



COMMITTEE OF THE WHOLE

MONDAY, JUNE 18, 2018 AT 1:00 PM
ROOM 530

AGENDA

1. **CALL TO ORDER**

2. **ADOPTION OF MINUTES**

2.1 Committee of the Whole Minutes - May 14, 2018 (0550-02) (attached) (p. 2)

3. **DELEGATIONS**

None.

4. **BUSINESS OUT OF MINUTES**

None.

5. **REPORTS**

5.1 Report No. PDS 072-2018, dated June 14, 2018, from the Planner - Urban Infill Study:
Summary of Community Input (6430-20) (attached) (p. 5)

- *PowerPoint presentation*

6. **NEW BUSINESS**

7. **ADJOURNMENT**

Minutes of the Committee of the Whole meeting of the Council of the City of Abbotsford held May 14, 2018, at 1:03 p.m. in the Room 530

Council Present: Mayor H. Braun; Councillors L. Barkman; S. Blue; K. Chahal; B Falk; M Gill; D. Loewen; P. Ross; and R. Siemens

Staff Present: City Manager - P. Sparanese; Acting General Manager, Engineering and Regional Utilities - R. Isaac; Acting General Manager, Finance and Corporate Services - K. Basatia; General Manager, Innovation, Strategy and Intergovernmental Relations - K. Treloar; Interim General Manager, Parks, Recreation and Culture - K. Houlden; Acting General Manager, Planning and Development Services - M. Neill; Fire Chief - D. Beer (part); Deputy City Clerk - K. Karn; Senior Planner - R. Koole; and Planner - P. Oystryk

Media Present: None.

Public Present: ± 0

1. CALL TO ORDER

Mayor Braun called the meeting to order at 1:03 p.m.

2. ADOPTION OF MINUTES

2.1 Committee of the Whole Minutes - April 30, 2018 (0550-02)

Moved by Councillor Gill, seconded by Councillor Falk,

THAT the minutes of the Committee of the Whole meeting held April 30, 2018, be adopted.

CARRIED.

3. DELEGATIONS

None.

4. BUSINESS OUT OF MINUTES

None.

5. REPORTS

5.1 Verbal report by the Planner, regarding the City Centre Neighbourhood Plan draft outline and policy directions (6520-20)

The Planner reviewed the four stage process being undertaken for the City Centre Neighbourhood Plan, followed by highlighting three parts in the Neighbourhood Plan for discussion, including the Vision, Land Use, and Development Permit Guidelines. It was noted that reference to affordable housing has been added within the Vision. For the City Centre, it is proposed to designate land use into two areas: City Centre Core, and City Centre Residential designations. Discussion also included a review of the Density Bonus Study early findings and options; retail and retail streets; tall buildings; scale transitions; entrances on retail streets; overlook, and transparency.

Next steps include completing one on one meetings with property owners and developers in the area, finalizing the draft plan, and presenting the draft plan to Council in July.

Moved by Councillor Loewen, seconded by Councillor Siemens,

THAT the verbal report by the Planner, regarding the City Centre Neighbourhood Plan preliminary draft direction, and PowerPoint presentation, be received for information.

CARRIED.

5.2 Verbal report by the Senior Planner, regarding the draft Historic Downtown Neighbourhood Plan (6520-20)

The Senior Planner provided a PowerPoint presentation discussing a review of the concept survey results, preliminary draft direction, and next steps. It was noted that an online survey took place over five weeks, with 6,271 respondents. Survey results were summarized, including a discussion of priority areas and project ideas. Items learned included that people care about the overall experience and appearance of the historic downtown, and particular elements should be weighed against overall sentiment.

A review of the preliminary direction was provided, with discussion regarding land use (Historic Centre, Urban Centre Mixed, and Urban Centre Residential); and development permits (considering two layers – historic influence and historic core). Discussion included historic buildings and how they are identified, and a review of potential approaches to development permits.

Next steps include servicing analysis, one on one meetings, finalizing the draft plan, and presenting the draft plan to Council in July.

Moved by Councillor Siemens, seconded by Councillor Blue,

THAT the verbal report by the Senior Planner, regarding the Historic Downtown Neighbourhood Plan preliminary draft plan direction, and PowerPoint presentation, be received for information.

CARRIED.

6. NEW BUSINESS

None.

7. ADJOURNMENT

Moved by Councillor Loewen, seconded by Councillor Ross,

THAT the May 14, 2018, Committee of the Whole meeting, be adjourned. (2:32 p.m.)

CARRIED.

Certified Correct:

Henry Braun
Mayor

Bill Flitton
Director, Legislative Services/City Clerk



COUNCIL REPORT

Committee of the Whole

Report No. PDS 072-2018

Date: June 14, 2018
File No: 6430-20

To: Mayor and Council
From: Ryan Beaudry, Planner
Subject: Urban Infill Study: Summary of Community Input

RECOMMENDATION

THAT Council receive the report regarding the Urban Infill Study: Summary of Community Input, for information.

REPORT CONCURRENCE	
General Manager The General Manager concurs with the recommendation of this report.	City Manager The City Manager concurs with the recommendation of this report.

PURPOSE

This report provides a summary of Stage 2 community input and next steps, including tasks to be completed in Stage 3.

SUMMARY OF THE ISSUE

Staff recently completed Stage 2 of the Urban Infill Study, which included research, preparation of infill housing options and community engagement. This report – and accompanying verbal presentation on June 18, 2018 – provides a summary of community input and outlines next steps.

BACKGROUND



The Urban Infill Study started in November 2017 and is scheduled for completion by July 2018. The planning process consists of three stages of work. Stage 1 concluded in February 2018 and staff have since been working on Stage 2. Details about Stages 2 and 3 are provided as follows.

Stage 2 (Options): February to June 2018

Stage 2 consisted of research, preparation of infill housing options, and community engagement. Public feedback on the options was collected during three open houses in mid-May. A summary of the options and feedback is provided in the Discussion section of this report and details are included in Attachments A and B.

Stage 3 (Regulations): June and July 2018

Stage 3 will include preparing and testing draft infill zoning regulations and guidelines, based on the Stage 2 findings. Stage 3 deliverables are scheduled to be complete and presented to Council by the end of July 2018, resulting in draft infill zoning regulations ready for bylaw readings following Stage 3.

DISCUSSION

Open Houses - Overview

Staff held open houses for the Urban Infill Study on May 15, 16 and 17, at Ten-Broeck Elementary, Dormick Park Elementary and Alexander Elementary, respectively. The same information and opportunities for input were provided each evening. The events were organized in a casual drop-in format, with interactive presentation boards on display and City staff available to provide information and answer questions.

Advertising for the open houses included a combination of print and digital communications. Postcards with information about the open houses were mailed to all property owners and tenants within the study area. Advertisements were posted to social media, on the project web page, in local newspapers, and on message boards in City Hall.

A total of 468 people attended the open houses, including households from all of the neighbourhoods within the study area. The number of attendees on the first and second evenings was similar (136 and 130 respectively), while the third evening had significantly more attendees (202).

Of the 468 total attendees, 82% (383) indicated that they live or own property within the study area and 13% of attendees (63) indicated they are from outside the study area but live or own property within the City of Abbotsford. The remaining 5% of attendees (22) did not sign in or indicated they are from outside the City.

Open Houses – Infill Housing Options

The purpose of the open houses was to collect public input on existing zoning regulations within the study area, and to explore infill housing options that are possible in the study area. A brief description of each option is provided below and a list of the options with supporting visuals is included in Attachment A.

Existing Zoning: Large house

This option explored the community's thoughts on the existing RS3 zone, which applies to most lots in the study area. The RS3 zone allows one detached house with one attached secondary suite per lot, subject to regulations on building size, height, setbacks, parking and others. With this zoning, property owners can apply to remove an existing house and build a new large house, without needing Council permission (rezoning).

Option 1: Large house with reductions in size and height

Option 1 explored the idea of reducing the size and height of new large houses. A modest height reduction of 1 m (3.3 ft) and a floor area reduction of 0.05 floor space ratio (FSR) were suggested, while existing RS3 setbacks and parking regulations were held constant. This option also explored the idea of allowing up to two secondary suites per house on large lots 600 m² (6,500 ft²) or greater, as per the OCP.

Option 2: Duplex

Option 2 explored the idea of allowing new duplexes in the study area. The FSR, height and setback regulations explored in this option were the same as the regulations explored for large houses in Option 1. A minimum lot width of 18 m (59 ft), the same as the City's existing RS4 Duplex Residential Zone, was suggested, along with new restrictions on garage and driveway width (single wide only, per side of duplex). The idea of allowing secondary suites in duplexes on large lots 800 m² (8,600 ft²) or greater, as per the OCP, was also explored.

Option 3: Subdivision with conventional houses

Option 3 explored the idea of subdividing an existing large lot into multiple smaller lots with conventional houses. In this option, minimum lot width was 12 m (39.4 ft). Conventional houses were considered to be two storeys in height plus a basement and secondary suite, with a double wide driveway and garage. The suggested FSR, height and setback regulations for conventional houses were the same as those explored in Options 1 and 2.

Option 4: Subdivision with narrow houses

Option 4 explored the idea of subdividing an existing large lot into multiple smaller lots with narrow houses. In this option, minimum lot width was 10 m (32.8 ft). Narrow houses were considered to be two storeys in height (no basement or secondary suite), with a single wide driveway and garage. The suggested FSR was the same as in Options 1-3, however the maximum height and minimum setbacks suggested for narrow houses were reduced.

Option 5: Panhandle

Option 5 explored the idea of subdividing an existing large lot into a configuration consisting of a conventional street facing lot with panhandle lot in behind. It was suggested that the panhandle house have the same limitations as houses in Option 4, with the exception of increased setbacks. Access to the panhandle house would be via a driveway at least 6 m (19.7 ft) wide.

Option 6: Strata

Option 6 explored the idea of subdividing an existing large lot into multiple strata lots with houses oriented away from the street. It was suggested that the strata houses have the same limitations as houses in Options 4 and 5, with the exception of increased setbacks. Access to the houses would be via a private (strata) road at least 6 m (19.7 ft) wide.

Option 7: Add a garden suite (to existing or new house)

Option 7 explored the idea of allowing detached secondary suites (“garden suites”) on existing and new lots. Suggested maximum garden suite height was 4.5 m (14.8 ft), which is the same regulation that exists today for detached accessory buildings. Other suggested regulations included: maximum garden suite size of 55 m² (600 ft²), separation of 6 m (19.7 ft) between the house and garden suite, and a rear yard setback of 2 m (6.6 ft). The existing parking regulations for secondary suites were held constant for garden suites.

Open Houses – Summary of Community Input

Attendees were invited to provide input on the housing options using a combination of dots and Post-It Notes. For each option, attendees were asked to indicate their general thoughts on the housing type and then respond to detailed questions about suggested zoning regulations for the infill housing options, providing written comments as needed.

A wrap-up exercise was provided, where attendees were asked to think about the broader context and indicate which housing options may be appropriate as neighbourhoods transition over time. A board for open-ended feedback on any other ideas, thoughts and concerns regarding infill was also provided.

A summary of the input received at the open houses is provided in this section and a complete account of open house feedback is included in Attachment B. The housing options below have been organized into two categories based on the level of support expressed by participants.

*Housing Options with Community Support*Option 7 - Garden suite

The housing option that had the highest level of support from open house attendees was garden suites. 86% of participants indicated that they like or strongly like this option. There was also support for the regulations suggested for garden suites, including minimum lot size, maximum suite size, maximum height, parking requirements, building separation and setbacks.

Options 3 and 4 – Subdivisions with conventional and narrow houses

There was support at the open houses for subdivisions with conventional and narrow street facing houses. Approximately two thirds of participants expressed that they like or strongly like these options (64% and 65% respectively). Responses to the detailed questions indicated that participants also support the idea of allowing conventional houses to have more zoning permissions than narrow houses (i.e., greater height, a basement, secondary suite, and double wide driveway/garage).

Option 2 - Duplex

Open house participants had mixed opinions on duplexes, with more participants expressing support than concern. 58% of participants indicated that they like or strongly like this housing option. In the detailed questions, participants expressed overwhelmingly that duplexes should be permitted only on lots 18 m (59 ft) wide or wider, and that allowable floor area and height should be the same as single detached houses or smaller. Almost two thirds (64%) of participants indicated that large duplex lots should not be able to have secondary suites.

Housing Options with Community Concerns

Option 6 - Strata

Mixed opinions were expressed on strata lots and houses, with more participants indicating concern than support. Over half of participants (54%) indicated that they dislike or strongly dislike this housing option. Some concerns about stratas included: incompatibility with existing neighbourhoods, visitor parking issues, and desire for strata lots and houses to be street facing rather than oriented away from the street. Staff share the same concerns and suggest not pursuing strata developments in the infill area at this time. This housing type could be revisited in the future as these neighbourhoods change.

Option 5 - Panhandle

Option 5 had relatively low support among open house attendees. Almost two thirds of participants (63%) indicated they dislike or strongly dislike panhandle lots/houses. Some concerns included: the length of driveway and amount of hard surface required to access the rear house, challenges regarding access to the rear house for emergency services, potential lack of green space, and impacts on privacy for adjacent properties. Staff share the same concerns and suggest not pursuing panhandle developments in the infill area at this time. This housing type could be revisited in the future as these neighbourhoods change.

Existing Zoning and Option 1 – Large house with reductions

The housing option that had the least support and was of most concern to open house attendees was new large houses built with existing RS3 zoning. Over three quarters (77%) of participants indicated they dislike or strongly dislike this option. Some of the concerns about large houses included: incompatibility with the height and/or character of older houses in existing neighbourhoods; loss of privacy, sunlight, trees and/or views; issues regarding on and off-street parking; and concerns about the capacity of drainage, roads and other infrastructure.

There was notable support for the idea of reducing the size and height of large houses. 75% of participants expressed that large houses should be reduced in height and close to 60% of participants expressed that the allowable floor area for large houses should be reduced. Over two thirds (70%) of participants expressed that houses on large lots should not be able to have two secondary suites.

As indicated in these results, the Existing Zoning option was not supported. Therefore, staff are of the opinion that modest reductions in size and height should be pursued.

Other Community Input

Since early May, staff have received a number of e-mails with comments related to the Urban Infill Study and the housing options explored at the open houses. E-mails were received from households who were unable to attend an open house but wished to participate in the planning process, as well as those who attended an open house and followed up with a more detailed response. 16 e-mail responses are included in Attachment B.

Next Steps

Staff are preparing to commence Stage 3, following Council's receipt of this report. The next step is to draft infill zoning regulations to reflect the community input contained in this report, including: advancing housing options with public support, pursuing modest reductions in the size and height of large houses, and not pursuing panhandle and strata subdivisions.

Following the drafting of infill zoning regulations, architectural testing will be conducted by the project consultants and revisions will be made as needed. Deliverables are scheduled to be complete and presented to Council by the end of July 2018, resulting in draft infill zoning regulations ready for bylaw readings following Stage 3.

FINANCIAL PLAN IMPLICATION

Staff do not anticipate financial plan implications, as work is being undertaken with a combination of existing staff resources and existing budget for consulting services related to the broader Zoning Bylaw Update.

Rajat Sharma

Rajat Sharma
General Manager, Finance and Corporate Services
Signed 6/12/2018 1:22 PM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The Urban Infill Study is based on earlier work completed as part of the 2016 Official Community Plan. It stems from the OCP urban structure map, Urban 3–Infill land use designation and associated policies.

Council's 2015-2018 Strategic Plan identifies four cornerstones: vibrant economy, complete community, fiscal discipline and organizational alignment. The Urban Infill Study is consistent with the complete community cornerstone, as it supports housing diversity, choice and affordability within the Urban 3-Infill land use designation.

SUBSTANTIATION OF RECOMMENDATION

The Urban Infill Study is intended to clarify the City's objectives and intent for the Urban 3-Infill land use designation in the 2016 Official Community Plan. This work will advance and implement the current OCP direction and guidelines for infill development.

Ryan Beaudry

Ryan Beaudry
Planner
Signed 6/8/2018 10:29 AM

Mark Neill

Mark Neill
Director, Community Planning
Signed 6/8/2018 11:06 AM

Siri Bertelsen

Siri Bertelsen
General Manager, Planning and Development Services
Signed 6/12/2018 4:59 PM

ATTACHMENTS:

Attachment A
Attachment B

Attachment A: Menu of Housing Options



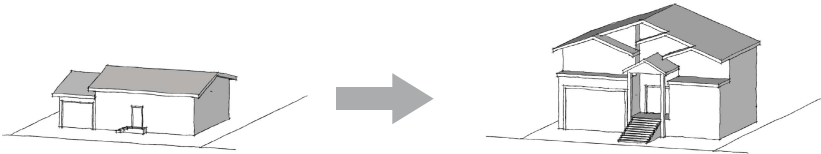
Menu of Housing Options

from this

to this

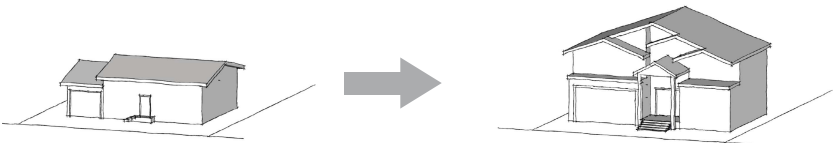
Existing zoning: Large house

Most lots in the infill area are zoned RS3, which allows one detached house. Property owners can remove an existing older house and rebuild a new house, subject to regulations on building size, height, setbacks, etc. Rezoning is not needed for this option.

