Analysis of 11 Items

	Item	Background	Analysis	What (Action)	Phase
1.	Eave to Peak Height Differentiation	The current method of measuring height may incentivize flat roofs. Current height calculations and allowances increase the possibility of three-storey dwellings. This building type may not be sensitive to existing development. This is a concern for singles and semis.	Different opinions on the appropriate height, apart from how it is measured. There are other ways/tools to vary roof lines, if this is the goal. Application sampling showed that there is a variety of roof types being proposed.	Determine how height relates to community character and the impacts it has on infill design. *Review of Land Use Bylaw, policy and guidelines is needed.*	To be addressed in Phase 2.
2.	Massing	Current building envelop, may not create a building that is sensitive to existing homes. This impacts shadowing, privacy and views on adjacent properties.	Massing is impacted by a number of elements such as height, building depth and projections. Aspects like privacy are subjective with different acceptance levels and cannot be resolved through technical rules alone. Item with diverse opinions.	Determine how different elements of massing (height, setbacks, design features, etc.) help to create designs that either add to, or are out of context with the character of a community. *Review of Land Use Bylaw, policy and guidelines is needed.*	To be addressed in Phase 2.
3.	Front Porches	Land Use Bylaw may not incentivize front porches, thus reducing building design options.	Low risk in an immediate technical review to create additional incentives for front porches.	Determine appropriate amount to allow a porch to project into the front yard and effective porch design.	To be addressed in Phase 1.

	Item	Background	Analysis	What (Action)	Phase
			Based on a review of past applications, front porches were absent in most designs.	Determine the appropriate exemptions to lot coverage (amount). *Land Use Bylaw technical review and potential guidelines are needed.*	
4.	Subterranean Development	Emerging item and this type of development impacts drainage and landscaping. Most of the concerns are during excavation/ construction.	Low risk with an immediate technical review for this item (proactive discussion). Limited number of subsurface developments that are beyond a typical basement development. Need to ensure alignment with other City departmental policies.	Determine the appropriate amount of underground coverage for different sizes of parcels. Determine impact on trees, drainage and massing of infills. *Land Use Bylaw technical review is needed.*	To be addressed in Phase 1.
5.	Hardscape Coverage	There are no limits on hardscape coverage in low density districts. Multi-residential districts have a limit on hard surfaced landscaping.	Direct impact on the amount of green landscaping and tree retention. Direct impact on vehicle loading and storage. Need to ensure alignment with other City policies (e.g., drainage, urban canopy, on-site and residential street parking, biodiversity and climate change).	Determine the appropriate balance between hard and soft landscaping; looking at new trends in design, the retention of community character and alignment with other city policies. *Review of Land Use Bylaw, policy and*	To be addressed in Phase 2.

	Item	Background	Analysis	What (Action)	Phase
				guidelines is needed.	
6.	Green Landscaping	No minimum requirements for green landscaping in low density districts. Multi-residential developments require a landscaping plan and a maximum percentage of hard surfaced landscaping.	Linked to hardscape coverage and drainage. Need to ensure alignment with other City policies (e.g., drainage, urban canopy, on-site and residential street parking, biodiversity and climate change). Need to balance changes with other landscaping options. Diverse opinions on how to address this item.	Determine how green landscaping impacts site design, building layout, massing and the public/ private interface. *Review of Land Use Bylaw, policy and guidelines is needed.*	To be addressed in Phase 2.
7.	Tree Retention	In low density districts, trees (private) are required for permitted uses only. Tree protection plan is required for trees on public land only.	Tree retention is under the control of Urban Forestry. Urban Forestry has a work plan to review this item. Need to align with this work. Differing opinions on whether additional requirements are needed.	Work underway by Urban Forestry, reviewing Urban Canopy Policy. *Review for alignment and further need of Land Use Bylaw, policy and guidelines.*	Update to be provided in the Phase 1, with more study if needed in Phase 2.
8.	Drainage	Infill development may create drainage issues on adjacent sites.	Water Resources is currently reviewing the Lot Grading and Drainage Bylaws.	Being addressed through a review of the Drainage and Lot Grading Bylaws (2018).	Update to be provided in the Phase 1 report,

	Item	Background	Analysis	What (Action)	Phase
			Guidebook is being drafted. Need to align with this work.	*Review for alignment and further need of Land Use Bylaw, policy and guidelines.*	with more study if needed in Phase 2.
9.	Non-Conforming/ Non-Standard Lots	Some communities have unique design characteristics such as shared drive-ways and unique lot configurations. New infill development may remove these unique design characteristics.	Past input did not have this as a concern. Has impacts on massing and vehicle loading and storage. Transportation is working on parking policies. Need to align with this work.	Determine how best to address this concern. Preliminary work suggests this may be impacted by process changes or policy more than Land Use Bylaw regulations. *Review of Land Use Bylaw, policy and guidelines is needed.*	To be addressed in Phase 2.
10.	Materials	Materials on the exterior or façade for a new infill home may not be consistent with the character of existing homes.	Limited support on regulating materials. Limited input on this topic.	Determine the extent to which regulating materials is appropriate and what it could achieve. Regulation of materials would likely be better suited in Design Guidelines rather than Land Use Bylaw or policy. *Review of Land Use Bylaw, policy and guidelines is needed.*	To be addressed in Phase 2.

	Item	Background	Analysis	What (Action)	Phase
11.	Vehicle Loading and Storage	Unique characteristic of shared-driveways is not maintained. Impacts to on-street parking with current Land Use Bylaw rules.	Limited input regarding shared-driveways received from stakeholders. Need to align any considerations with Transportation's work on residential street parking.	Determine best place to review curb cut abilities (50% rule) and how to manage this through potential policy approach or Land Use Bylaw rules. Work currently being done by Transportation for on-street parking. *Review of Land Use Bylaw, policy and guidelines is needed.*	Update to be provided in the Phase 1, with more study if needed in Phase 2.
12.	**Setbacks**				**Phase 2**