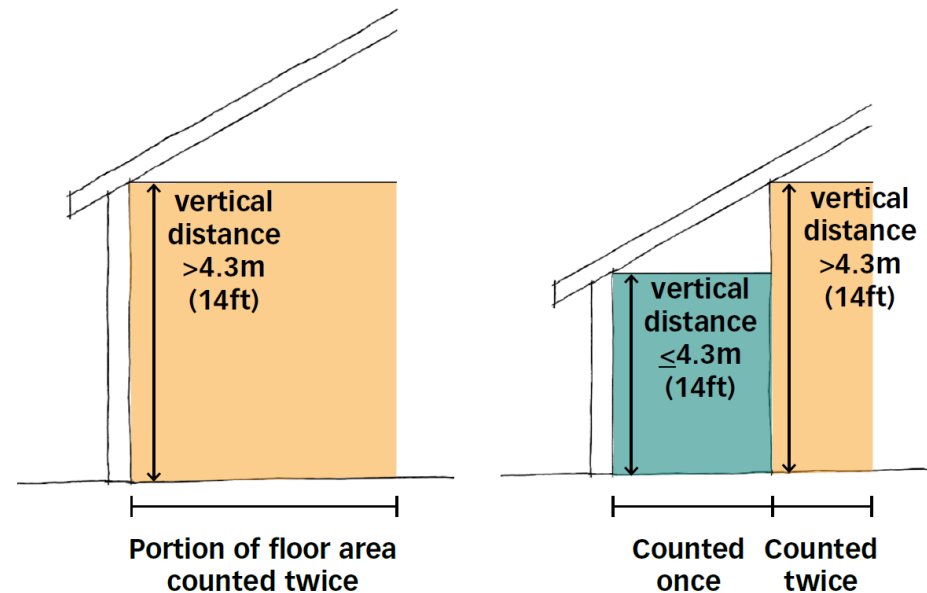
proposing 4.3m (14ft) max storey height



Follow up work

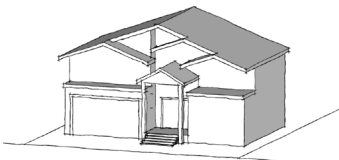
- Floor space permissions
- Basement height
- Upper storey massing

proposing 4.3m (14ft) max storey height

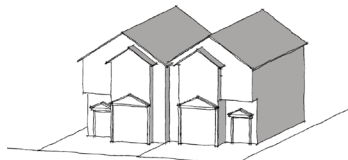


Regulations

Rebuild



Duplex



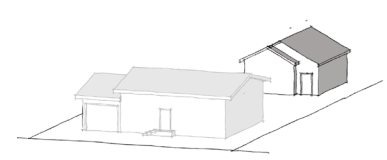
**Subdivision
(conventional)**



**Subdivision
(narrow)**



Garden Suite



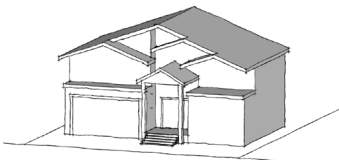
Rebuild

	July 23 Draft	Proposed
Max. density	0.45 FSR	0.50 FSR
Height	8.5 m (28 ft)	8.5 m (28 ft)
Upper storey setbacks	1.2 m (4 ft) front <u>and</u> sides	1.2 m (4 ft) front <u>or</u> side(s)
Upper storey floor area	Up to 80% of lower storey	Up to 80% of lower storey + 4.3 m (14 ft) max storey height
Basement height above grade	Up to 0.8 m (3 ft) above grade	Up to 1.4 m (4.6 ft) above grade

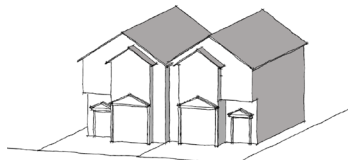
← measured from lower storey exterior wall or porch structural posts