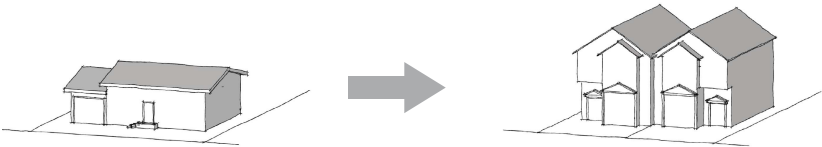


Options below are being explored and may require a change in zoning:

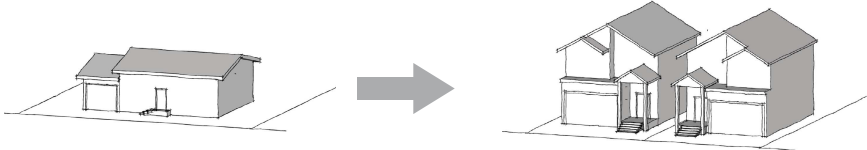
Option 1: Large house (with reductions in size and height)



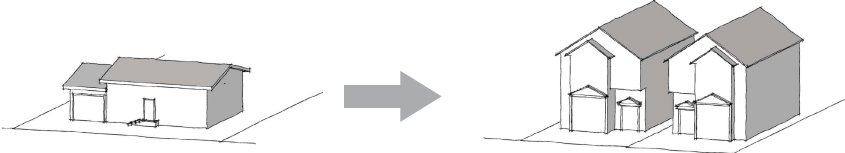
Option 2: Duplex



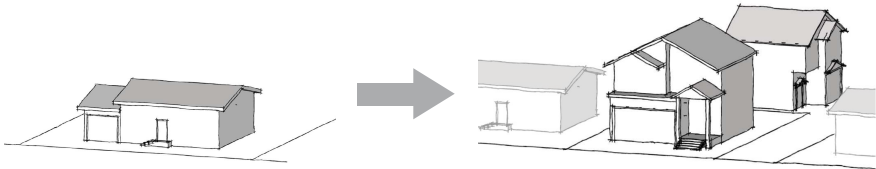
Option 3: Subdivision with Conventional Houses



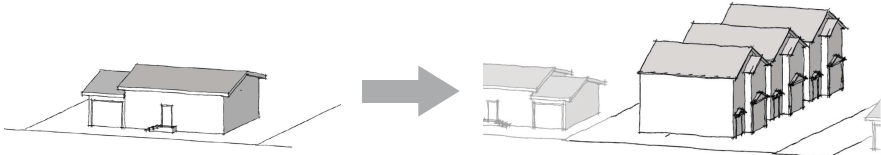
Option 4: Subdivision with Narrow Houses



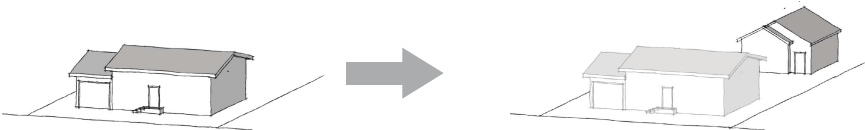
Option 5: Panhandle



Option 6: Strata



Option 7: Add a Garden Suite (to existing or new house)



Attachment: Attachment A (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Attachment B: Community Input

- B1: Open House Feedback
 - *May 15: Ten-Broeck Elementary*
 - *May 16: Dormick Park Elementary*
 - *May 17: Alexander Elementary*
 - *Three open houses combined*
- B2: E-mail Submissions (16)

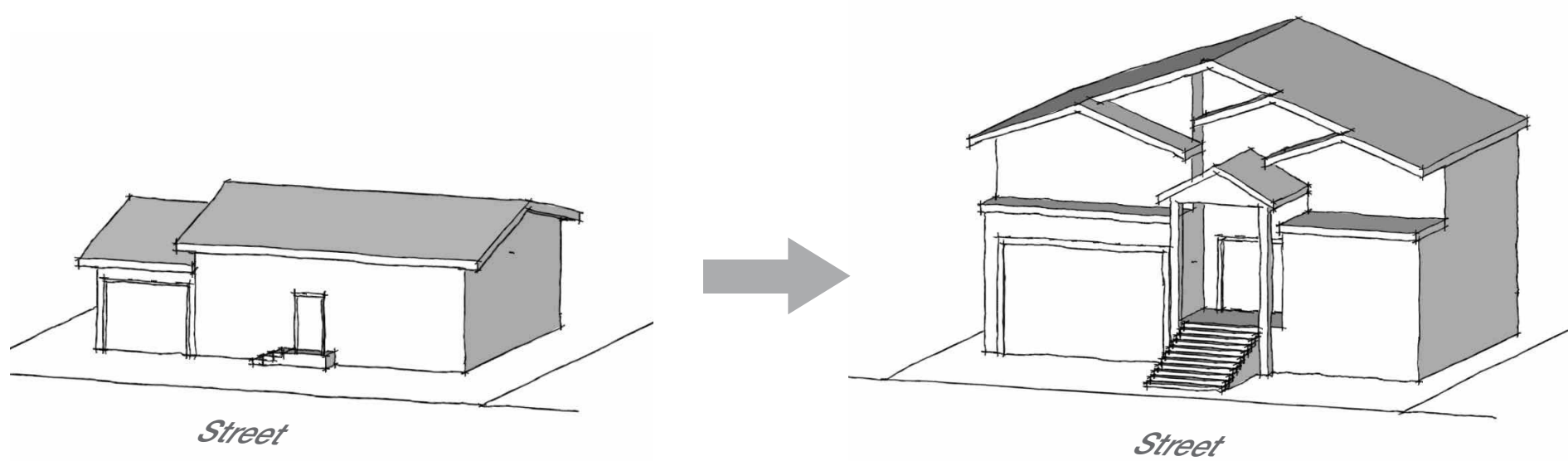


Attachment B1: Open House Feedback

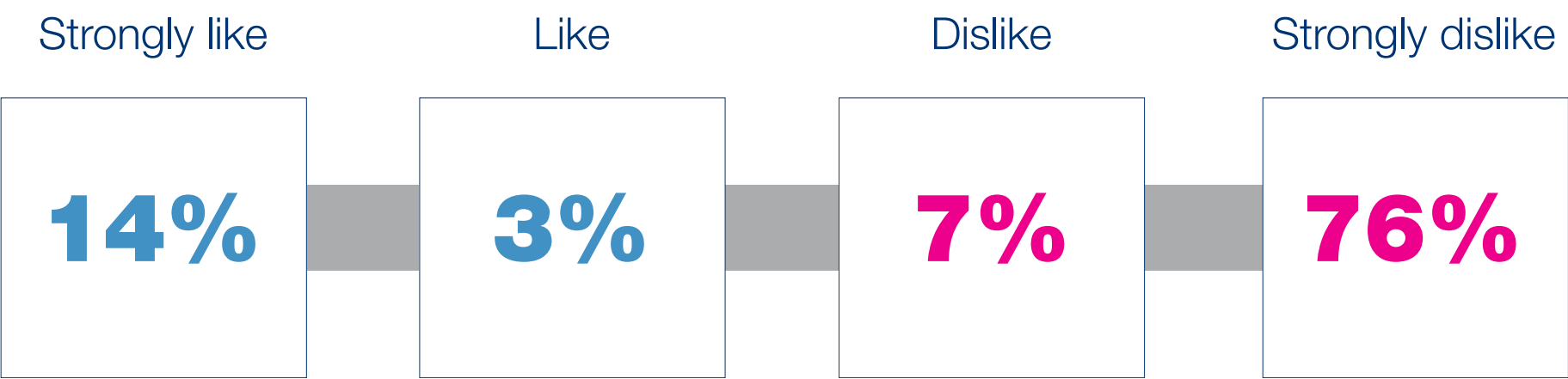
May 15: Ten-Broeck Elementary

EXISTING ZONING: LARGE HOUSE

Scenario: Property owner removes the existing house and rebuilds to the maximum size and height allowed with existing zoning. Council permission (rezoning) is not required in this scenario.



What are your thoughts on this housing option?

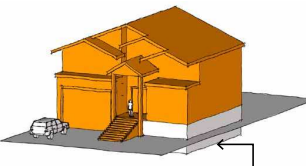


Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Details

EXISTING ZONING: LARGE HOUSE

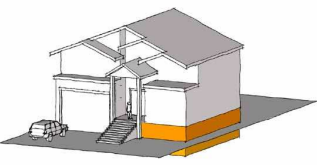
HOUSE SIZE



A basement doesn't count towards the size limit if 50% or more underground

Example: 600m² lot x 0.5 Floor Space Ratio (FSR)
= 300 m² (3,200 ft²) house without basement; **OR**
= approx. 450 m² (~4,800 ft²) with a basement

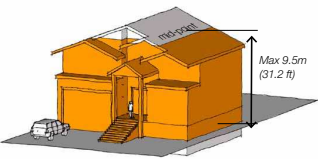
SUITES



One (1) secondary suite allowed per house, if it is:

- within the house
- 90 m² (970 ft²), or less
- provided one (1) additional parking space

HEIGHT

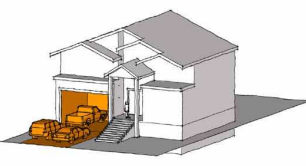


Maximum height of 9.5 m (31.2 ft), measured from grade to the mid-point of a sloped roof

Comparison to other cities that measure to mid-point

Saanich	Delta/Kelowna	Langley/Surrey	Abbotsford	Chilliwack
7.5 m (24.6 ft)	8.0 m (26.2 ft)	9.0 m (29.5 ft)	9.5 m (31.2 ft)	10 m (32.8 ft)

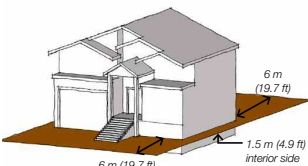
PARKING



Minimum two (2) parking spaces for the house **plus one (1)** for the secondary suite, subject to:

- minimum 2.7 m (8.9 ft) x 5.5 m (18 ft) per space
- located in garage or the driveway
- tandem (one in front of the other) is allowed if spaces are at least 6 m (19.7 ft) in length

SETBACKS



Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

RS3 minimum house setbacks:

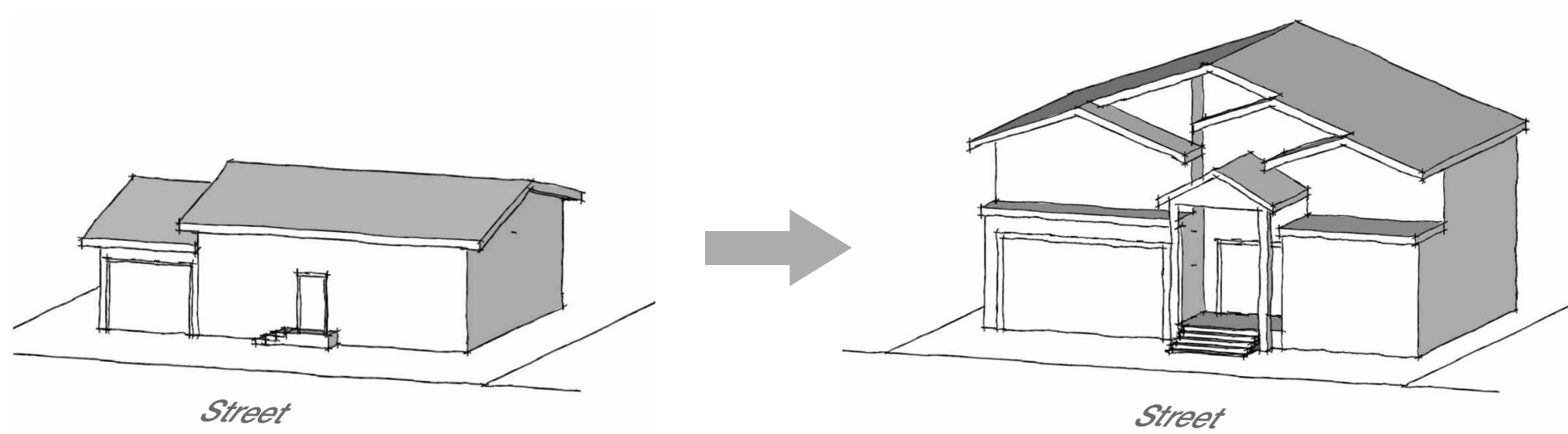
Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

Do you think the existing floor space regulations are appropriate?	Are the existing secondary suite regulations appropriate?	Are the existing height regulations appropriate?	Are the existing parking regulations appropriate?	Are the existing setbacks appropriate?
Yes	Yes	Yes	Yes	Yes
45%	75%	45%	50%	42%
No	No	No	No	No
50%	22%	55%	50%	54%
Not sure	Not sure	Not sure	Not sure	Not sure
5%	3%	0%	0%	4%

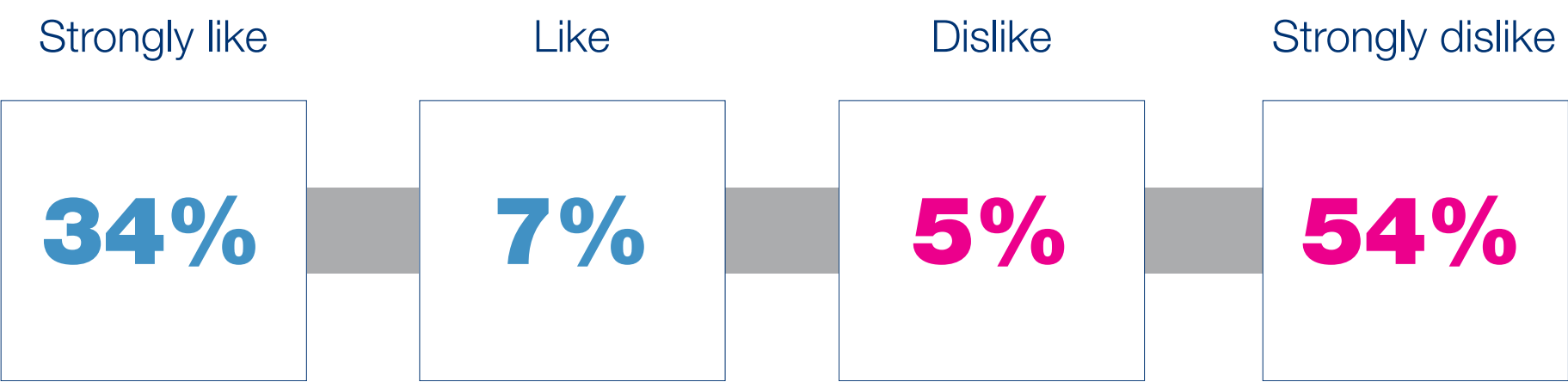
OPTION 1: LARGE HOUSE

(with reductions in size and height)

Scenario: Property owner removes the existing house and builds a large house, subject to new infill zoning regulations. These regulations would include limits on house size and height which would help minimize impacts on the neighbourhood.



What are your thoughts on this housing option?



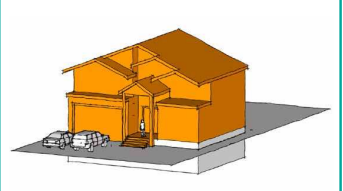
Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Details

LARGE HOUSE

(with reductions in size and height)

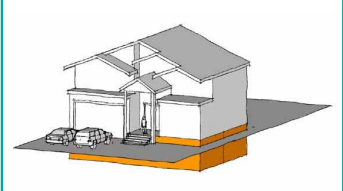
HOUSE SIZE



The City is exploring a reduction in Floor Space Ratio from 0.5 to 0.45 FSR

Example: 600m² lot x 0.45 Floor Space Ratio (FSR) = 270 m² (2,900 ft²) house without basement; **OR** = approx. 400 m² (~4,300 ft²) with a basement

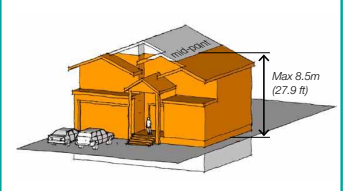
SUITES



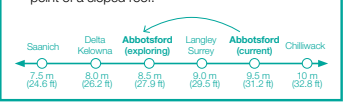
The City is exploring allowing up to two (2) secondary suites per house, subject to:

- Lot must be ≥ 600 m² (6,500 ft²) and have minimum frontage of 12 m (39.4 ft)
- Not located on a cul-de-sac or an arterial road
- Maximum size per suite: 90 m² (970 ft²)

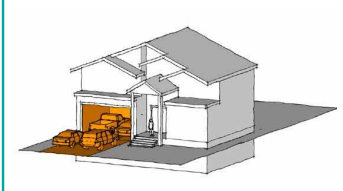
HEIGHT



The City is exploring a reduction in maximum height, from 9.5 m (31.2 ft) to 8.5 m (27.9 ft). Height would continue to be measured to mid point of a sloped roof.

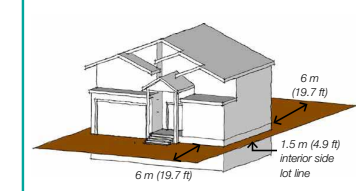


PARKING



Two (2) parking spaces would be required for the house and one (1) parking space would be required for each secondary suite, for a total of four (4) spaces.

SETBACKS



Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

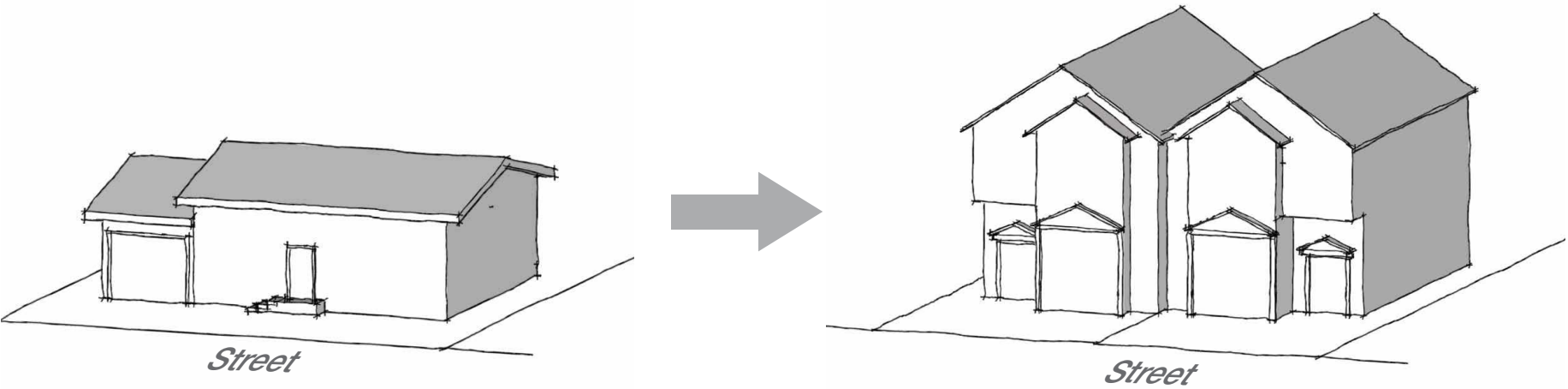
The following setbacks would apply:

Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

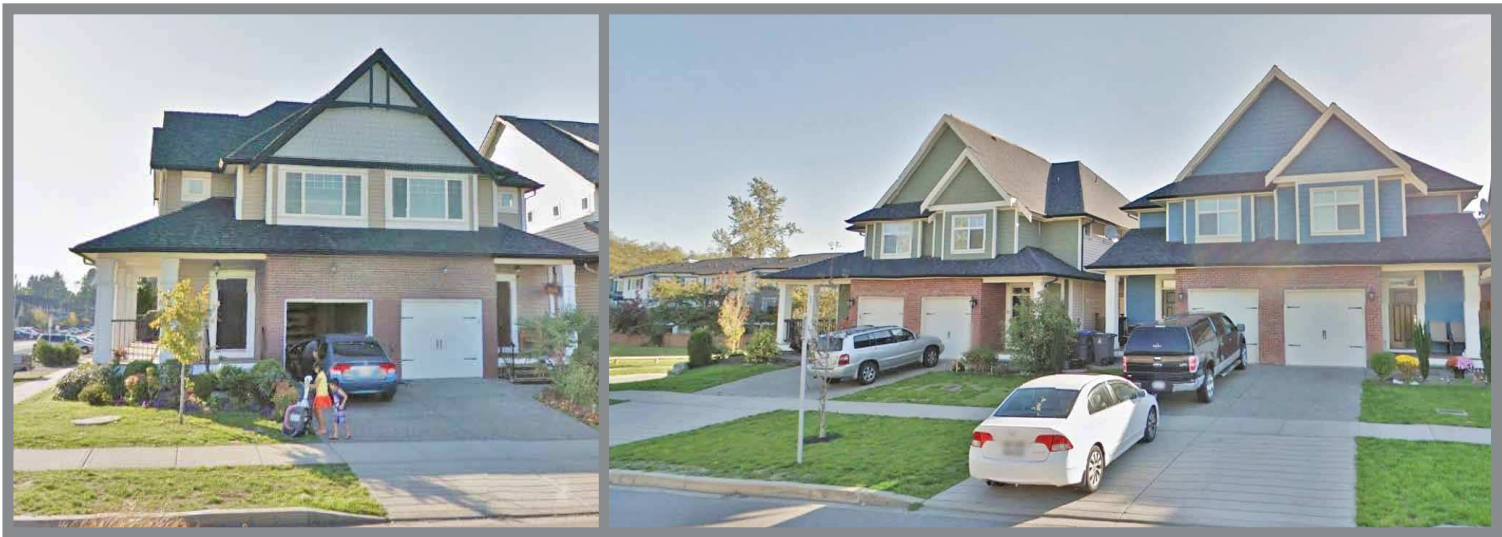
Should the maximum floor space be reduced from 0.5 to 0.45 FSR?	Should large lots be able to have two secondary suites?	Should the max height be reduced from 9.5 m to 8.5 m?	Do you think that each secondary suite should require a parking space?	Do you think the setbacks shown above are appropriate?
Yes	Yes	Yes	Yes	Yes
38%	36%	56%	71%	16%
No. Don't reduce FSR	No	No. Don't reduce height	No. Should be less	No. Should be decreased
49%	64%	27%	9%	28%
No. Reduce it further	Not sure	No. Reduce it further	No. Should be more	No. Should be increased
13%	0%	17%	19%	53%
Not sure		Not sure	Not sure	Not sure
0%		0%	1%	2%

OPTION 2: DUPLEX

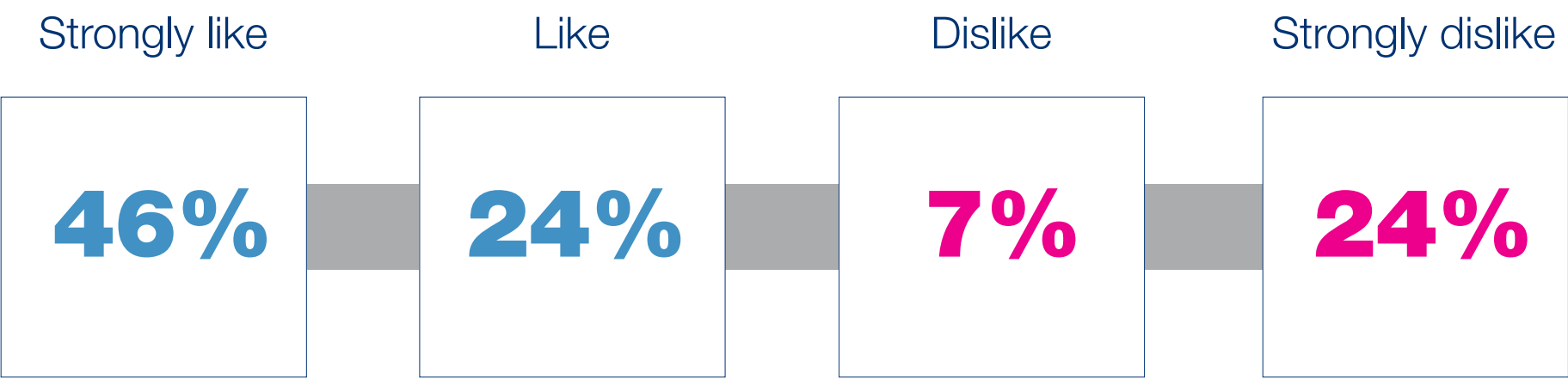
Scenario: Property owner rezones the lot, removes the existing house and builds a duplex. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Duplex Examples



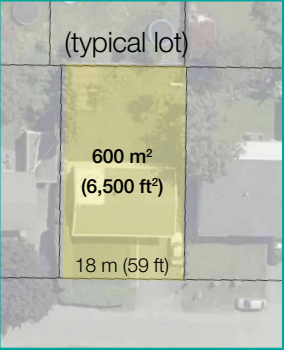
What are your thoughts on this housing option?



