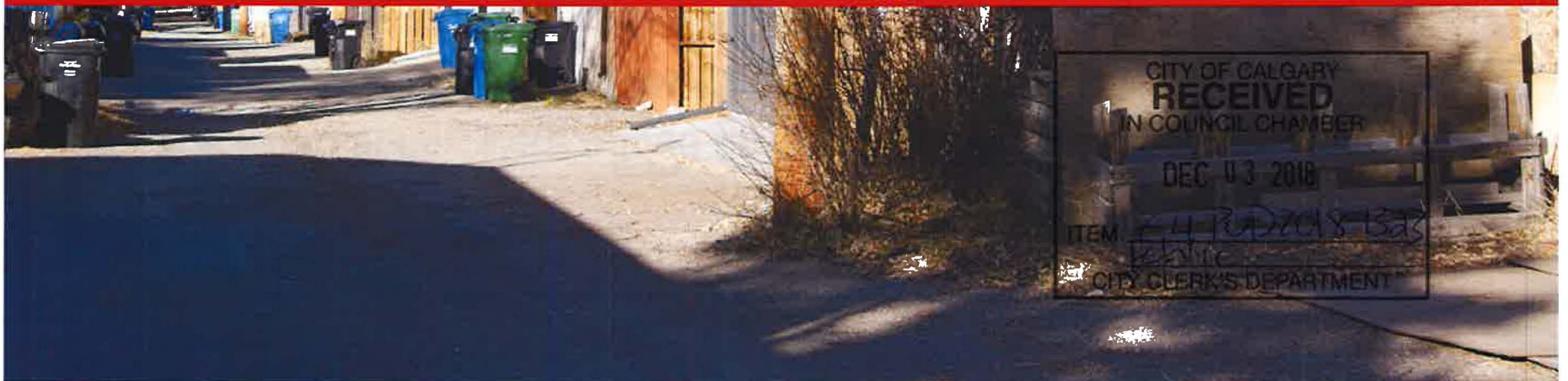


PUD2018-1323 Backyard Suite Design and Standards

SPC on Planning and Urban Development

Item 7.4

Report PUD2018-1323



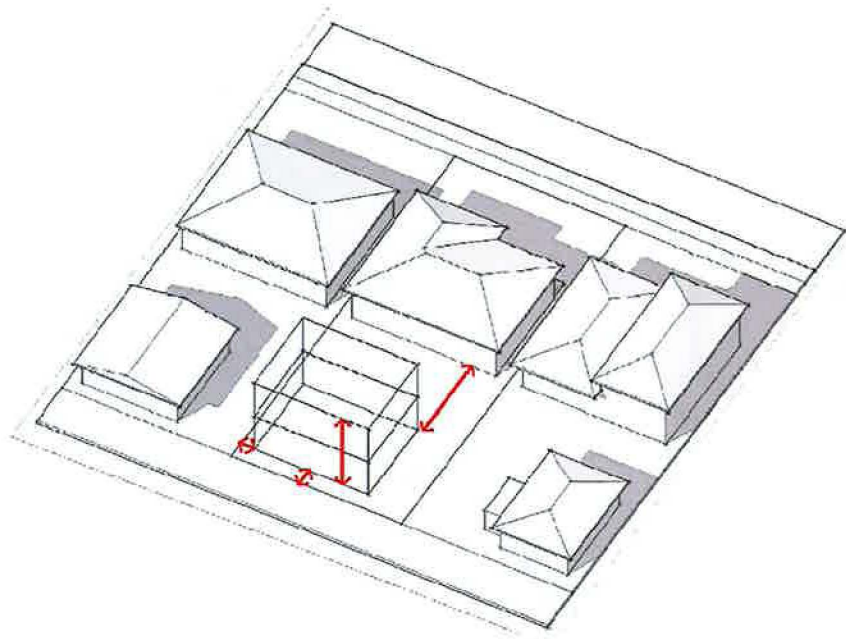
Council Direction (March 2018)

- Backyard suites were added as discretionary uses in:
 - Residential – One Dwelling (R-1) District
 - Residential – Contextual One Dwelling (R-C1) District
 - Residential – Contextual Large Parcel One Dwelling (R-C1L) District
- Effective date withheld for Administration to return with restrictive standards for the design of backyard suites across all land use districts.