Regulations

Rebuild



Duplex



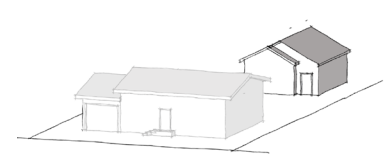
**Subdivision
(conventional)**



**Subdivision
(narrow)**



Garden Suite



Duplex

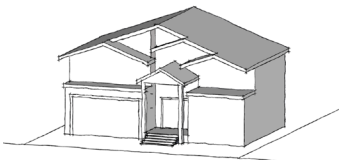
	July 23 Draft	Proposed
Max. density	0.45 FSR	0.50 FSR
Height	8.5 m (28 ft)	8.5 m (28 ft)
Min. lot width and area	18 m 550 m ² (59 ft) (5,900 ft ²)	18 m 550 m ² (59 ft) (5,900 ft ²)
Max garage and driveway width	Single-wide per unit and joined	Single-wide per unit and joined
Basements and accessory units	Basements - No Accessory units - No	Basements - Yes Accessory units - No



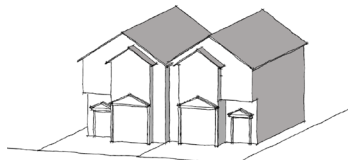
+ same massing
controls as rebuilds

Regulations

Rebuild



Duplex



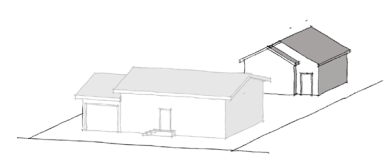
**Subdivision
(conventional)**



**Subdivision
(narrow)**



Garden Suite



Subdivision, conventional

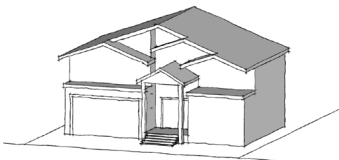
	July 23 Draft	Proposed
Max. density	0.45 FSR	0.50 FSR
Height	8.5 m (28 ft)	8.5 m (28 ft)
Min. lot width and area	12 m 300 m ² (39 ft) (3,200 ft ²)	12 m 300 m ² (39 ft) (3,200 ft ²)
Max garage and driveway width	Double-wide	Double-wide
Basement height above grade	Up to 0.8 m (3 ft) above grade	Up to 1.4 m (4.6 ft) above grade



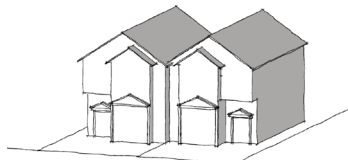
+ same massing
controls as rebuilds

Regulations

Rebuild



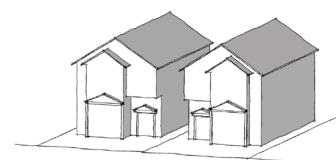
Duplex



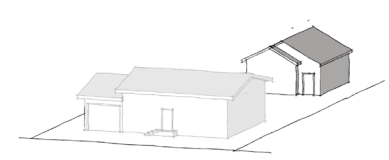
**Subdivision
(conventional)**



**Subdivision
(narrow)**



Garden Suite



Subdivision, narrow

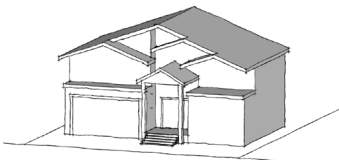
	July 23 Draft	Proposed
Max. density	0.45 FSR	0.50 FSR
Height	8.5 m (28 ft)	8.5 m (28 ft)
Min. lot width and area	10 m 300 m ² (33 ft) (3,200 ft ²)	10 m 300 m ² (33 ft) (3,200 ft ²)
Max garage and driveway width	Single-wide	Garage - Single-wide Driveway - Double
Basements and accessory units	Basements - No Accessory units - No	Basements - Yes Accessory units - No



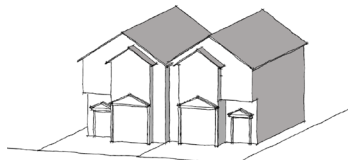
+ same massing
controls as rebuilds

Regulations

Rebuild



Duplex



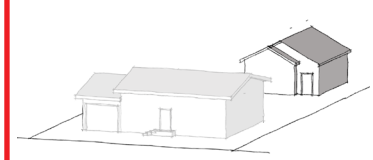
**Subdivision
(conventional)**



**Subdivision
(narrow)**



Garden Suite



Garden suite

	July 23 Draft	Proposed
Max size	55 m ² (592 ft ²)	55 m ² (592 ft ²)
Exempt from FSR?	Yes	Yes
Max height	One storey 4.5 m (15 ft)	One storey 4.5 m (15 ft)
Min. lot frontage	12 m (39 ft)	12 m (39 ft)
Min. lot area	540 m ² (5,800 ft ²)	540 m ² (5,800 ft ²)