Details |

DUPLEX

LOT

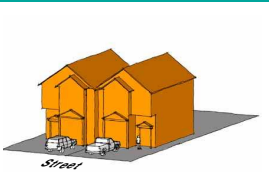


(typical lot)

600 m²
(6,500 ft²)

18 m (59 ft)

SIZE



The City is exploring a Floor Space Ratio (FSR) of 0.45 for duplexes (the same being explored for single detached houses).

Example: 600m² lot x 0.45 FSR
= 270 m² (2,900 ft²) total building size
= 135m² (1,450 ft²) per side

Duplexes would be limited to two storeys and basements would not be permitted

SUITES

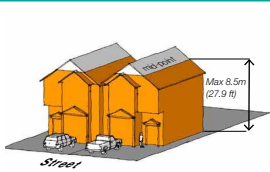


The OCP supports **secondary suites in duplexes**, subject to:

- lot size of 800 m² (8,600 ft²) or larger
- lot frontage of 24 m (78.7 ft) or wider

*Sample lot is too small to allow suites. Must be 800m² or larger.

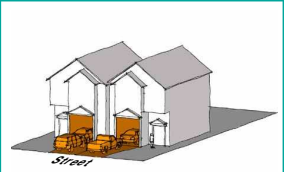
HEIGHT



The City is exploring a **max height for duplexes of 8.5 m (27.9 ft)**, measured to mid point of sloped roofs.

This is the same height being explored for large and conventional single detached houses.

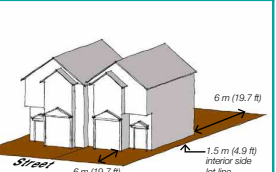
PARKING



The City is exploring a limit on garage and driveway widths for duplexes on lots narrower than 24 m (78.7 ft).

Two (2) parking spaces would be required per side (tandem), and each side would be limited to a single wide driveway and garage.

SETBACKS



Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

The following setbacks would apply:

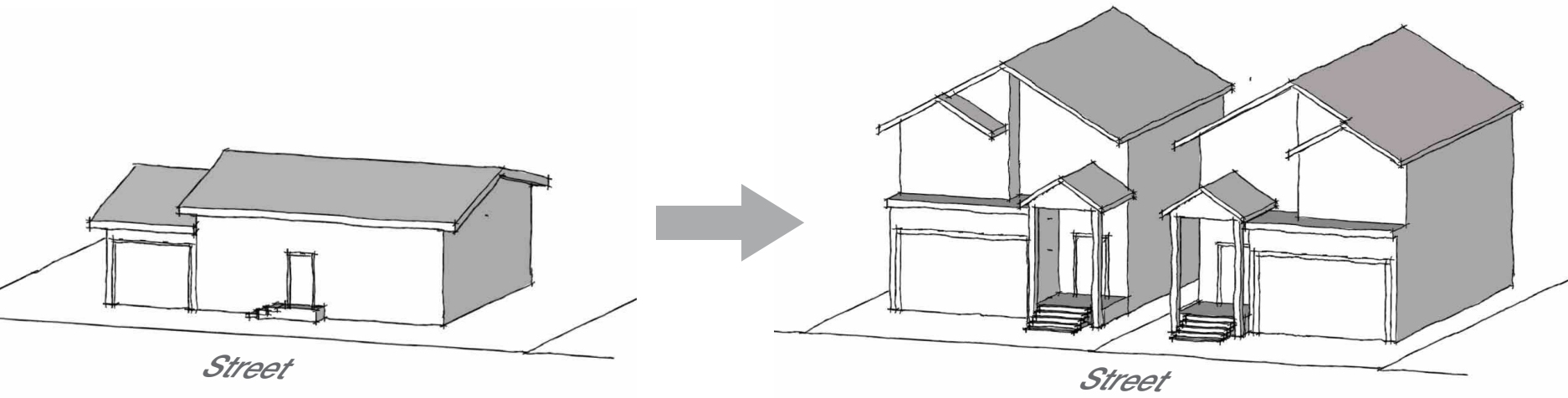
Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

Should the minimum lot width for a duplex be 18 m (59 ft)?	Should duplexes have the same floor space limit as single detached houses (0.45 FSR)?	Should larger duplex lots be able to have secondary suites, subject to conditions above?	Should the maximum height for duplexes be 8.5 m (27.9 ft)?	Are the parking requirements shown above appropriate?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
67%	33%	47%	27%	66%	36%
No. Should be narrower	No. Should be smaller	No	No. Should be taller	No. Should be less	No. Should be decreased
4%	37%	51%	32%	9%	14%
No. Should be wider	No. Should be larger	Not sure	No. Should be shorter	No. Should be more	No. Should be increased
26%	28%	1%	41%	25%	49%
Not sure	Not sure		Not sure	Not sure	Not sure
3%	3%		0%	0%	1%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 3: SUBDIVISION WITH CONVENTIONAL HOUSES

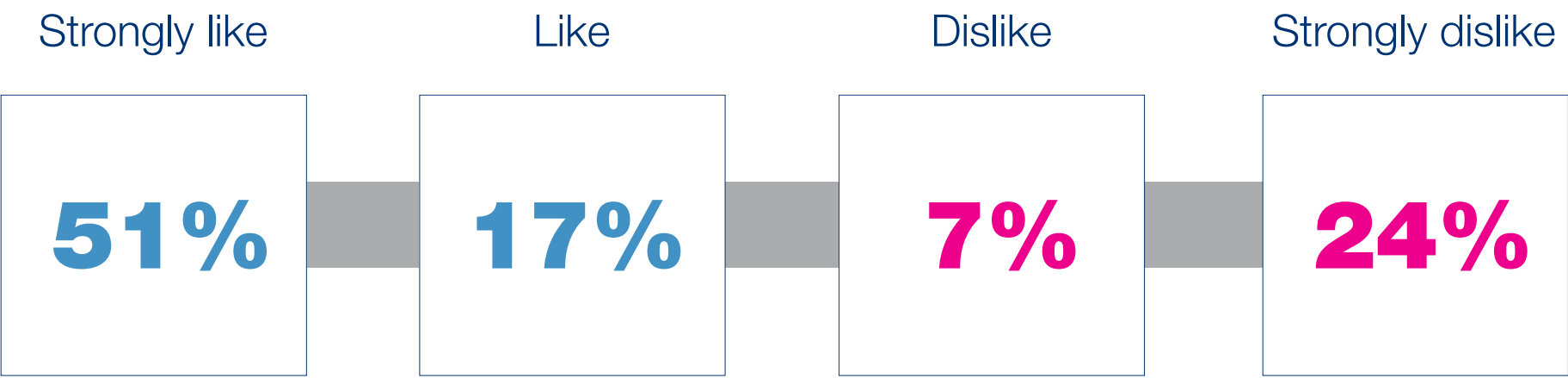
Scenario: Property owner rezones the lot, removes the existing house and builds conventional houses. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Conventional House Examples



What are your thoughts on this housing option?



Details

SUBDIVISION WITH CONVENTIONAL HOUSES

LOT

(typical lot)

400 m² | 400 m²
(4,300 ft²) | (4,300 ft²)

12 m 12 m
(39.4 ft) (39.4 ft)

SIZE

Example (per lot):
400m² lot x 0.45 Floor Space Ratio (FSR)
= 180 m² (1,900 ft²) house without basement; **OR**
= approx. 280 m² (3,000 ft²) with a basement

SUITES

The City is exploring **allowing one (1) secondary suite** per house, subject to:

- Lot is ≥400 m² (4,300 ft²) lot area and has a minimum 12m (39.4ft) frontage
- Lot is not be on a cul-de-sac bulb or arterial road
- 90m² (970 ft²) maximum suite size

HEIGHT

The City is exploring a **maximum height of 8.5 m (27.9 ft)**, measured from grade to the mid-point of a sloped roof. This is the same height that is being explored for large houses and duplexes.

PARKING

The City is exploring **requiring three (3) parking spaces** per conventional house:

- Two (2) parking spaces for the main unit
- **One (1) parking space for the secondary suite**

SETBACKS

Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

The following setbacks would apply:

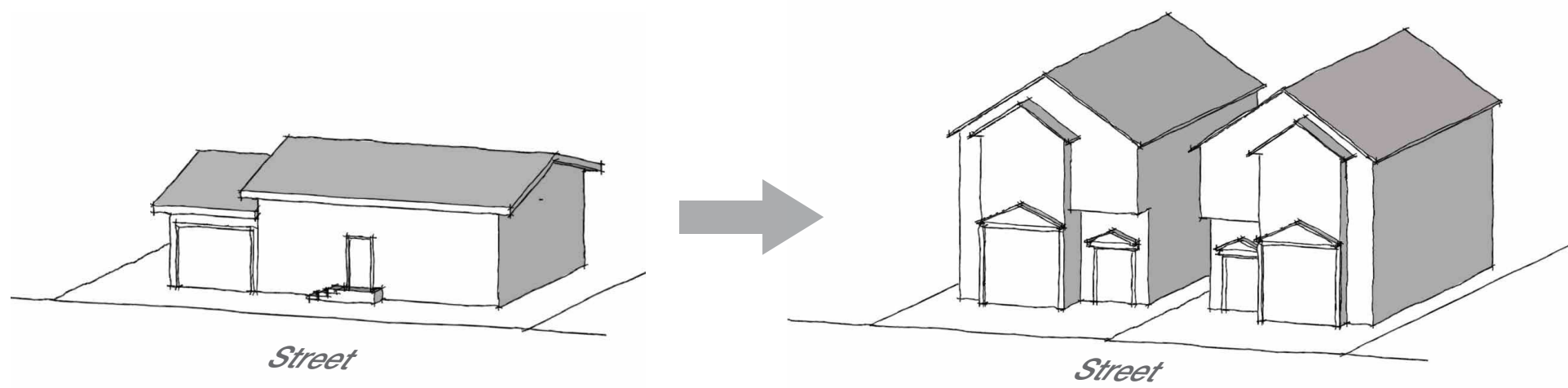
Front yard:	6 m	(19.7 ft)
Side yard (interior)	1.5 m	(4.9 ft)
Side yard (exterior)	4.5 m	(14.8 ft)
Rear yard:	6 m	(19.7 ft)

Should existing lots with ≥24 m (79 ft) width be able to subdivide into two lots?	Is a floor space limit of 0.45 FSR appropriate?	Should conventional houses on 12 m (39.4 ft) wide lots be allowed to have a secondary suite?	Should the maximum height be 8.5 m (27.9 ft)?	Should a secondary suite be required to have one (1) parking space?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
65%	52%	68%	41%	72%	34%
No	No. Should be smaller	No	No. Should be taller	No. Should be less	No. Should be decreased
35%	27%	32%	23%	8%	19%
Not sure	No. Should be larger	Not sure	No. Should be shorter	No. Should be more	No. Should be increased
0%	21%	0%	37%	20%	46%
Not sure	Not sure	Not sure	Not sure	Not sure	Not sure
0%	0%	0%	0%	0%	1%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 4: SUBDIVISION WITH NARROW HOUSES

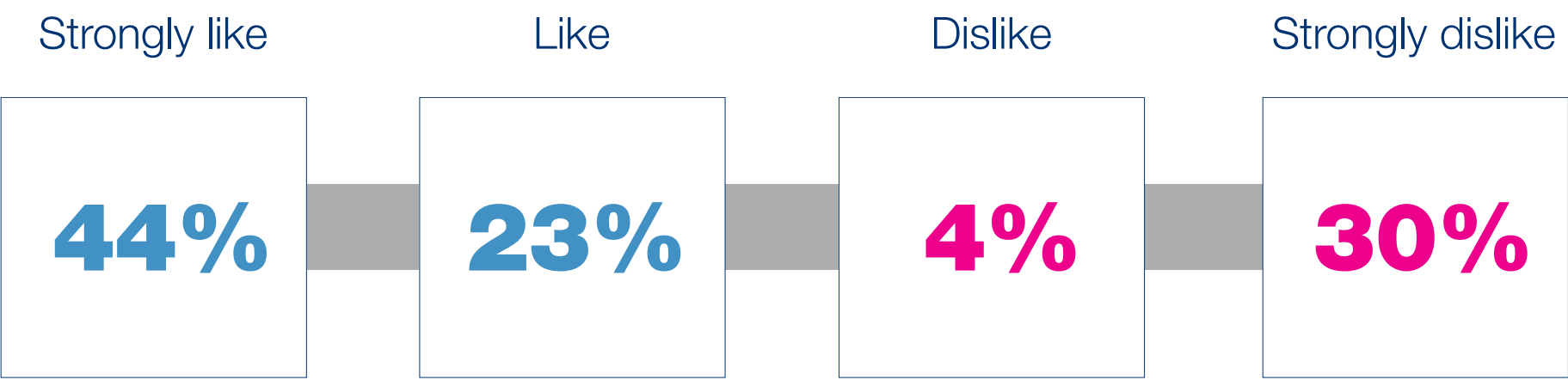
Scenario: Property owner rezones the lot, removes the existing house and builds narrow houses. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Narrow House Examples



What are your thoughts on this housing option?



Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Details

SUBDIVISION WITH NARROW HOUSES

LOT

(typical lot)

350 m² | 350 m²
(3,800 ft²) | (3,800 ft²)

10 m 10 m
(32.8 ft) (32.8 ft)

SIZE

Example: 350m² lot x 0.45 Floor Space Ratio (FSR)
= 158 m² (1,700 ft²) for each house

A narrow lot house would be limited to two storeys and a basement would not be permitted.

SUITES

The City is exploring a restriction to not permit secondary suites in narrow houses.

HEIGHT

The City is exploring a maximum height of 7.5 m (24.6 ft) for narrow houses, measured from grade to the mid-point of a sloped roof. This is 1 m (3.3 ft) less than the heights being explored for larger houses and duplexes.

PARKING

The City is exploring requiring two (2) parking spaces per narrow house and a limit on garage and driveway width (single wide only).

SETBACKS

Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

The following setbacks would apply:

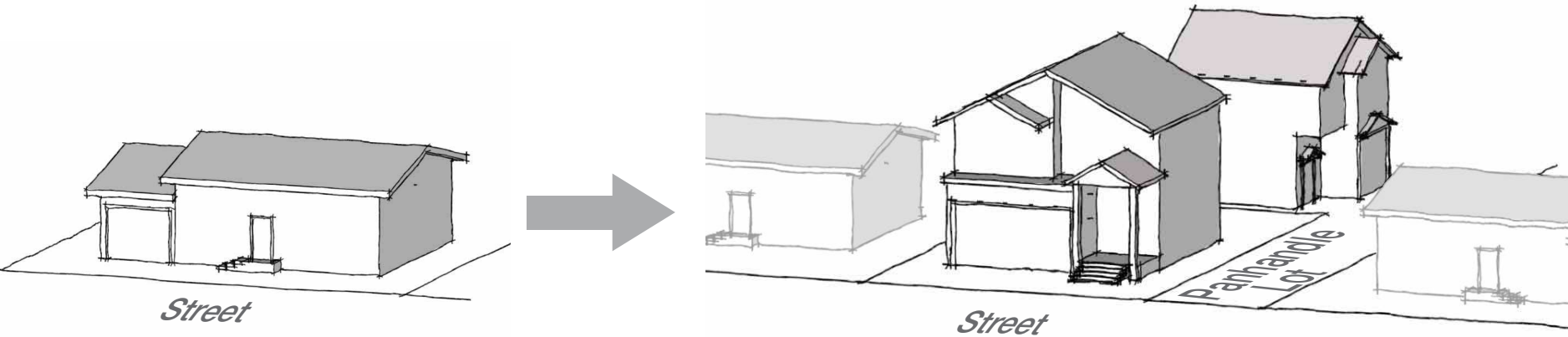
Front yard:	6 m (19.7 ft)
Side yard (interior):	1.2 m (3.9 ft)
Side yard (exterior):	3 m (9.8 ft)
Rear yard:	6 m (19.7 ft)

Should existing lots with ≥20 m (65.6 ft) width be able to subdivide into two lots?	Should narrow houses on small lots be limited to two storeys (no basement) and 0.45 FSR?	Should narrow houses be able to have a secondary suite?	Should the maximum height be 7.5 m (24.6 ft)?	Should narrow houses be limited to a single wide garage and driveway?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
74%	36%	51%	37%	56%	22%
No	No. Should be smaller	No	No. Should be taller	No	No. Should be decreased
22%	8%	49%	45%	40%	36%
Not sure	No. Should be larger	Not sure	No. Should be shorter	Not sure	No. Should be increased
3%	52%	0%	17%	4%	39%
	Not sure		Not sure		Not sure
	4%		1%		3%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 5: PANHANDLE

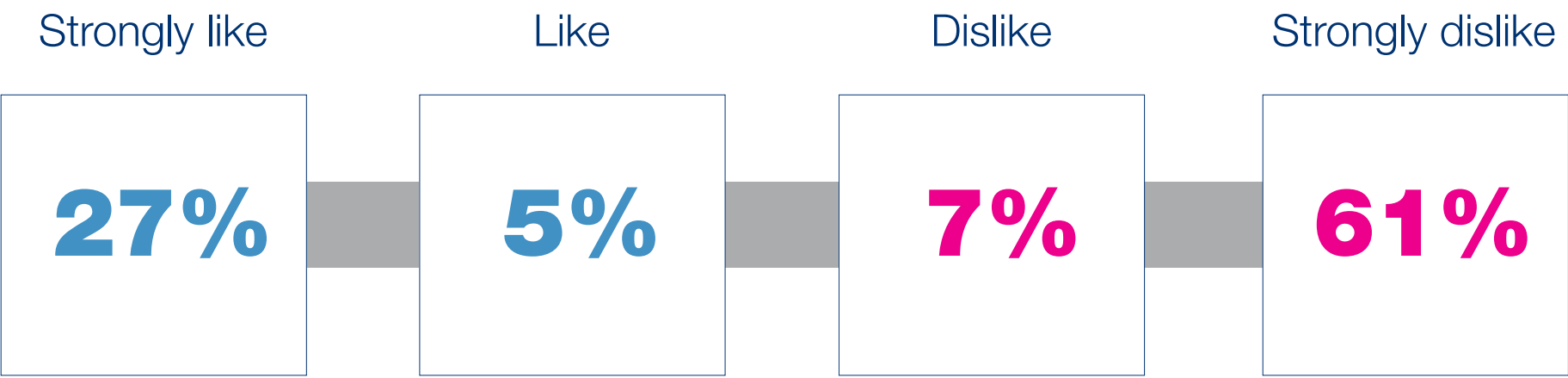
Scenario: Property owner rezones the lot, removes the existing house and builds a street-facing house with a house in behind accessed by panhandle driveway. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Panhandle Example

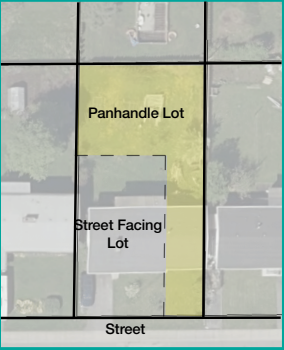


What are your thoughts on this housing option?