Current Guidance for Backyard Suites

- 1 Land Use Bylaw
 - Building size
 - Building location



- 2 Policy to Guide Discretion for Secondary Suites and Backyard Suites
 - Windows, balconies and screening



Stakeholder Engagement



May

Workshops with community representatives

June – July

Online survey (1,000+ contributors)

October


Workshop with industry

October

Follow-up workshops with community representatives

Investigation to Outcomes

- Items to be addressed to ensure backyard suites fit better within built out neighbourhoods:

- 
- A red bracket on the left side of the list, with a curved arrow pointing from the bracket down to the "Outcomes" section below.
1. Building separation with the main residence
 2. Height transitions and façade and roof articulation
 3. Privacy and screening

- Outcomes achieved through a combination of :
 - Land Use Bylaw rules
 - Policy directions
 - Design guidelines (How-to guide)

Design Standards: How They Fit Together

Land Use Bylaw rules

- Basic site requirements
- Specific dimensions



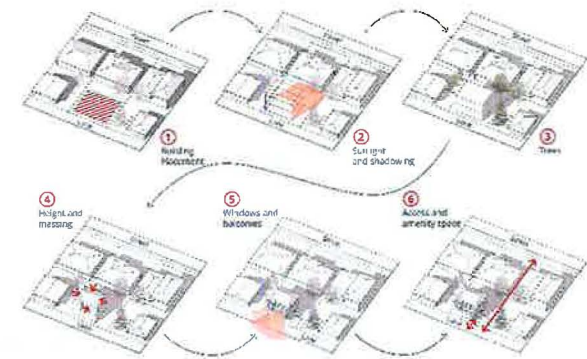
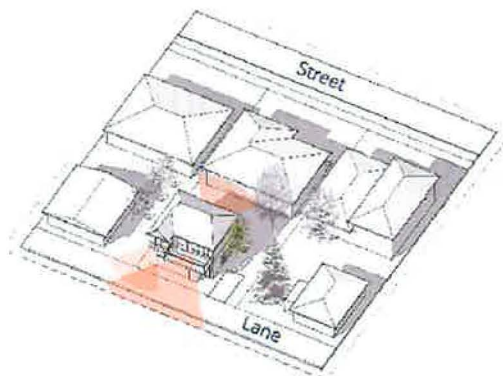
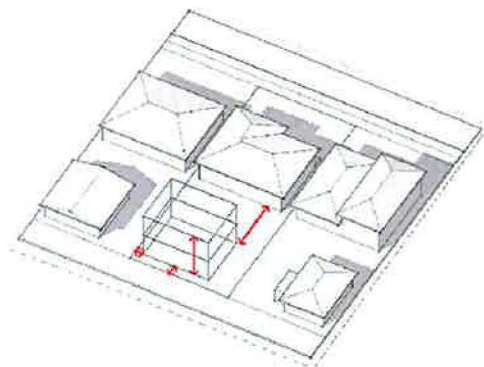
Suites Policy

