

SPC on Planning and Urban Development

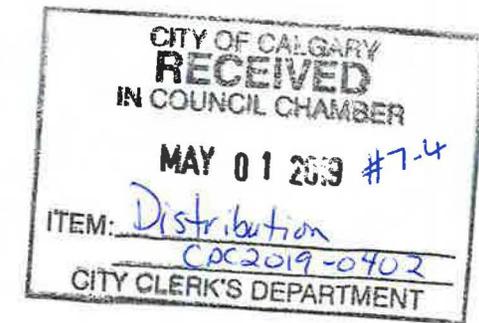
2019 May 1

Item: 7.4
Enabling Successful Infill Development
Report PUD2019-0402





Purpose of Report



- Land Use Bylaw amendments
 - Height
 - Tree Retention
 - Green Landscaping
- Additional amendments for consideration
 - Vehicle Access
 - Front Setbacks
- Options for changes to the Bylaw

Background

- 🔍 Eave and Peak Height Differentiation
- ✗ Massing
- ✓ Front porches
- ✓ Subterranean structures extending beyond above-grade footprints
- ✗ Hardscape coverage
- 🔍 Green landscaping
- 🔍 Tree retention in the Demolition Permit, Development Permit, and Building Permit stages
- ✗ Drainage
- ✗ Non-conforming/non-standard lots
- ✗ Materials
- 🔍 Vehicle loading and storage
- 🔍 Setbacks



Bylaw Amendments - Height

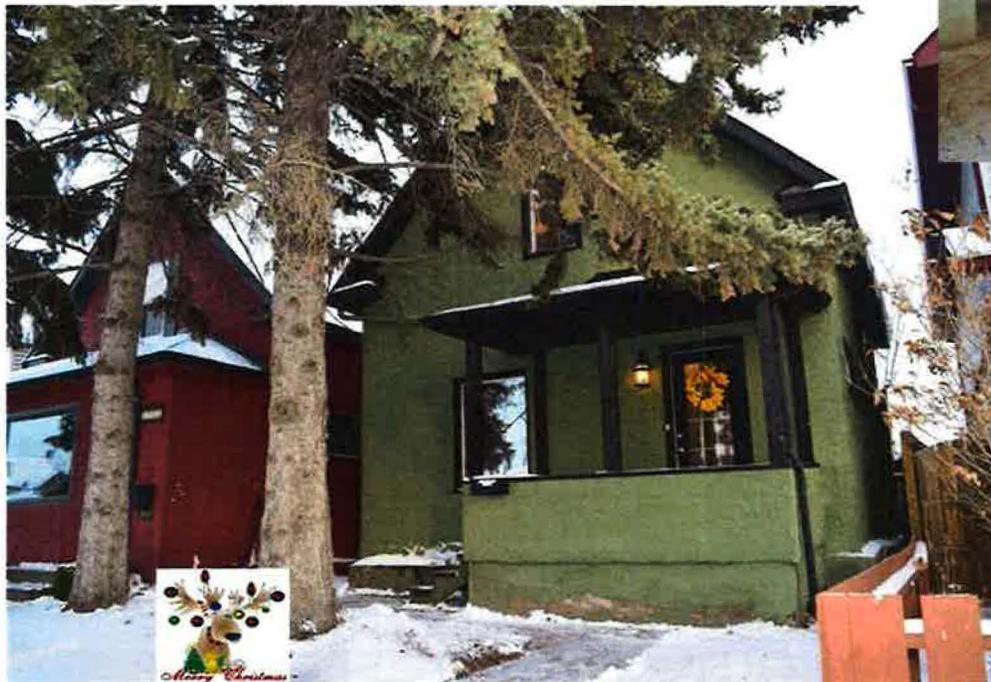
- Measure from grade
- Chamfer rule at 7.0 metres
- Max 11.0 metres