Details | **PANHANDLE**

LOT

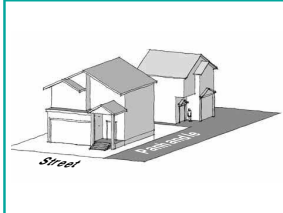


SIZE



The City is exploring allowing panhandle lots with a maximum Floor Space Ratio (FSR) of 0.45 and a height limit of two (2) storeys (no basement).
The street facing house in this example would have the same regulations as conventional houses and would not be subject to the two (2) storey limit.

SUITES



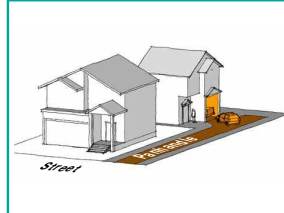
The City is exploring a restriction to not permit secondary suites in houses on panhandle lots. In this scenario, only the street facing house could potentially have a secondary suite, subject to typical secondary suite regulations.

HEIGHT



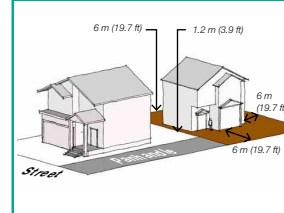
The City is exploring a maximum house height of 7.5 m (24.6 ft), measured from grade to the mid-point of a sloped roof, for panhandle lots.
The street facing house would have the same max height as conventional houses (8.5 m/27.9 ft).

PARKING



The City is exploring a two (2) parking space requirement for houses on a panhandle lots, with a limit on garage/driveway width (single wide only).

SETBACKS



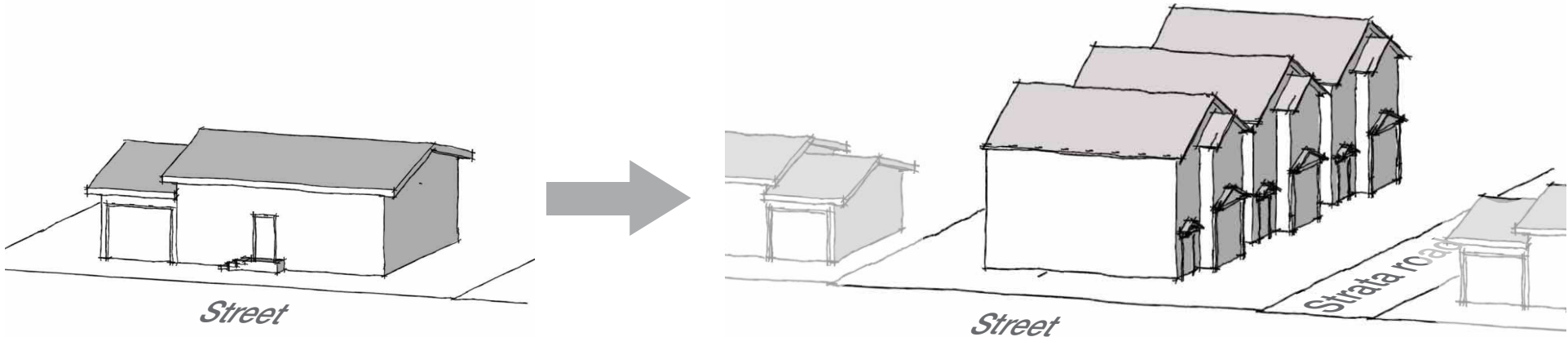
Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy. Proposed setbacks are shown above.

Do you think this lot configuration is appropriate?	Should the rear house be smaller than the street facing house (two storey and no basement)?	Should the rear house be able to have a secondary suite?	Should the maximum height be 7.5 m (24.6 ft) for the rear house?	Should the rear house be limited to a single wide garage and driveway?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
45%	37%	47%	22%	66%	26%
No	No	No	No. Should be taller	No	No. Should be decreased
52%	57%	51%	29%	34%	26%
			No. Should be shorter		No. Should be increased
			43%		41%
Not sure	Not sure	Not sure	Not sure	Not sure	Not sure
3%	6%	1%	5%	0%	7%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 6: STRATA

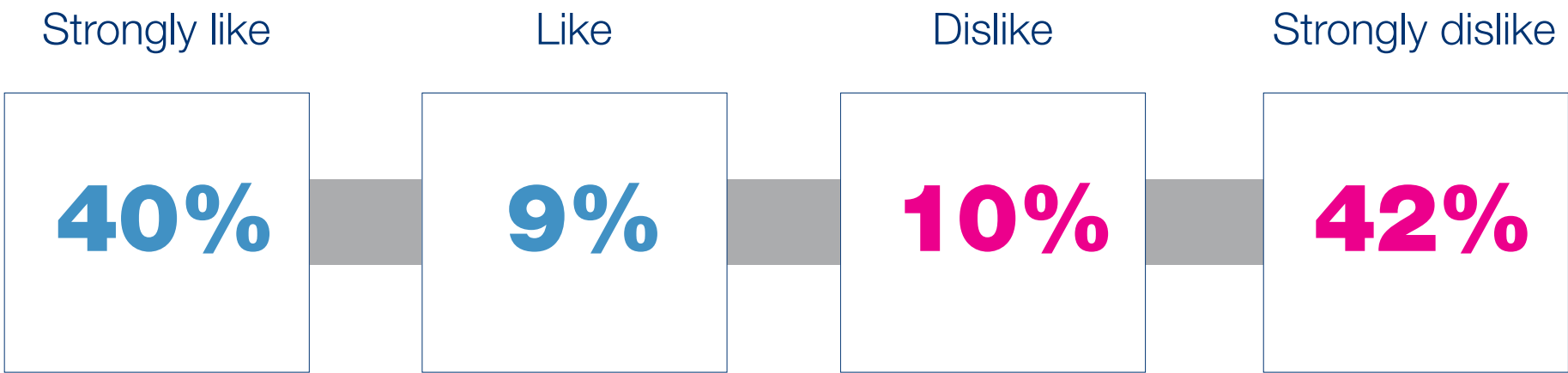
Scenario: Property owner rezones the lot, removes the existing house and builds houses turned away from the street, accessed by a private (strata) road. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Strata Examples

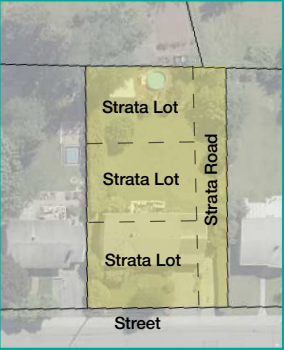


What are your thoughts on this housing option?

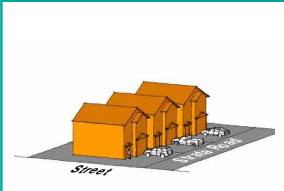


Details | STRATA

LOT



SIZE



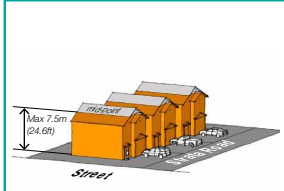
The City is exploring allowing small strata lots with a max Floor Space Ratio (FSR) of 0.45 and a maximum height of two storeys (no basement).

SUITES



The City is exploring a restriction to not permit secondary suites in strata houses.

HEIGHT



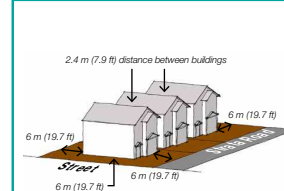
The City is exploring a maximum height of 7.5 m (24.6 ft) for strata houses, measured from grade to the mid-point of a sloped roof.

PARKING



The City is exploring a two (2) parking space requirement per strata house, and a maximum garage and driveway width (single wide only).

SETBACKS



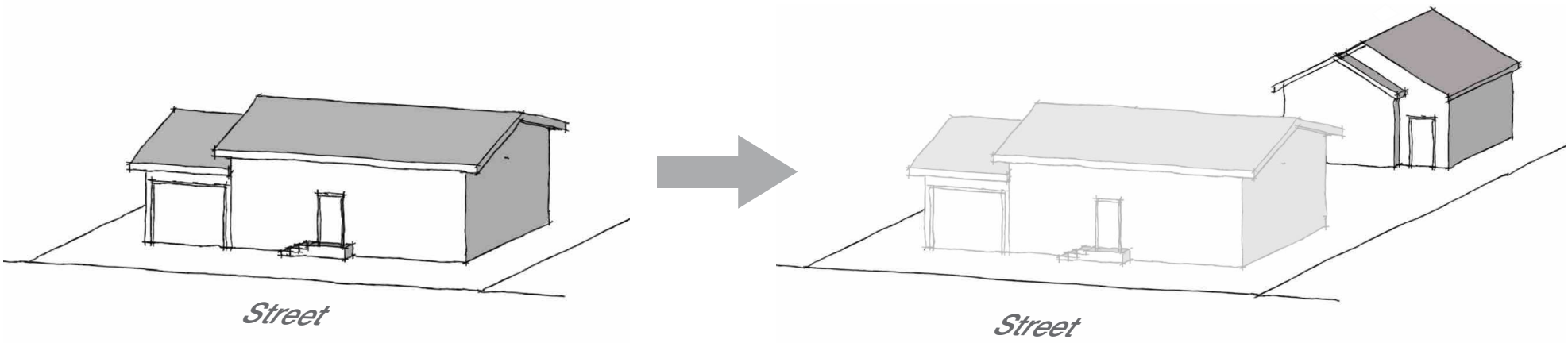
Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy. See setbacks above.
A strata road is a minimum width of 6m (19.7 ft), in addition to the 6m house setback.

Do you think this lot configuration is appropriate?	Should houses be a maximum of two (2) storeys (no basement) and limited to 0.45 FSR?	Should strata houses be able to have secondary suites?	Should the maximum height be 7.5 m (24.6 ft)?	Should houses be limited to a single wide garage and driveway?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
63%	37%	41%	15%	63%	21%
No	No. Should be smaller	No	No. Should be taller	No	No. Should be decreased
35%	26%	58%	43%	32%	36%
Not sure	No. Should be larger	Not sure	No. Should be shorter	Not sure	No. Should be increased
3%	36%	1%	35%	5%	40%
	Not sure		Not sure		Not sure
	1%		7%		3%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 7: ADD A GARDEN SUITE

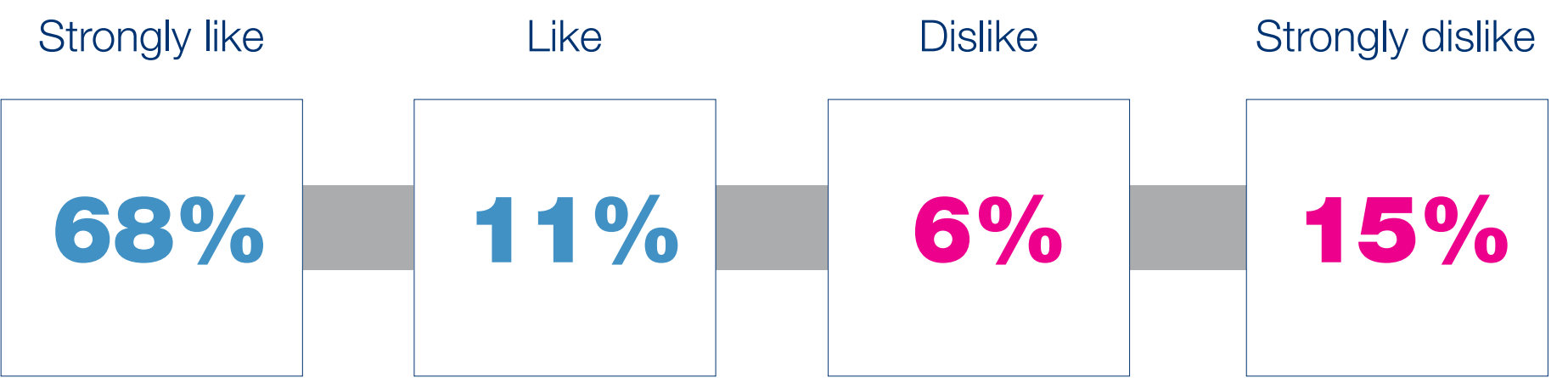
Scenario: Property owner adds a garden suite to an existing or new lot. The addition of a garden suite would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Garden Suite Examples



What are your thoughts on this housing option?

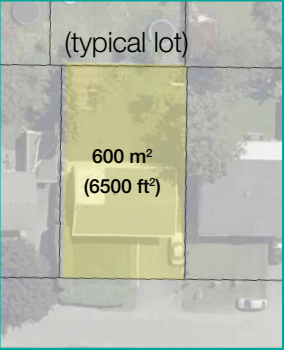


Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Details

ADD A GARDEN SUITE

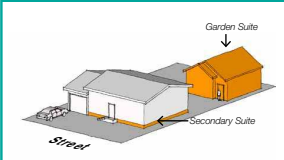
LOT



(typical lot)

600 m²
(6500 ft²)

SIZE



Garden Suite

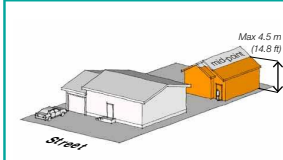
Secondary Suite

Street

The City is exploring allowing the addition of one (1) garden suite up to 55 m² (600 ft²) to an existing or new lot, subject to:

- Lot must have minimum frontage of 12 m (39.4 ft) and be 600 m² (6,500 ft²) or larger.
- Not located on a cul-de-sac or an arterial road
- The garden suite can be in addition to an existing secondary suite (max number of suites is two)

HEIGHT

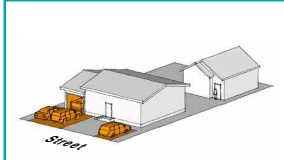


Max 4.5 m
(14.8 ft)

Street

The City is exploring a maximum height of 4.5 m (14.8 ft) for garden suites, measured from grade to the mid point of sloped roofs. This is the same height limit that applies to accessory buildings in residential zones.

PARKING

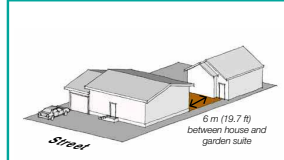


Street

The City is exploring a parking requirement of one (1) space for a garden suite, which could be provided in the driveway or elsewhere.

The diagram above shows the amount of parking required if a lot has a secondary suite and a garden suite.

SEPARATION

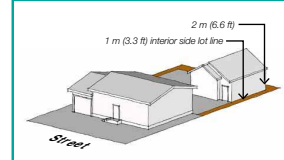


6 m (19.7 ft)
between house and garden suite

Street

The City is exploring a minimum separation distance of 6 m (19.7 ft) between the house and a garden suite.

SETBACKS



1 m (3.3 ft) interior side lot line

2 m (6.6 ft)

Street

The City is exploring the following minimum setbacks for garden suites:

Front:	Not permitted
Side (interior)	1 m (3.3 ft)
Side (exterior)	4.5 m (14.8 ft)
Rear:	2 m (6.6 ft)

Should the minimum lot size for garden suites be 600 m ² (6,500 ft ²)?	Should the maximum size of a garden suite be 55 m ² (600 ft ²)?	Should the max height be 4.5 m / 14.8 ft (same as accessory buildings)?	Is one parking space for a garden suite appropriate?	Is a separation distance of 6 m (19.7 ft) between the house and garden suite appropriate?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
71%	51%	77%	81%	58%	55%
No. Should be smaller	No. Should be smaller	No. Should be taller	No. Should be less	No. Should be decreased	No. Should be decreased
14%	14%	14%	5%	24%	9%
No. Should be larger	No. Should be larger	No. Should be shorter	No. Should be more	No. Should be increased	No. Should be increased
14%	35%	4%	14%	18%	34%
Not sure	Not sure	Not sure	Not sure	Not sure	Not sure
0%	0%	4%	0%	1%	1%

THINKING ABOUT THE BROADER CONTEXT

WHICH OPTIONS WOULD BE APPROPRIATE AS NEIGHBOURHOODS TRANSITION OVER TIME?

Large House
(Current Zoning)



I like the current zoning as it is	I have concerns
27%	73%

Large House
(Reduced Height and Size)



I like this option	I have concerns
28%	72%

Duplex



I like this option	I have concerns
64%	36%

Subdivision with
Conventional Houses
(to 12m lots)



I like this option	I have concerns
63%	37%

THINKING ABOUT THE BROADER CONTEXT

WHICH OPTIONS WOULD BE APPROPRIATE AS NEIGHBOURHOODS TRANSITION OVER TIME?

Subdivision with
Narrow Houses
(to 10m lots)



I like this option	I have concerns
58%	42%

Panhandle



I like this option	I have concerns
36%	64%

Strata



I like this option	I have concerns
52%	48%

Garden Suite
(with an existing or new house)



I like this option	I have concerns
71%	29%

Post-It Note Comments

**In some cases, participants placed dots on Post-It Note comments. A number in parenthesis below indicates the number of times a dot was placed on a comment.*

Menu of Housing Options

- Not to remove trees and reflect on what is there now (5)
- “Replaced” trees are not monitored and when poorly selected or cared for die and leave the landscape bare (3)
- 2 car parking spaces per residence regardless of size (1)
- Building reflecting our neighbourhood as it is (11)
- “Character” should be defined in my neighbourhood, character is based on low rise ranchers, and more trees and green space than buildings (2)
- These houses should not overpower existing homes by height or setbacks (1)

Existing Zoning: Large House

- They are not followed. Illegal suites everywhere, costing taxpayers. Not inlaw suites. Rent paying illegal suites [reference to existing secondary suite regulations]
- No more land desolation and big houses with “no grass” “no trees” (2)
- Large lots should require at least two trees on lot
- No to houses over 3,000 - 5,000 sq. ft, too large (6)
- No trees, no sunshine (7)
- The height of new homes may decrease the value of existing homes by blocking views - that really needs to be considered!!
- These monster homes are not affordable to young families (3)

Option 1 - Large House (with reductions in size and height)

- Parking would be a nightmare (2)
- Parking? Can homes be designed with below grade garages? This would lessen the height and obtrusive-ness of larger new home examples --> North Vancouver
- Trees need be mandatory on large house lots
- Should be option for 2 parking spots per suite (2)

Option 2 - Duplex

- Why wouldn't I just make two homes with suites? You need to give better incentives to build duplex
- Duplexes - Previous history shows they deteriorate neighbourhoods

Option 3 - Subdivision with Conventional Houses

- For any secondary suite should have 2 parking spots off the road

Option 4 - Subdivision with Narrow Houses

- Basements would be fine (8)
- Should allow a basement (2)

Post-It Note Comments

Option 5 - Panhandle

- Don't like the whole concept, hence no to all (3)
- Should allow if over 600 m² *[reference to secondary suites]* (1)
- Who maintains the street? Garbage, used as parking, etc. (2)
- Why does this even matter? (1)
- What about parking (2)

Option 6 - Strata

- Not for old neighbourhoods
- Basements are fine (2)
- Yes if the lot is large enough *[reference to secondary suites]*
- Over 600 m² - yes *[reference to secondary suites]*
- Keep the trees - yes! (1)
- Parking is ridiculous
- Decisions like this should be neighbourhood specific
- No parking for guests, tradesmen, emergency vehicles

Option 7 - Add a Garden Suite

- I think parking should be a priority

Wrap up exercise / “Thinking about the broader context” board

- Detached strata lots should be allowed (not attached if don't fit in the neighbourhood)
- Allow carriage home without subdividing
- There should be a maximum % of lots that can transition, or else it will not be diverse - which was the stated goal of infill
- I think parking is going to be a very real issue (2)

Other comments / “Did we miss something” board

- “Existing neighbourhoods that retain their character” trees, unique yards, landscape, considered parking, retains character. Get it!
- City needs to be more proactive in regulating removal of trees (1)
- 9.5 metre height allows above (50%) ground basement suites. That increases rental unit supply. It's a good thing (3)
- Increase size of secondary suites in existing properties. Currently too restrictive @ 968.8 sq.ft or 40%. VERY IMPORTANT - already footprint that has to be eliminated (2)
- Rental is already an issue for most people. Reducing the number of suites available in the community will increase rent even more and make it harder for people who are already living paycheque to paycheque (1)
- Shore Crescent. Remove land use restriction (mobile home only) now, please
- Provide option for secondary suite + garden suite in existing lots (1)
- Crowded - no room for gardens, outdoor play areas
- Too many uninformed opinions. Need a good speaker