- General design direction and intent

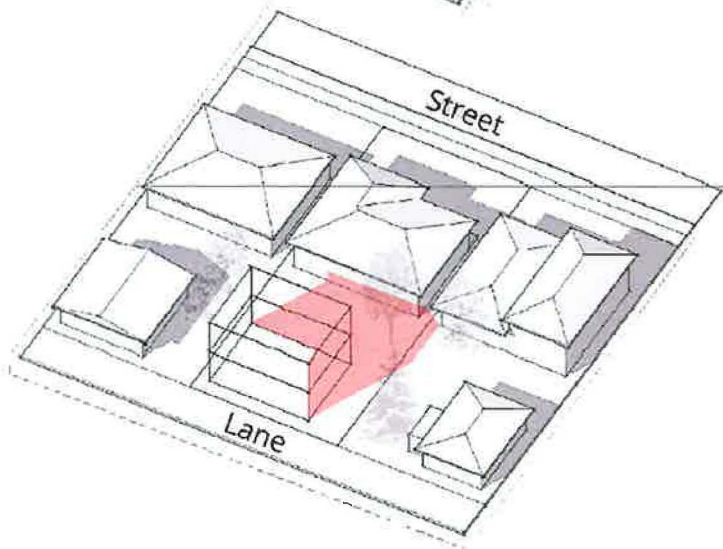
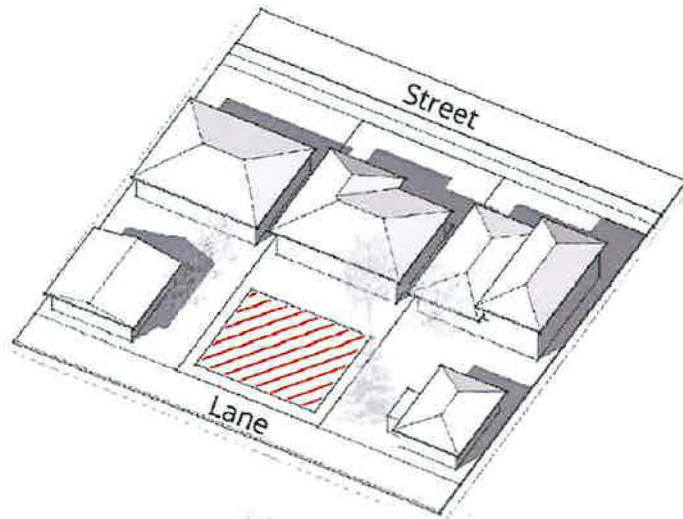


How-to guide

- Illustrated details
- Design considerations at each stage
- Implement the intent of Rules and Policy



1. Building Placement



Rules

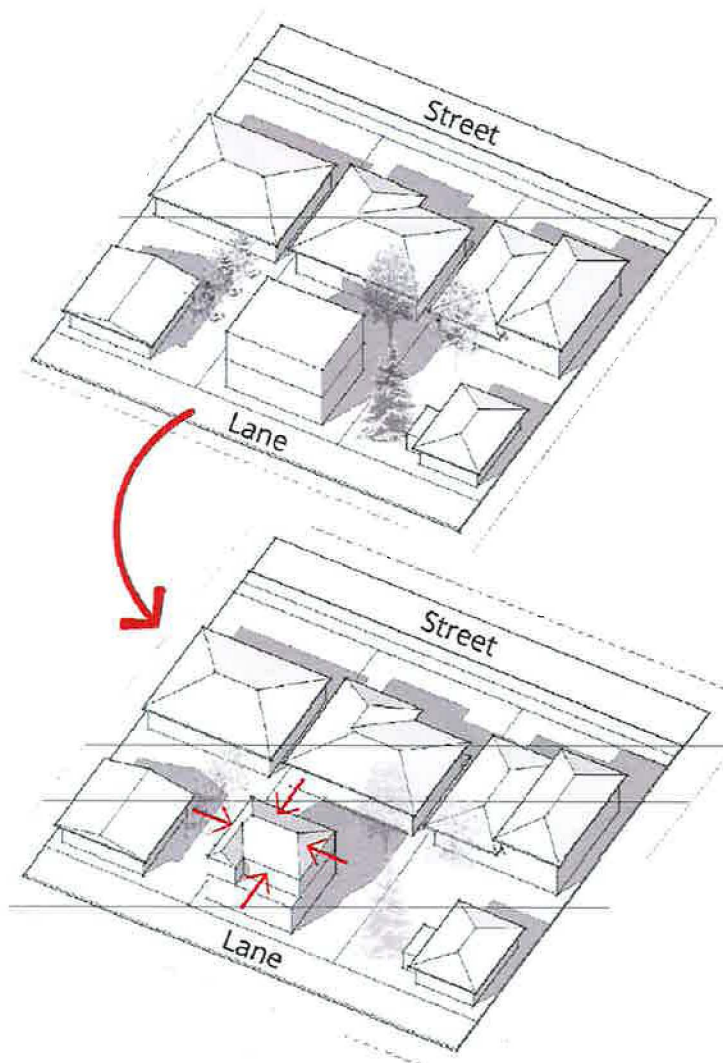
- Increase building separation distance and yard area