Proposed height chamfer next to a building under 7 metres



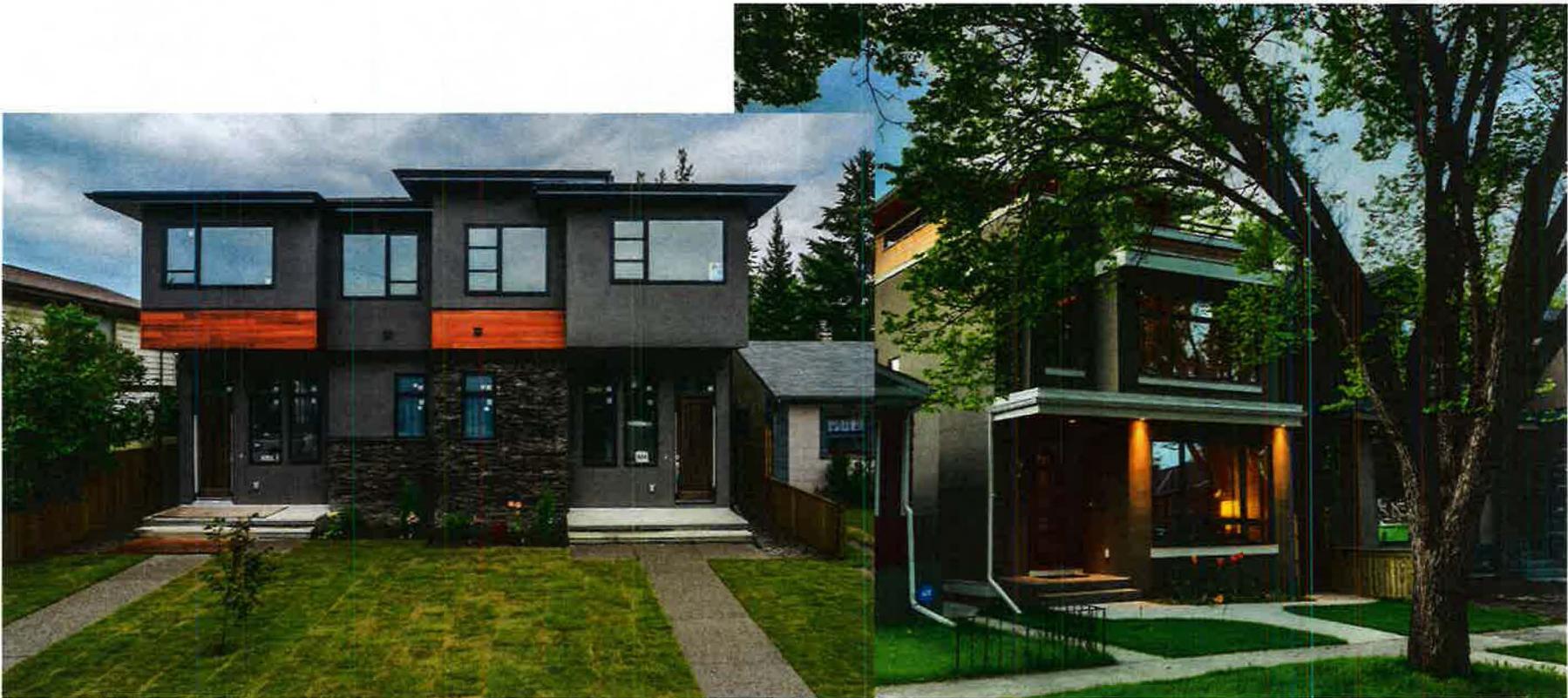
Bylaw Amendments – Tree Retention

- Tree requirement
- Tree retention incentivized



Bylaw Amendments – Green Landscaping

- Off-site tree plantings





Housekeeping Amendments

- Correction for the accidental deletion of Conference and Event Facility
- Fixing wording mistakes;
- Eliminating duplicate words;
- Introducing a more flexible exemption for solar panels;
- Including Kennels in more districts
- Updating Schedule B



Optional Amendments

- Setbacks
 - Increase projection to 2.5 metres
- Vehicle Loading & Storage
 - Delete 50/50 rule for new driveway access