Post-It Note Comments

Other comments / “Did we miss something” board (continued from previous page)

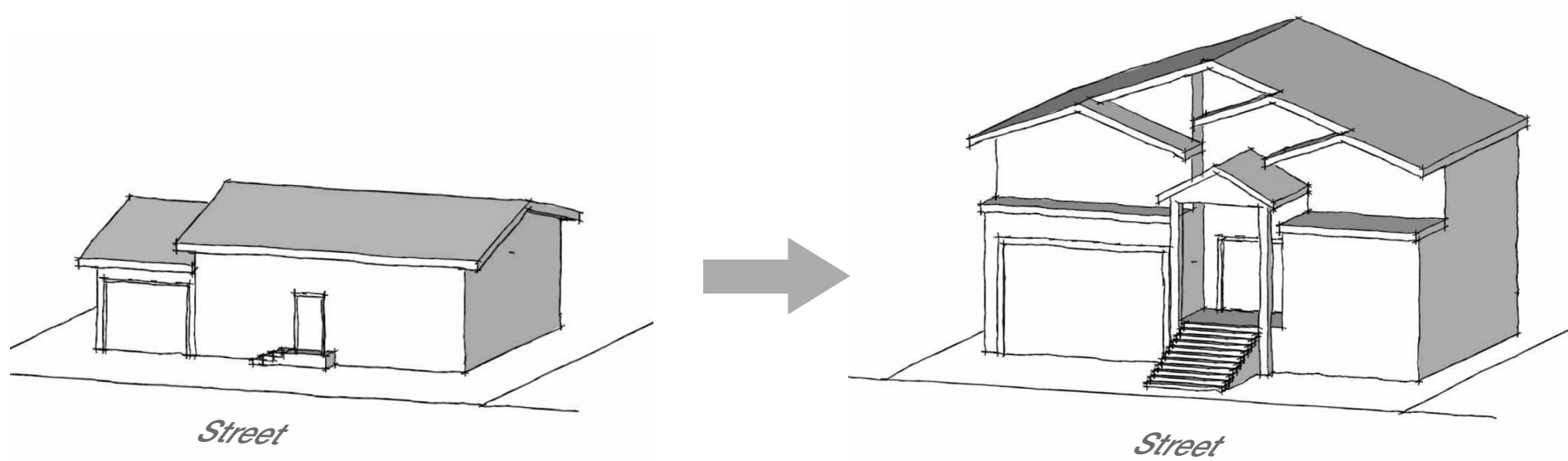
- Tree cutting bylaw unfair. Very costly process in terms of the “cutting down” costs for individual owners. Needs to consider the safety and property of residents and neighbours
- Any zone changes should have plans in place (and money) to make area safe in terms of traffic/side walks, etc.
- Before zoning changes, subdividing etc. happens in a neighbourhood (written survey is the most appropriate form of consulting)
- Please reduce street parking (3)
- What would happen to lots that are narrow at front and wider in the back?
- Issues: parking (lack of), beautification (no trees/no birds), safety (road space, children, bikes), emergency vehicles, fencing (permits?), affordability, noise issues, building and selling 1 year later (restrictions) (3)
- Concern re: environmental impact re: reducing # of trees, especially as summer temperatures seem to be getting hotter (2)
- The infrastructure is not keeping up with the growth (in infill)
- Allow more duplex development (4)
- Changing zoning results in changing from cultural mosaic to cultural specific neighbourhood
- Please curb the monster homes being built in residential areas of ranch style homes. It is an eye sore
- Some roof line lighting (soffit lighting) is too bright
- The tree policy is weak (2)
- What about space for gardens? (2)
- Please preserve trees!! Cutting down all the large trees and filling up greenspace/yards with houses does not give the neighbourhood a good feel, is unhealthy, and reduces urban canopy (and allowing replanting with minimal #s of small trees is not the same!!)
- Fire protection sprinklers in anything more than single family (keep us safe!)
- Where are the sidewalks?
- Not enough services (Grandview Crescent)
- Don't make the lots too small!
- Giant houses with pot lights is light pollution! (1)
- Very concerned about building community within neighbourhoods. Community park and grass land areas are essential.
- Protect the trees (or at least some)
- Allow rowhouses on lots larger than 120 ft frontage to maximize land (proactive). Look at Vancouver now, they were not proactive and have housing issues. Land for residential is limited. More rowhouses. (4)
- They are packing too much in!
- People need to meet with their kids in the neighbourhood. This should always be the plan!
- What about coach homes?
- Should be a maximum amount of vehicles allowed to park at one house with minimum parking availability
- New zoning? Sidewalks (1)
- How does the city define “character”? Cutting trees down changes character and the city does not enforce replanting (2)
- With a focus on affordable housing - how can monster homes factor into this?
- Main concern is green space preservation per lot. It is important to have enough grassy areas to allow for rainwater to be absorbed by the land. Growing green space is vital for us and future generations (1)

Attachment B1: Open House Feedback

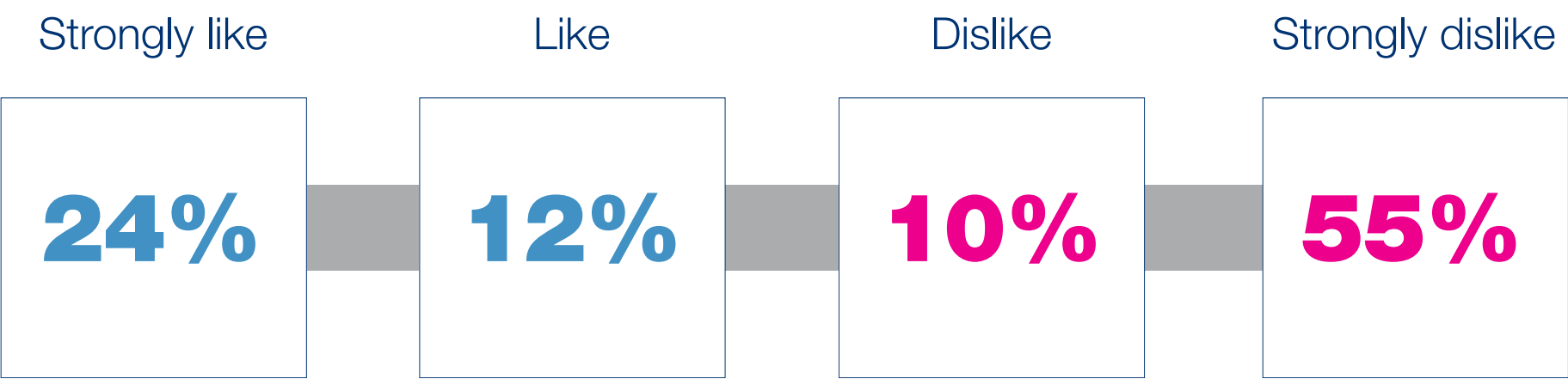
May 16: Dormick Park Elementary

EXISTING ZONING: LARGE HOUSE

Scenario: Property owner removes the existing house and rebuilds to the maximum size and height allowed with existing zoning. Council permission (rezoning) is not required in this scenario.



What are your thoughts on this housing option?

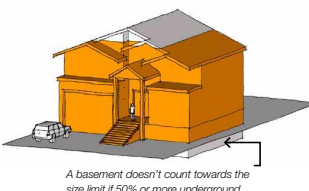


Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Details

EXISTING ZONING: LARGE HOUSE

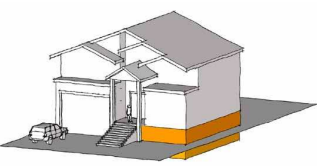
HOUSE SIZE



A basement doesn't count towards the size limit if 50% or more underground

Example: 600m² lot x 0.5 Floor Space Ratio (FSR)
= 300 m² (3,200 ft²) house without basement; **OR**
= approx. 450 m² (~4,800 ft²) with a basement

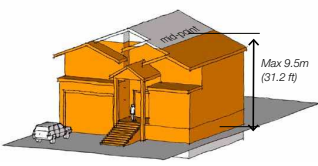
SUITES



One (1) secondary suite allowed per house, if it is:

- within the house
- 90 m² (970 ft²), or less
- provided one (1) additional parking space

HEIGHT

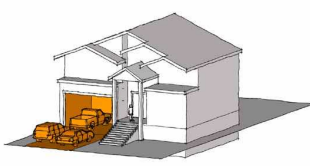


Maximum height of 9.5 m (31.2 ft), measured from grade to the mid-point of a sloped roof

Comparison to other cities that measure to mid-point

Saanich	Delta/Kelowna	Langley/Surrey	Abbotsford	Chilliwack
7.5 m (24.6 ft)	8.0 m (26.2 ft)	9.0 m (29.5 ft)	9.5 m (31.2 ft)	10 m (32.8 ft)

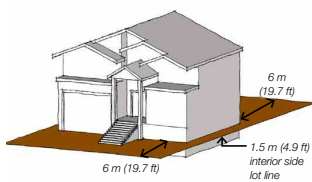
PARKING



Minimum two (2) parking spaces for the house **plus one (1)** for the secondary suite, subject to:

- minimum 2.7 m (8.9 ft) x 5.5 m (18 ft) per space
- located in garage or the driveway
- tandem (one in front of the other) is allowed if spaces are at least 6 m (19.7 ft) in length

SETBACKS



Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

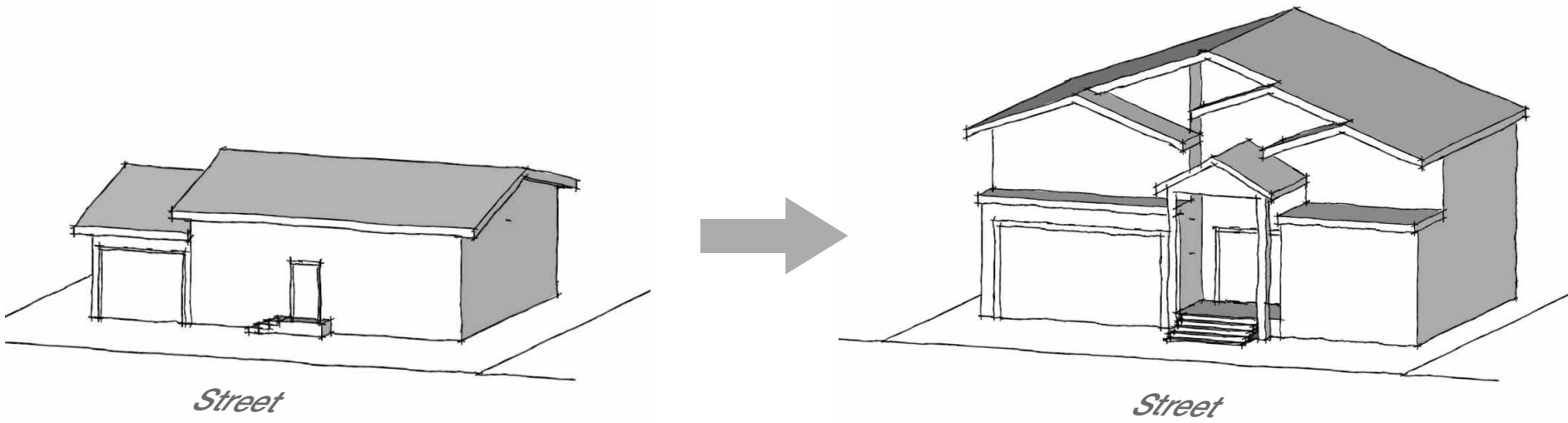
RS3 minimum house setbacks:

Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

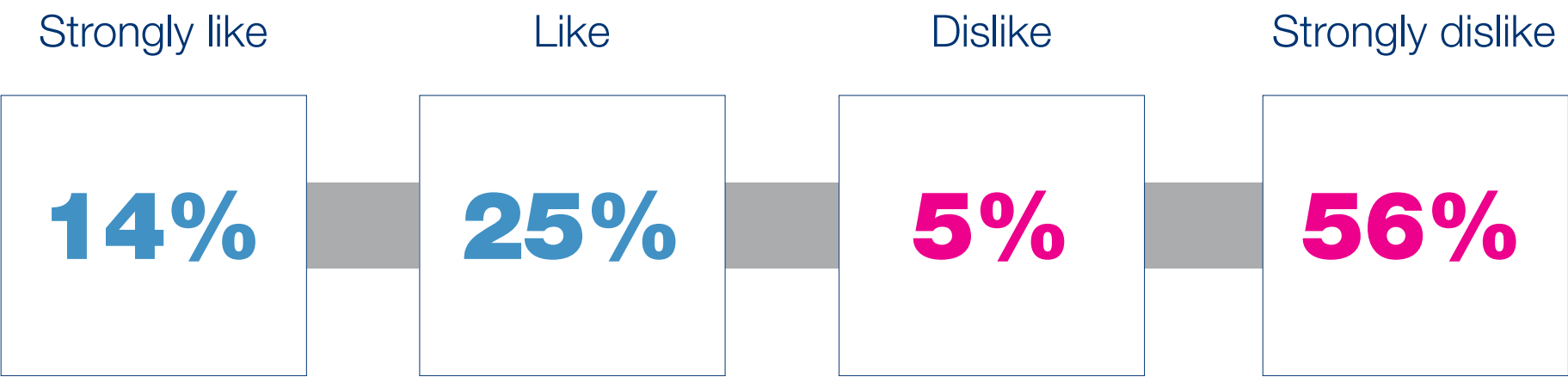
Do you think the existing floor space regulations are appropriate?	Are the existing secondary suite regulations appropriate?	Are the existing height regulations appropriate?	Are the existing parking regulations appropriate?	Are the existing setbacks appropriate?
Yes	Yes	Yes	Yes	Yes
80%	87%	41%	75%	48%
No	No	No	No	No
8%	8%	58%	22%	36%
Not sure	Not sure	Not sure	Not sure	Not sure
12%	5%	1%	3%	16%

OPTION 1: LARGE HOUSE (with reductions in size and height)

Scenario: Property owner removes the existing house and builds a large house, subject to new infill zoning regulations. These regulations would include limits on house size and height which would help minimize impacts on the neighbourhood.



What are your thoughts on this housing option?



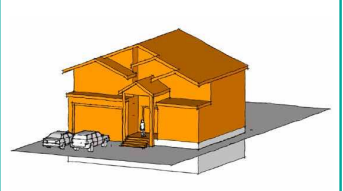
Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Details

LARGE HOUSE

(with reductions in size and height)

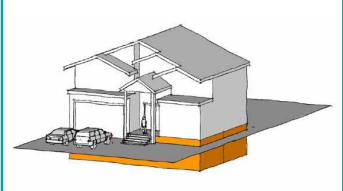
HOUSE SIZE



The City is exploring a reduction in Floor Space Ratio from 0.5 to 0.45 FSR

Example: 600m² lot x 0.45 Floor Space Ratio (FSR) = 270 m² (2,900 ft²) house without basement; **OR** = approx. 400 m² (~4,300 ft²) with a basement

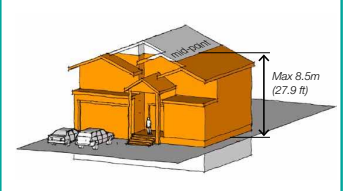
SUITES



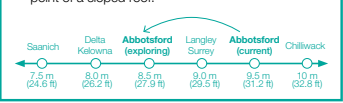
The City is exploring allowing up to two (2) secondary suites per house, subject to:

- Lot must be ≥ 600 m² (6,500 ft²) and have minimum frontage of 12 m (39.4 ft)
- Not located on a cul-de-sac or an arterial road
- Maximum size per suite: 90 m² (970 ft²)

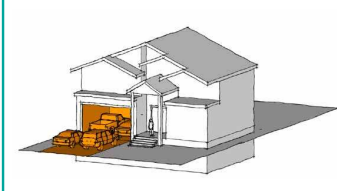
HEIGHT



The City is exploring a reduction in maximum height, from 9.5 m (31.2 ft) to 8.5 m (27.9 ft). Height would continue to be measured to mid point of a sloped roof.

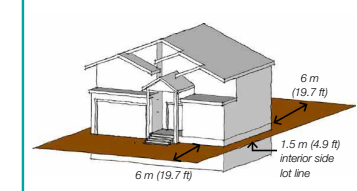


PARKING



Two (2) parking spaces would be required for the house and one (1) parking space would be required for each secondary suite, for a total of four (4) spaces.

SETBACKS



Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

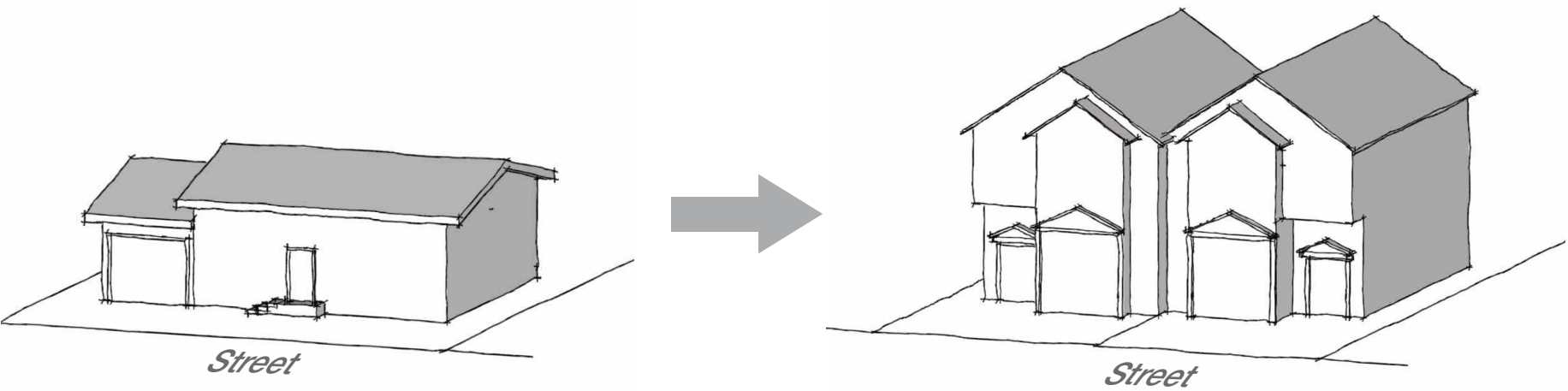
The following setbacks would apply:

Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

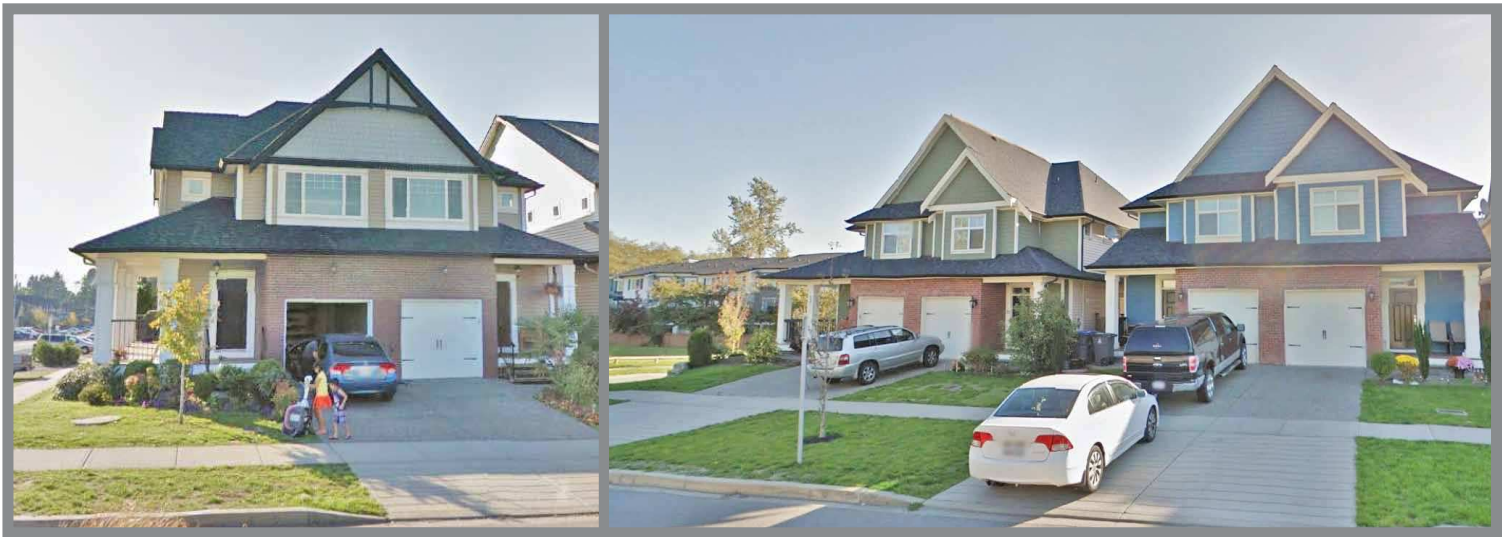
Should the maximum floor space be reduced from 0.5 to 0.45 FSR?	Should large lots be able to have two secondary suites?	Should the max height be reduced from 9.5 m to 8.5 m?	Do you think that each secondary suite should require a parking space?	Do you think the setbacks shown above are appropriate?
Yes	Yes	Yes	Yes	Yes
47%	35%	58%	89%	74%
No. Don't reduce FSR	No	No. Don't reduce height	No. Should be less	No. Should be decreased
49%	64%	26%	4%	7%
No. Reduce it further	Not sure	No. Reduce it further	No. Should be more	No. Should be increased
1%	1%	17%	7%	18%
Not sure		Not sure	Not sure	Not sure
4%		0%	0%	1%