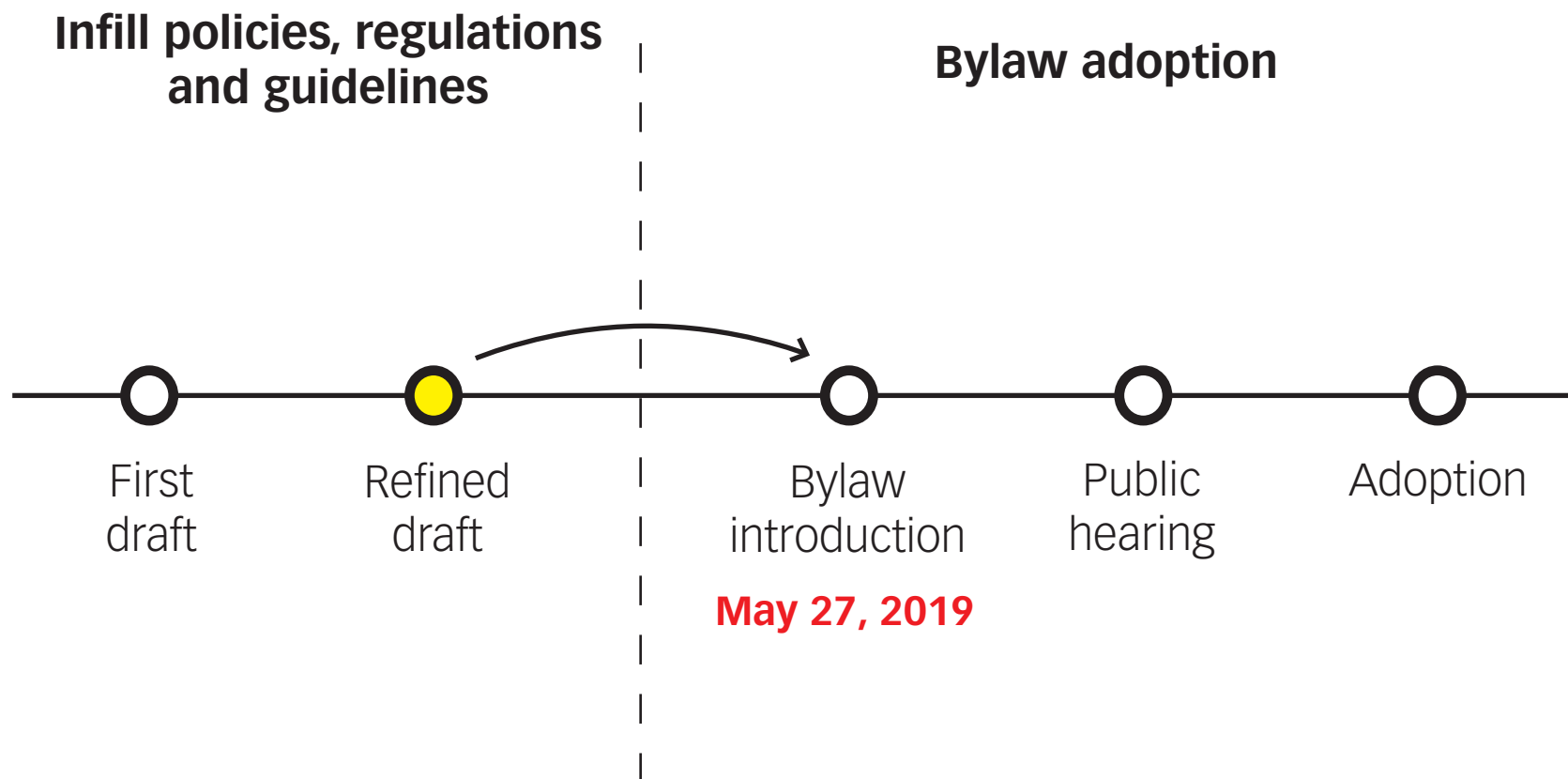
+ no basements and
no stratification



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



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