Options for a Renewed Land Use Bylaw

1. Status Quo

- Piecemeal
- Process oriented



2. Clean Up

- Language
- Redundancies & simplification
- Added flexibility



3. Long Term Approach

- Districts based on Guidebook
- New conversation
- Future Planning System



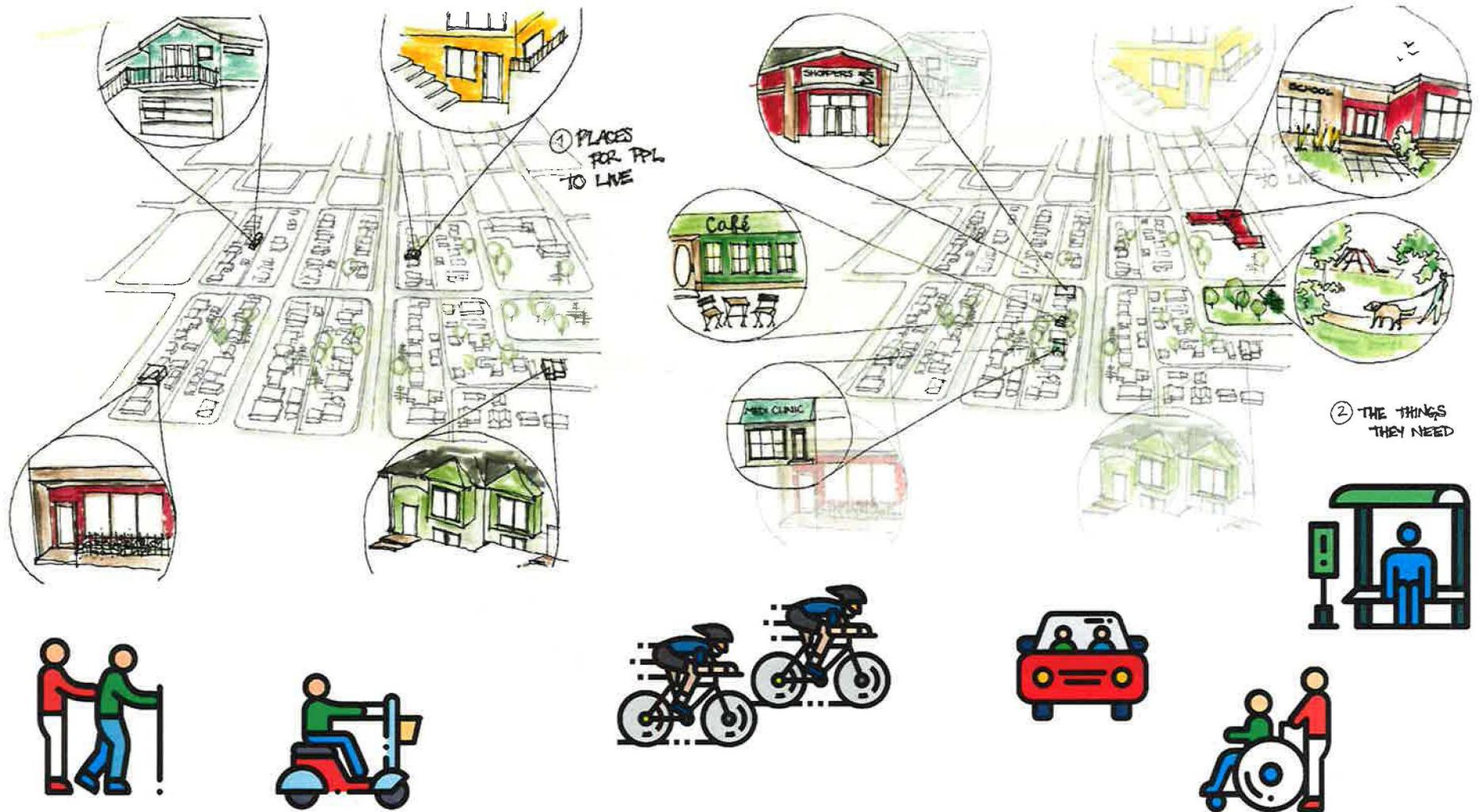


Case for Change: Long Term Approach

- Over 40 reports
- 62 individual districts
- Over 3000 direct control districts
- Implementation gaps
- Outcome driven
- Community trust
- Economic uncertainty
- Future populations



Case for Change: People Centered Design





Case for Change: Related Initiatives



Policy – Implementation Gap



“Encourages growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.”



Recommendation

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. prepare an amending bylaw to the Land Use Bylaw 1P2007 as outlined in the proposed text in Attachment 1; and
 - b. forward the proposed bylaw, to accommodate the required advertising, and this report, directly to the 2019 June 17 Combined Meeting of Council.

2. Recommend that Council hold a Public Hearing for the proposed amending bylaw at the 2019 June 17 Combined Meeting of Council; and
 - a. give three readings to the proposed Land Use Bylaw Amendment in Attachment 1; and
 - b. direct Administration to return, through the Developed Areas Guidebook report, with an outline for what new developed area districts could look like and how the 12 issues will be addressed (option 3).