OPTION 2: DUPLEX

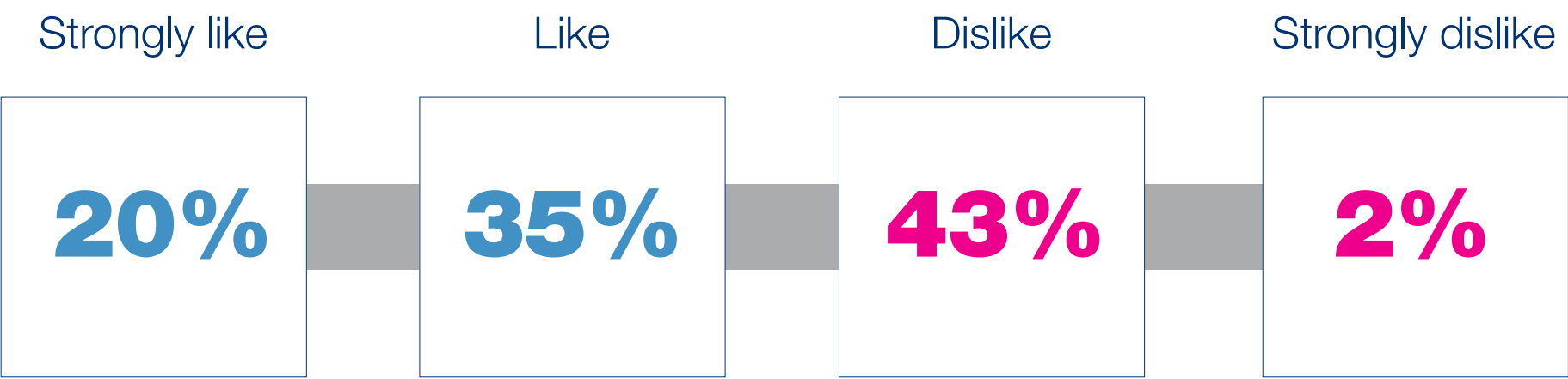
Scenario: Property owner rezones the lot, removes the existing house and builds a duplex. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Duplex Examples



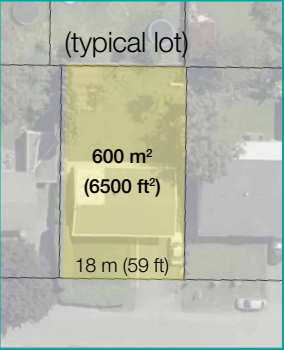
What are your thoughts on this housing option?



Details |

DUPLEX

LOT

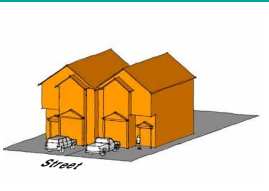


(typical lot)

600 m²
(6500 ft²)

18 m (59 ft)

SIZE

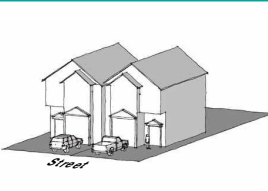


The City is exploring a Floor Space Ratio (FSR) of 0.45 for duplexes (the same being explored for single detached houses).

Example: 600m² lot x 0.45 FSR
= 270 m² (2,900 ft²) total building size
= 135m² (1,450 ft²) per side

Duplexes would be limited to two storeys and basements would not be permitted

SUITES

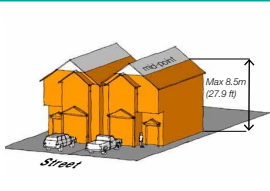


The OCP supports **secondary suites in duplexes**, subject to:

- lot size of 800 m² (8,600 ft²) or larger
- lot frontage of 24 m (78.7 ft) or wider

*Sample lot is too small too allow suites. Must be 800m² or larger.

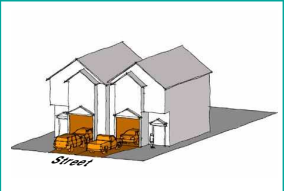
HEIGHT



The City is exploring a **max height for duplexes of 8.5 m (27.9 ft)**, measured to mid point of sloped roofs.

This is the same height being explored for large and conventional single detached houses.

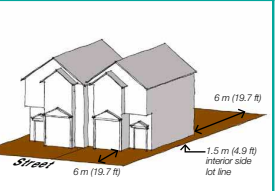
PARKING



The City is exploring a limit on garage and driveway widths for duplexes on lots narrower than 24 m (78.7 ft).

Two (2) parking spaces would be required per side (tandem), and each side would be limited to a single wide driveway and garage.

SETBACKS



Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

The following setbacks would apply:

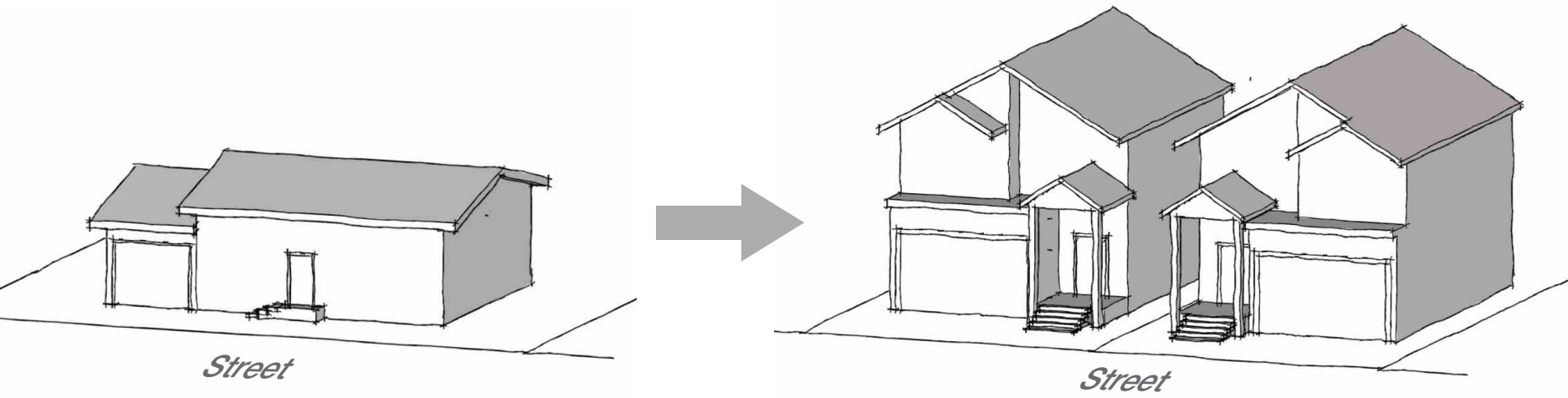
Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

Should the minimum lot width for a duplex be 18 m (59 ft)?	Should duplexes have the same floor space limit as single detached houses (0.45 FSR)?	Should larger duplex lots be able to have secondary suites, subject to conditions above?	Should the maximum height for duplexes be 8.5 m (27.9 ft)?	Are the parking requirements shown above appropriate?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
56%	46%	25%	52%	79%	67%
No. Should be narrower	No. Should be smaller	No	No. Should be taller	No. Should be less	No. Should be decreased
1%	34%	75%	14%	0%	6%
No. Should be wider	No. Should be larger	Not sure	No. Should be shorter	No. Should be more	No. Should be increased
40%	20%	0%	30%	21%	24%
Not sure	Not sure		Not sure	Not sure	Not sure
3%	0%		4%	0%	3%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 3: SUBDIVISION WITH CONVENTIONAL HOUSES

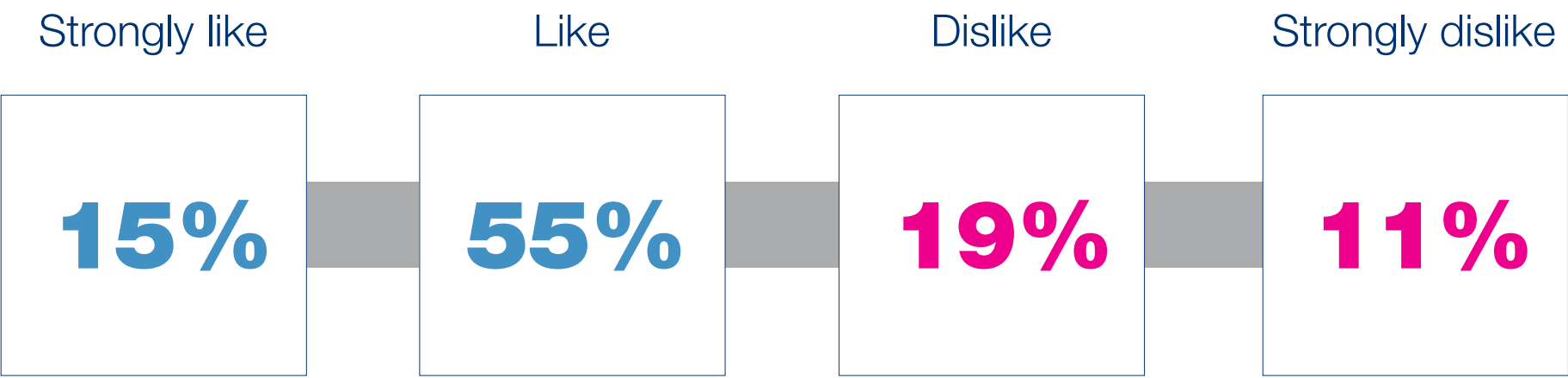
Scenario: Property owner rezones the lot, removes the existing house and builds conventional houses. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Conventional House Examples



What are your thoughts on this housing option?



Details

SUBDIVISION WITH CONVENTIONAL HOUSES

LOT

(typical lot)

400 m² | 400 m²
(4,300 ft²) | (4,300 ft²)

12 m 12 m
(39.4 ft) (39.4 ft)

SIZE

Example (per lot):
400m² lot x 0.45 Floor Space Ratio (FSR)
= 180 m² (1,900 ft²) house without basement; **OR**
= approx. 280 m² (3,000 ft²) with a basement

SUITES

The City is exploring allowing one (1) secondary suite per house, subject to:

- Lot is ≥400 m² (4,300 ft²) lot area and has a minimum 12m (39.4ft) frontage
- Lot is not be on a cul-de-sac bulb or arterial road
- 90m² (970 ft²) maximum suite size

HEIGHT

The City is exploring a maximum height of 8.5 m (27.9 ft), measured from grade to the mid-point of a sloped roof. This is the same height that is being explored for large houses and duplexes.

PARKING

The City is exploring requiring three (3) parking spaces per conventional house:

- Two (2) parking spaces for the main unit
- One (1) parking space for the secondary suite

SETBACKS

Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

The following setbacks would apply:

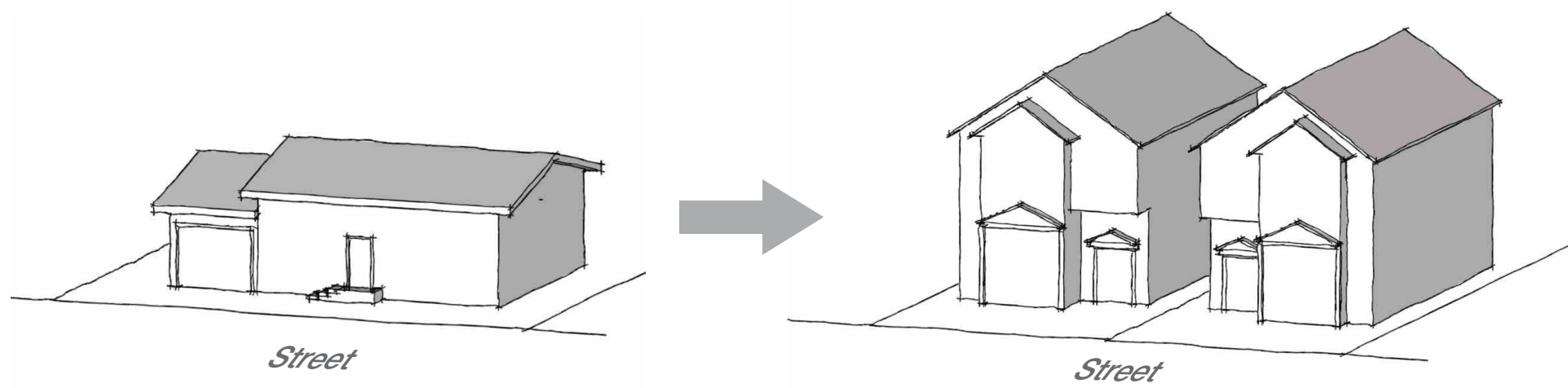
Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

Should existing lots with ≥24 m (79 ft) width be able to subdivide into two lots?	Is a floor space limit of 0.45 FSR appropriate?	Should conventional houses on 12 m (39.4 ft) wide lots be allowed to have a secondary suite?	Should the maximum height be 8.5 m (27.9 ft)?	Should a secondary suite be required to have one (1) parking space?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
47%	71%	63%	58%	81%	74%
No	No. Should be smaller	No	No. Should be taller	No. Should be less	No. Should be decreased
51%	8%	37%	12%	0%	7%
Not sure	No. Should be larger	Not sure	No. Should be shorter	No. Should be more	No. Should be increased
2%	20%	0%	29%	19%	19%
	Not sure		Not sure	Not sure	Not sure
	1%		1%	0%	0%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 4: SUBDIVISION WITH NARROW HOUSES

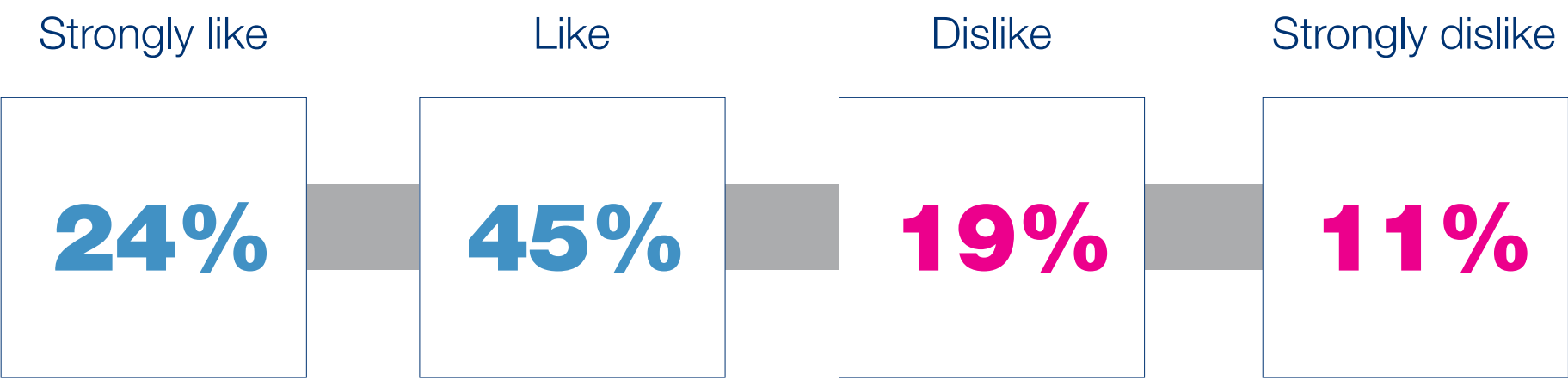
Scenario: Property owner rezones the lot, removes the existing house and builds narrow houses. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Narrow House Examples



What are your thoughts on this housing option?



Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Details

SUBDIVISION WITH NARROW HOUSES

LOT

(typical lot)

350 m² | 350 m²
(3,800 ft²) | (3,800 ft²)

10 m 10 m
(32.8 ft) (32.8 ft)

SIZE

Example: 350m² lot x 0.45 Floor Space Ratio (FSR)
= 158 m² (1,700 ft²) for each house

A narrow lot house would be limited to two storeys and a basement would not be permitted.

SUITES

The City is exploring a restriction to not permit secondary suites in narrow houses.

HEIGHT

The City is exploring a maximum height of 7.5 m (24.6 ft) for narrow houses, measured from grade to the mid-point of a sloped roof. This is 1 m (3.3 ft) less than the heights being explored for larger houses and duplexes.

PARKING

The City is exploring requiring two (2) parking spaces per narrow house and a limit on garage and driveway width (single wide only).

SETBACKS

Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

The following setbacks would apply:

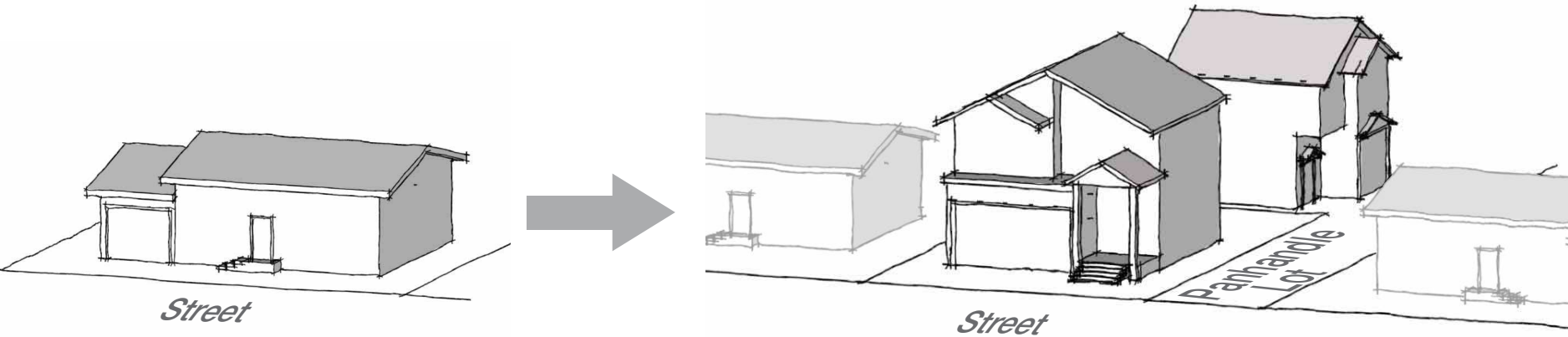
Front yard:	6 m (19.7 ft)
Side yard (interior):	1.2 m (3.9 ft)
Side yard (exterior):	3 m (9.8 ft)
Rear yard:	6 m (19.7 ft)

Should existing lots with ≥20 m (65.6 ft) width be able to subdivide into two lots?	Should narrow houses on small lots be limited to two storeys (no basement) and 0.45 FSR?	Should narrow houses be able to have a secondary suite?	Should the maximum height be 7.5 m (24.6 ft)?	Should narrow houses be limited to a single wide garage and	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
41%	68%	25%	56%	74%	59%
No	No. Should be smaller	No	No. Should be taller	No	No. Should be decreased
57%	0%	71%	25%	21%	5%
Not sure	No. Should be larger	Not sure	No. Should be shorter	Not sure	No. Should be increased
2%	30%	4%	17%	5%	34%
	Not sure		Not sure		Not sure
	2%		2%		1%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 5: PANHANDLE

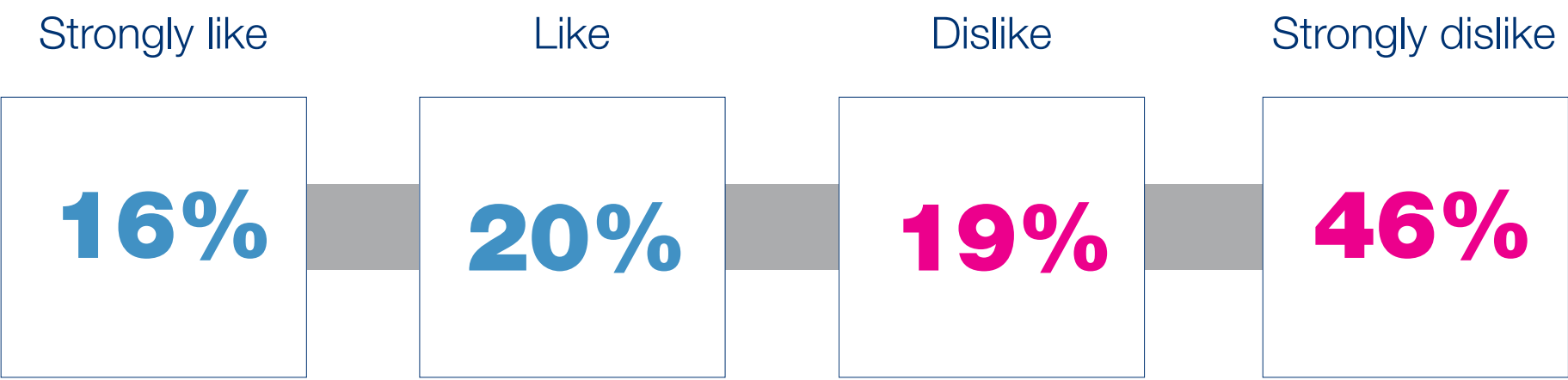
Scenario: Property owner rezones the lot, removes the existing house and builds a street-facing house with a house in behind accessed by panhandle driveway. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Panhandle Example

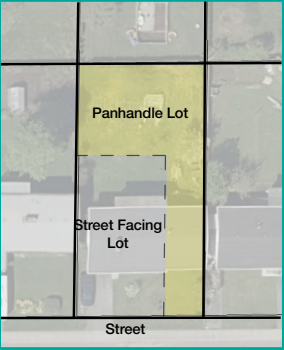


What are your thoughts on this housing option?