How-to Guide

- Align building placement with neighbouring context
- Place building to maximize sunlight access
- Retain existing, healthy trees



2. Height and Massing



Rules

- Reduce the height at property lines shared with another residential property

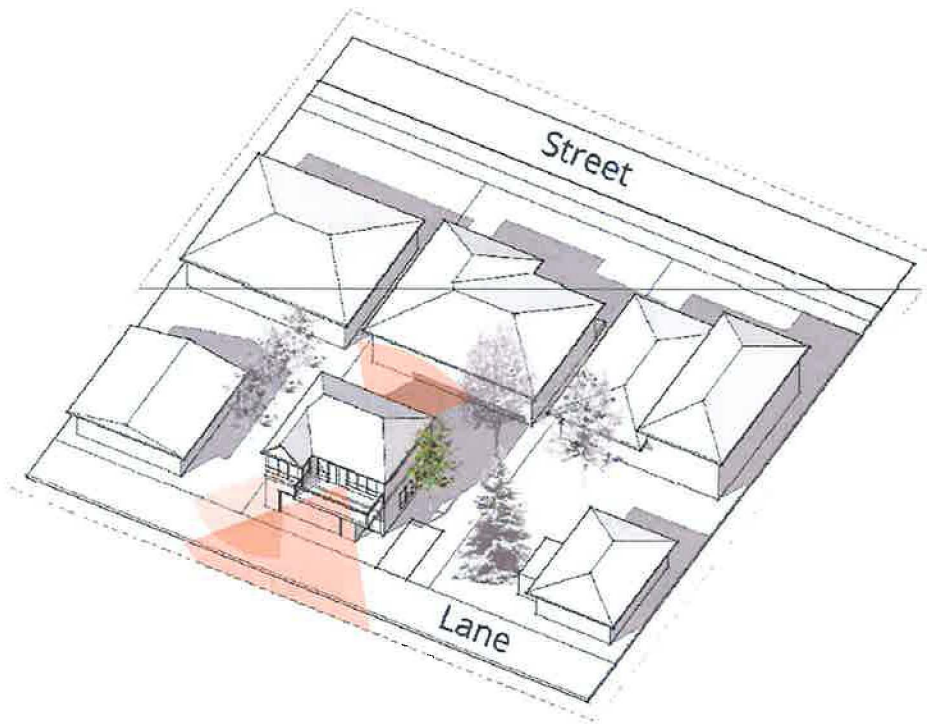
Policy

- Moderate the building mass using architectural elements
- Enable steeper sloped roofs

How-to Guide

- Transition the building height
- Articulate the façade

3. Windows and Balconies



Rules

- Specify that balconies can face the yard or the lane

Policy

- Address balcony and window placement to respect neighbour's privacy

How-to Guide

- Place windows and balconies to provide views into the lane or yard
- Use trees or privacy walls for screening

Recommendations

That the Standing Policy Committee on Planning and Urban Development recommend that Council:

1. Direct this report (PUD2018-1323) to the 2019 January 14 Combined Council Meeting to accommodate the required advertising;
2. Hold a Public Hearing and:
 - a. ADOPT, by bylaw, the proposed amendments to the Land Use Bylaw 1P2007; and
 - b. Give three readings to the proposed bylaw (Attachment 1); and
3. ADOPT, by resolution, the proposed amendments to the *Policy to Guide Discretion for Secondary Suites and Backyard Suites* (Attachment 3).