Details | **PANHANDLE**

LOT

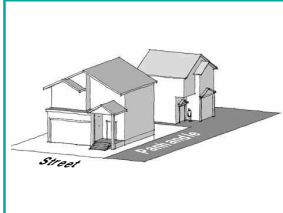


SIZE



The City is exploring allowing panhandle lots with a maximum Floor Space Ratio (FSR) of 0.45 and a height limit of two (2) storeys (no basement).
The street facing house in this example would have the same regulations as conventional houses and would not be subject to the two (2) storey limit.

SUITES



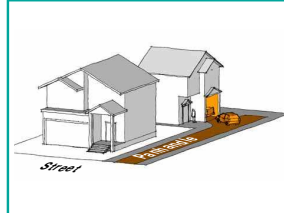
The City is exploring a restriction to not permit secondary suites in houses on panhandle lots. In this scenario, only the street facing house could potentially have a secondary suite, subject to typical secondary suite regulations.

HEIGHT



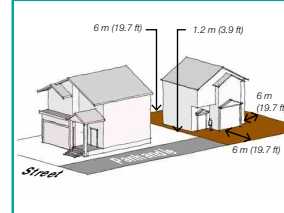
The City is exploring a maximum house height of 7.5 m (24.6 ft), measured from grade to the mid-point of a sloped roof, for panhandle lots.
The street facing house would have the same max height as conventional houses (8.5 m/27.9 ft).

PARKING



The City is exploring a two (2) parking space requirement for houses on a panhandle lots, with a limit on garage/driveway width (single wide only).

SETBACKS



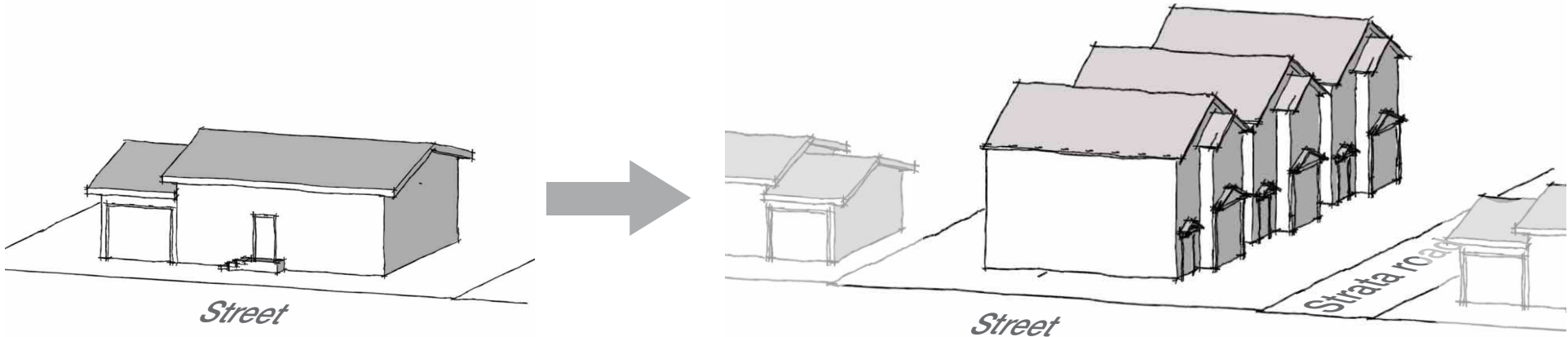
Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy. Proposed setbacks are shown above.

Do you think this lot configuration is appropriate?	Should the rear house be smaller than the street facing house (two storey and no basement)?	Should the rear house be able to have a secondary suite?	Should the maximum height be 7.5 m (24.6 ft) for the rear house?	Should the rear house be limited to a single wide garage and driveway?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
28%	85%	25%	58%	88%	43%
No	No	No	No. Should be taller	No	No. Should be decreased
71%	15%	70%	28%	12%	6%
Not sure	Not sure	Not sure	No. Should be shorter	Not sure	No. Should be increased
1%	0%	5%	14%	0%	48%
			Not sure		Not sure
			0%		3%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 6: STRATA

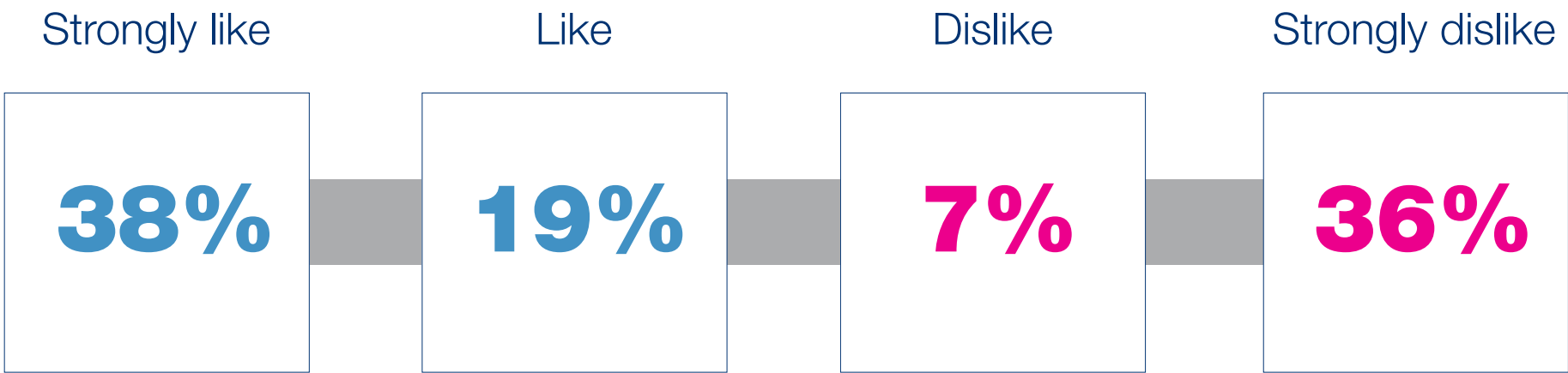
Scenario: Property owner rezones the lot, removes the existing house and builds houses turned away from the street, accessed by a private (strata) road. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Strata Examples

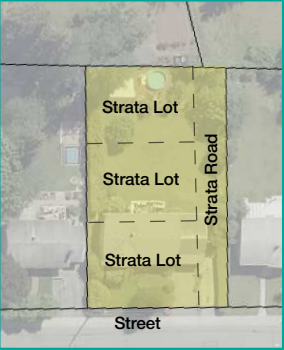


What are your thoughts on this housing option?

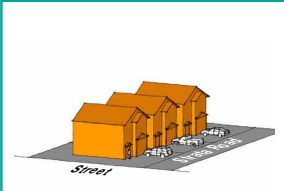


Details | STRATA

LOT



SIZE



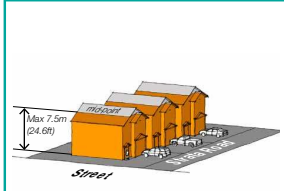
The City is exploring allowing small strata lots with a max Floor Space Ratio (FSR) of 0.45 and a maximum height of two storeys (no basement).

SUITES



The City is exploring a restriction to not permit secondary suites in strata houses.

HEIGHT



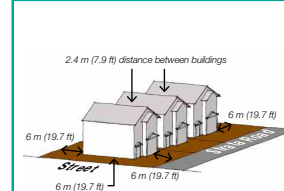
The City is exploring a maximum height of 7.5 m (24.6 ft) for strata houses, measured from grade to the mid-point of a sloped roof.

PARKING



The City is exploring a two (2) parking space requirement per strata house, and a maximum garage and driveway width (single wide only).

SETBACKS



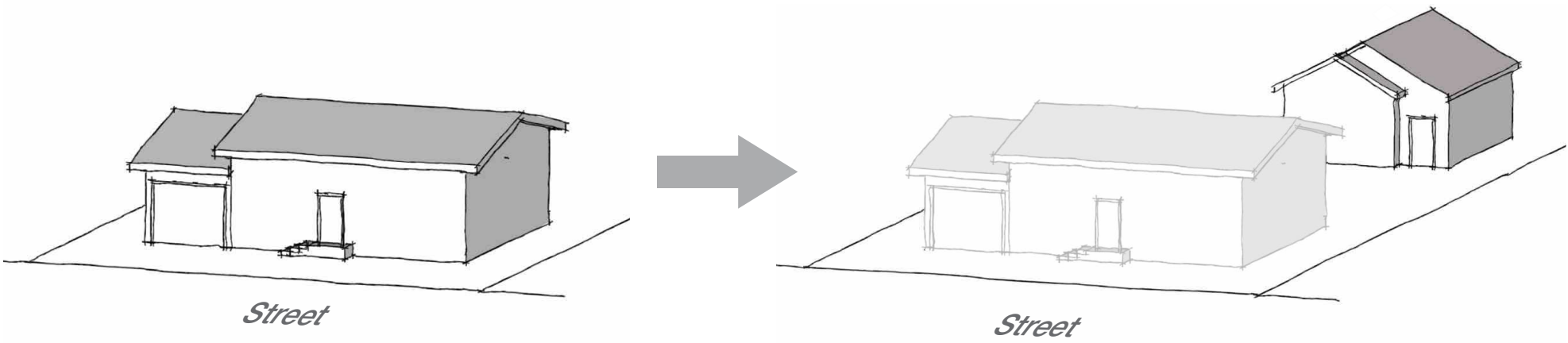
Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy. See setbacks above.
A strata road is a minimum width of 6m (19.7 ft), in addition to the 6m house setback.

Do you think this lot configuration is appropriate?	Should houses be a maximum of two (2) storeys (no basement) and limited to 0.45 FSR?	Should strata houses be able to have secondary suites?	Should the maximum height be 7.5 m (24.6 ft)?	Should houses be limited to a single wide garage and driveway?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
52%	56%	36%	55%	81%	44%
No	No. Should be smaller	No	No. Should be taller	No	No. Should be decreased
43%	14%	64%	20%	18%	19%
Not sure	No. Should be larger	Not sure	No. Should be shorter	Not sure	No. Should be increased
4%	30%	0%	23%	1%	21%
	Not sure		Not sure		Not sure
	0%		2%		16%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 7: ADD A GARDEN SUITE

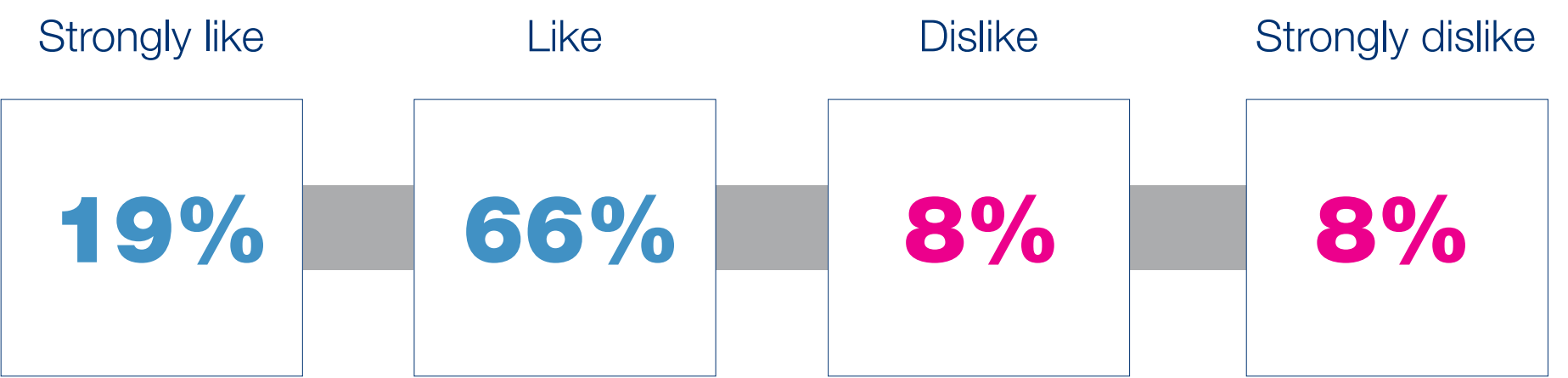
Scenario: Property owner adds a garden suite to an existing or new lot. The addition of a garden suite would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Garden Suite Examples



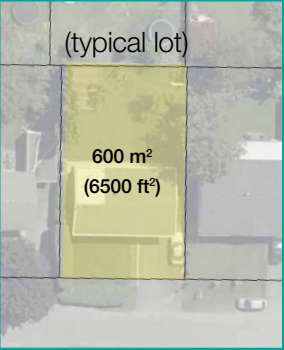
What are your thoughts on this housing option?



Details |

ADD A GARDEN SUITE

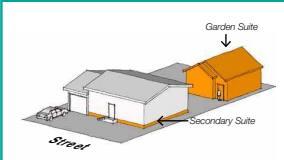
LOT



(typical lot)

600 m²
(6500 ft²)

SIZE



Garden Suite

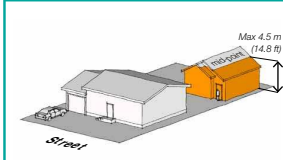
Secondary Suite

Street

The City is exploring allowing the addition of one (1) garden suite up to 55 m² (600 ft²) to an existing or new lot, subject to:

- Lot must have minimum frontage of 12 m (39.4 ft) and be 600 m² (6,500 ft²) or larger.
- Not located on a cul-de-sac or an arterial road
- The garden suite can be in addition to an existing secondary suite (max number of suites is two)

HEIGHT

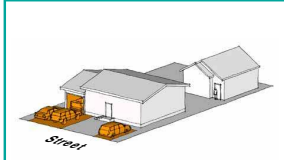


Max 4.5 m
(14.8 ft)

Street

The City is exploring a maximum height of 4.5 m (14.8 ft) for garden suites, measured from grade to the mid point of sloped roofs. This is the same height limit that applies to accessory buildings in residential zones.

PARKING

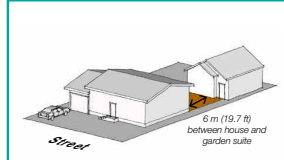


Street

The City is exploring a parking requirement of one (1) space for a garden suite, which could be provided in the driveway or elsewhere.

The diagram above shows the amount of parking required if a lot has a secondary suite and a garden suite.

SEPARATION

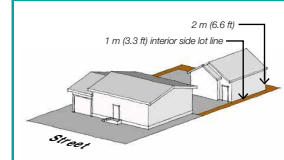


6 m (19.7 ft)
between house and garden suite

Street

The City is exploring a minimum separation distance of 6 m (19.7 ft) between the house and a garden suite.

SETBACKS



1 m (3.3 ft) interior side lot line

2 m (6.6 ft)

Street

The City is exploring the following minimum setbacks for garden suites:

Front:	Not permitted
Side (interior)	1 m (3.3 ft)
Side (exterior)	4.5 m (14.8 ft)
Rear:	2 m (6.6 ft)

Should the minimum lot size for garden suites be 600 m ² (6,500 ft ²)?	Should the maximum size of a garden suite be 55 m ² (600 ft ²)?	Should the max height be 4.5 m / 14.8 ft (same as accessory buildings)?	Is one parking space for a garden suite appropriate?	Is a separation distance of 6 m (19.7 ft) between the house and garden suite appropriate?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
67%	67%	53%	87%	63%	64%
No. Should be smaller	No. Should be smaller	No. Should be taller	No. Should be less	No. Should be decreased	No. Should be decreased
15%	8%	37%	1%	30%	13%
No. Should be larger	No. Should be larger	No. Should be shorter	No. Should be more	No. Should be increased	No. Should be increased
18%	21%	9%	11%	7%	16%
Not sure	Not sure	Not sure	Not sure	Not sure	Not sure
0%	4%	0%	0%	0%	6%

THINKING ABOUT THE BROADER CONTEXT

WHICH OPTIONS WOULD BE APPROPRIATE AS NEIGHBOURHOODS TRANSITION OVER TIME?

Large House
(Current Zoning)



I like the current zoning as it is	I have concerns
63%	37%

Large House
(Reduced Height and Size)



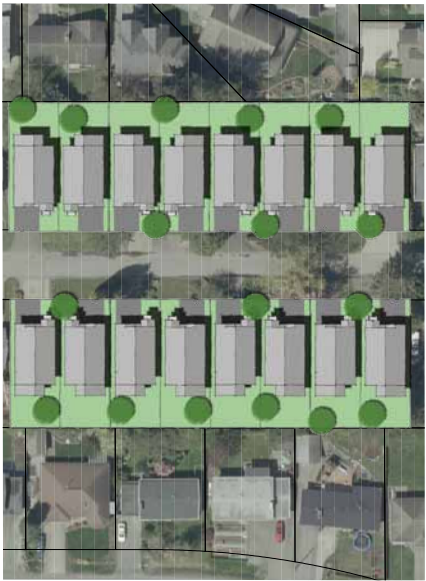
I like this option	I have concerns
43%	57%

Duplex



I like this option	I have concerns
69%	31%

Subdivision with
Conventional Houses
(to 12m lots)



I like this option	I have concerns
69%	31%

THINKING ABOUT THE BROADER CONTEXT

WHICH OPTIONS WOULD BE APPROPRIATE AS NEIGHBOURHOODS TRANSITION OVER TIME?

Subdivision with
Narrow Houses
(to 10m lots)



I like this option	I have concerns
64%	36%

Panhandle



I like this option	I have concerns
30%	70%

Strata



I like this option	I have concerns
33%	68%

Garden Suite
(with an existing or new house)



I like this option	I have concerns
80%	20%

Post-It Note Comments

**In some cases, participants placed dots on Post-It Note comments. A number in parenthesis below indicates the number of times a dot was placed on a comment.*

Menu of Housing Options

- There are no trees in any of your examples. Our urban tree cover is being drastically reduced which reduces habitat and air quality. Big homes that keep their perimeter trees are prone to having branches fall on them which tempts residents to continue cutting these last trees down for safety and property damage reasons

Existing Zoning: Large House

- Cars per house. Parking on city road allowance (along my property line)
- Trees along back of property should be required to give privacy to neighbours. Regulation required as to placement of trees to provide privacy to neighbours
- My concern with large houses is possible further ghetto-izing
- Restrict height and insist on parking spaces adequate for possible cars
- Only good thing about monster houses is that owners live in them and not just welfare rentals. But we are losing neighbourhood feeling
- Need different zoning for existing neighbourhoods. Should not be same regulations as new development. Protect character and trees

Option 1 - Large House (with reductions in size and height)

- Please do not allow trees to be de-branched on one side. Destorys the tree and makes it unstable. Very unfair to the tree owner
- I want a neighbourhood and family environment with a private yard not a fish bowl
- A proper street with curbs, gutters, a sidewalk! Would really solve a lot of the parking problems
- Fix our streets to help with the parking issues
- More rear yard space
- Far too many of mature trees are removed when an old house is removed and a new one built which takes over the whole lot. We need to protect the canopy to sustain the quality of life
- This option ok if restrictions/changes to reduce current sizes are significant. Size and character should fit. Token/minor changes not enough. Should have given us #'s
- This changes the backyard culture. Nowhere would there be room for children to be outside to have free play. Nature is lost
- Blocks light to smaller homes. What happens to our drainage systems? Like England where water run off is an issue
- Monster houses at least get lawn mowed
- Current large houses often pave the majority of the lot. This is ugly and reduces habitat and oxygen plant producing opportunities
- Parking must be addressed and bylaws enforced. Houses on my street often have 6-8 cars parked outside on city property
- Council must address the loss of all trees on lots that are redeveloped. The canopy is lost now and will only get worse

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Post-It Note Comments

Option 2 - Duplex

- Does that become a 4 plex? *[reference to duplex with secondary suites]*
- Yes but should be allowed on 600 m² *[reference to duplex with secondary suites]*
- Ok, but not for rentals!
- Traffic is too much (narrow, not maintained) already. What about very old asbestos concrete water pipes...back yard sewer pipes...
- A neighbourhood needs outdoor space (front and back), not just the park or the school yards
- New is good but keep the yards and garden space - keep the light
- Replace/add trees for new builds

Option 3 - Subdivision with Conventional Houses

- It should be decreased. One side can be 35 to 39.4 ft. You should give the option to the house owner *[reference to lot width]*
- Should be 0.55 FSR
- Keep our yards *[reference to setbacks]*
- First, in this neighbourhood, streets? Water? Parking? Too old infrastructure

Option 4 - Subdivision with Narrow Houses

- Should be 0.65 FSR
- With water pipes not scheduled for replacement EVER (we asked the City). Will there be enough to put out houses?
- What happens when there is a fire?
- Where is the space for kids privacy?
- What is considered “impacting the neighbourhood”?

Option 5 - Panhandle

- Fire safety! How can emergency vehicles access this residence?
- No rear house. Too dense!
- If lot is 600m² should allow suite
- There should be mention of lot size so we can make a decision
- This looks like someone has already made up our minds
- Subject to height restrictions, parking restrictions

Option 6 - Strata

- Not this either (1)
- No. Lack of privacy for neighbours
- No, leave these for the urban centre
- No No No No (1)

Post-It Note Comments

Option 7 - Add a Garden Suite

- So where would you put the garden?
- I would like to do this on my lot!
- Must have a very large lot for this (2)

Wrap up exercise / “Thinking about the broader context” board

- Zoning needs to change. Existing neighbourhoods should have more restrictive rules that protect character. Gentle infill - not huge homes
- Society/culture as we know it will change (1)
- No outside space. This is not a neighbourhood, just a place individuals live. Where do you meet the neighbours?
- Our children suffer anxiety, depression. No light, no play

Other comments / “Did we miss something” board

- Increase the minimum greening requirements. The streets are becoming cars and concrete
- If parking is addressed what lot sizes are needed for a 3 or 4 plex?
- Need a common ground for children, dogs, us
- More green space especially in townhouse complexes where there will be children. Also keep as many trees as possible (1)
- Consider “war time houses” - small, 2 bedroom no stairs and street frontage. Max front width is 30 feet
- Need to be careful of who is benefitting. Is it Abbotsford residents, or is it developers?! (1)
- Speed bumps a must on Meadows Street. It’s treated as a Hwy
- Taxes are so high because of McMansions. We have lived here 17 years and feel development and tax is a factor pushing us out before we care to go
- Why is the existing bylaw for parking not being enforced for new houses with one or two secondary suites?
- We already have monster build behind us - now no light after 4 pm. What happens when we are totally surrounded? (1)
- Tandem parking does not work. It has to be unobstructed for at least 3 vehicles
- Bylaws must enforce no parking across driveways and enforce no stopping areas (Meadows)
- Save the bees, birds even our resident racoons. Animals get hungry and need homes too.
- Tree planting on lots needs to be a priority urban / city centre
- Please have a much stricter law to protect trees. In Clearbrook we are losing the character of the area as new homes are built. (1)
- The general landscape of the neighbourhood - Clearbrook! The trees. : (The mature vegetation. We live here.
- Please also consider revising Tree Protection Bylaw. Especially through the lens of development in older neighbourhoods. Right now permits are easy to obtain. Replacing trees is not the same as protecting them (1)
- On my street big beautiful old trees were torn down and a few spindly replacements were later added. Then “conveniently” some of these spindly replacements disappeared. I have taken pictures of lot after lot in my neighbourhood which (in the last few years) have lost all of their big trees to new giant homes. Increasing population and related pollution needs more trees not less. Trees have not only been linked to physical health but also psychological health (6)
- How many barking dogs allowed per resident?! (3)

Post-It Note Comments

Other comments / “Did we miss something” board (continued from previous page)

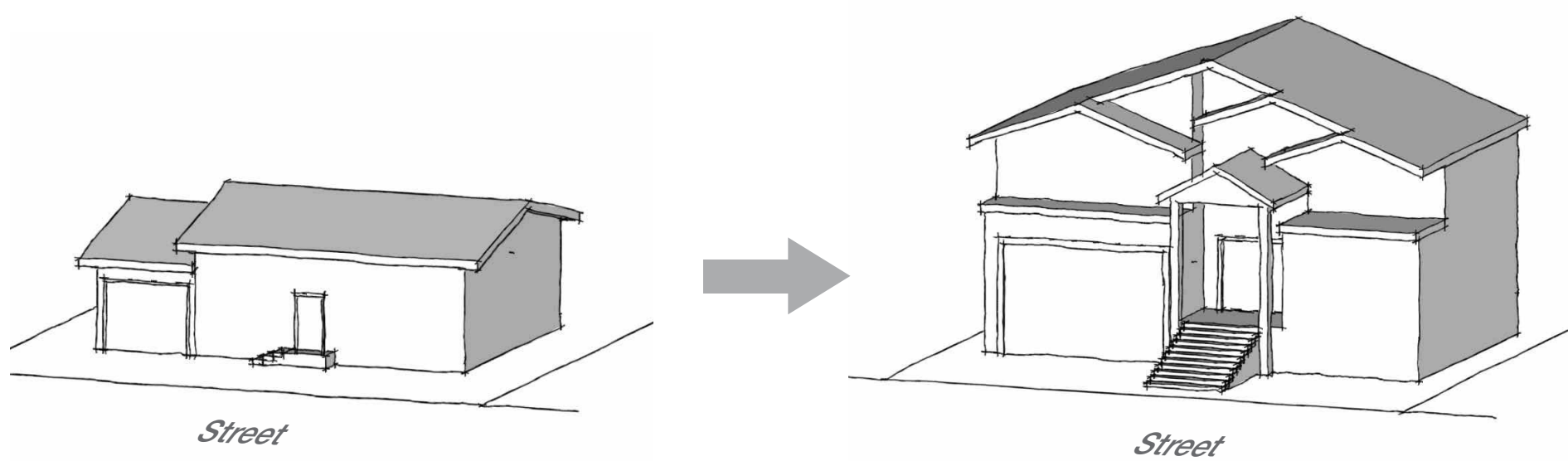
- Leave present yard space
- Reduction of vehicles parked along roadways
- What about trees on the boulevards like Vancouver. Tree keep us cool in summer - warm in winter (1)
- Existing tree bylaw allows cutting off of all tree limbs from floor to the very top. Apart from it being very unsightly, how can this be a safe practice especially when roots can also be cut! Is the City liable for allowing this to happen?
- More parks needed in Abby
- In the interim, speculators are buying homes and renting them out. This results in extra noise, crime and squalor. Lawns are not maintained, snow is not shoveled, over parking, etc. We must have proactive bylaw enforcement from city hall
- This is looking like greedy developers. Not for real people who live here
- Not mentioned - Option #1 maintain house size to lot size slightly taller to 2 story with underground basement
- Would like to see more emphasis on green space with trees! + room for kids to play (1)
- If there is a secondary suite or 2 houses, the taxation including school taxes etc. need to be add ons
- What % should be green space in the front yard?
- I want to see traffic control and speed control implemented. Our old neighbourhoods with very narrow streets are used constantly as thorough fare roads to get to Meadows and/or Clearbrook. There was the widening of Dormick Ave. with a sidewalk, but as far as getting to a school is concerned - most people still ‘fly’ down Fir Ave. and fly around Fir St. corner to get to Dormick. I would like speed bumps to be built - not just sidewalks - which does not limit speeding. To encourage the feel of a friendly neighbourhood, the speed needs to be decreased. Make safety a priority! (1)
- It is vital that with population concentration we adjust parks, green space, cycling, tree lined street, or it will be a slum

Attachment B1: Open House Feedback

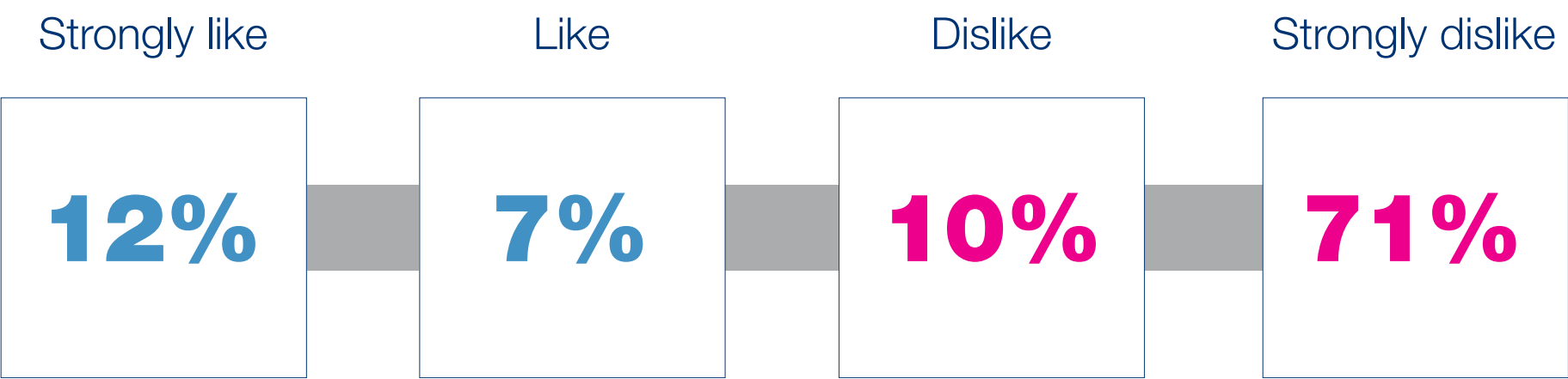
May 17: Alexander Elementary

EXISTING ZONING: LARGE HOUSE

Scenario: Property owner removes the existing house and rebuilds to the maximum size and height allowed with existing zoning. Council permission (rezoning) is not required in this scenario.



What are your thoughts on this housing option?

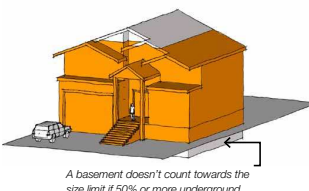


Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Details

EXISTING ZONING: LARGE HOUSE

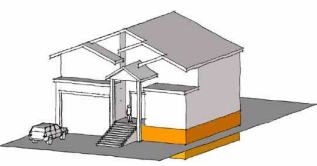
HOUSE SIZE



A basement doesn't count towards the size limit if 50% or more underground

Example: 600m² lot x 0.5 Floor Space Ratio (FSR)
= 300 m² (3,200 ft²) house without basement; **OR**
= approx. 450 m² (~4,800 ft²) with a basement

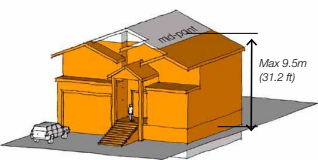
SUITES



One (1) secondary suite allowed per house, if it is:

- within the house
- 90 m² (970 ft²), or less
- provided one (1) additional parking space

HEIGHT

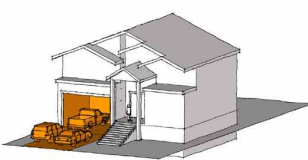


Maximum height of 9.5 m (31.2 ft), measured from grade to the mid-point of a sloped roof

Comparison to other cities that measure to mid-point

Saanich	Delta/Kelowna	Langley/Surrey	Abbotsford	Chilliwack
7.5 m (24.6 ft)	8.0 m (26.2 ft)	9.0 m (29.5 ft)	9.5 m (31.2 ft)	10 m (32.8 ft)

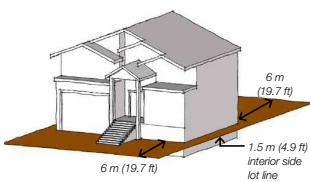
PARKING



Minimum two (2) parking spaces for the house **plus one (1)** for the secondary suite, subject to:

- minimum 2.7 m (8.9 ft) x 5.5 m (18 ft) per space
- located in garage or the driveway
- tandem (one in front of the other) is allowed if spaces are at least 6 m (19.7 ft) in length

SETBACKS



Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

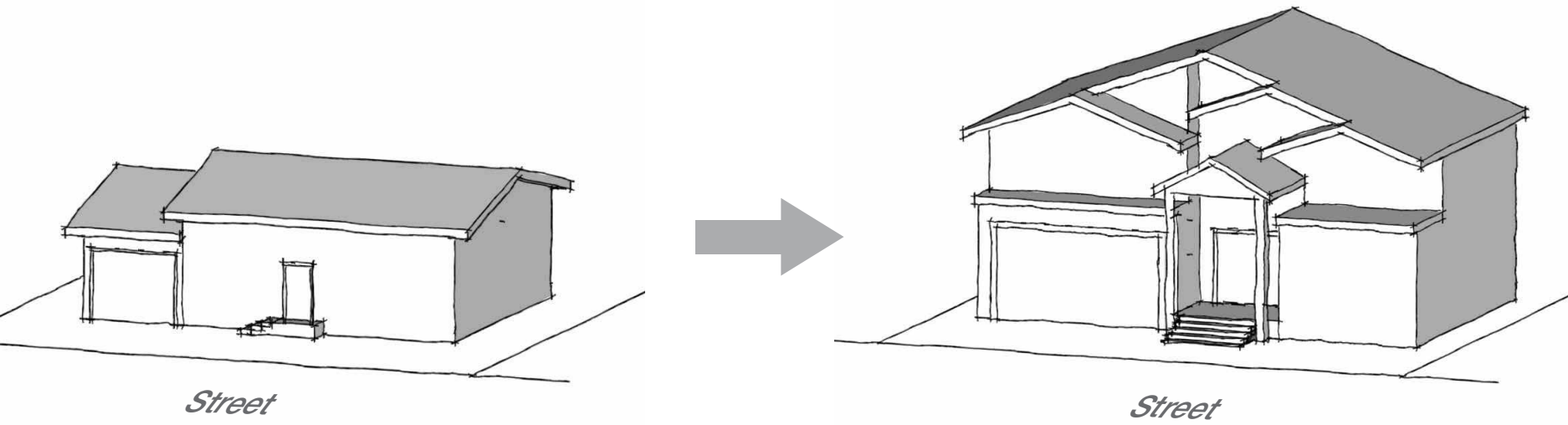
RS3 minimum house setbacks:

Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

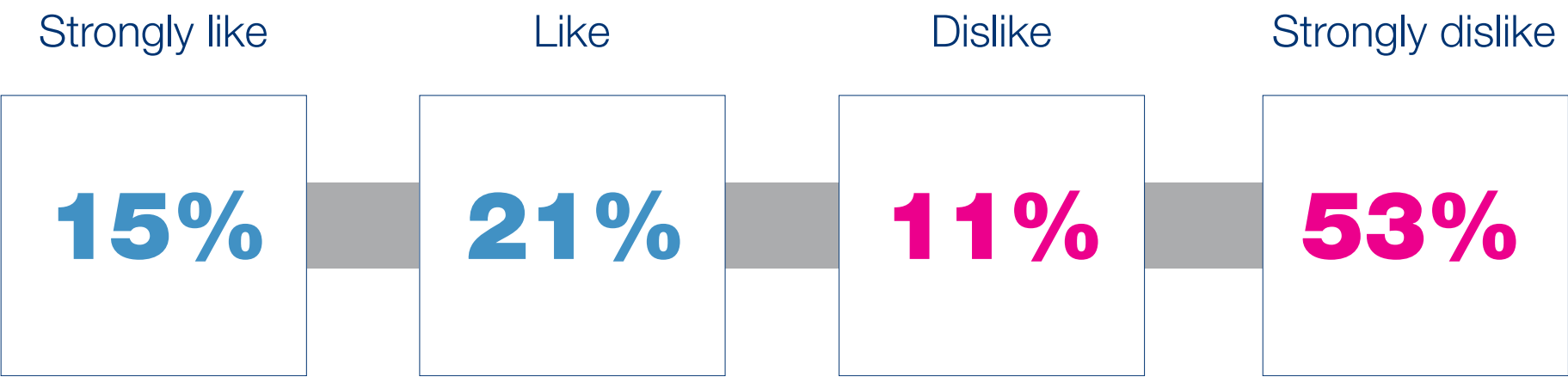
Do you think the existing floor space regulations are appropriate?	Are the existing secondary suite regulations appropriate?	Are the existing height regulations appropriate?	Are the existing parking regulations appropriate?	Are the existing setbacks appropriate?
Yes	Yes	Yes	Yes	Yes
21%	60%	24%	44%	29%
No	No	No	No	No
76%	33%	72%	52%	69%
Not sure	Not sure	Not sure	Not sure	Not sure
2%	7%	4%	4%	2%

OPTION 1: LARGE HOUSE (with reductions in size and height)

Scenario: Property owner removes the existing house and builds a large house, subject to new infill zoning regulations. These regulations would include limits on house size and height which would help minimize impacts on the neighbourhood.



What are your thoughts on this housing option?



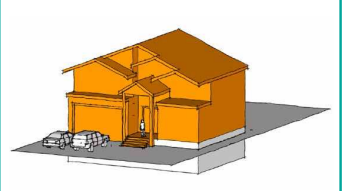
Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Details

LARGE HOUSE

(with reductions in size and height)

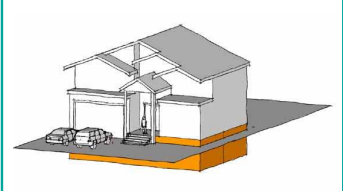
HOUSE SIZE



The City is exploring a reduction in Floor Space Ratio from 0.5 to 0.45 FSR

Example: 600m² lot x 0.45 Floor Space Ratio (FSR) = 270 m² (2,900 ft²) house without basement; **OR** = approx. 400 m² (~4,300 ft²) with a basement

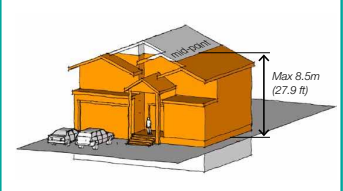
SUITES



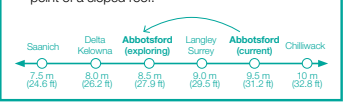
The City is exploring allowing up to two (2) secondary suites per house, subject to:

- Lot must be ≥ 600 m² (6,500 ft²) and have minimum frontage of 12 m (39.4 ft)
- Not located on a cul-de-sac or an arterial road
- Maximum size per suite: 90 m² (970 ft²)

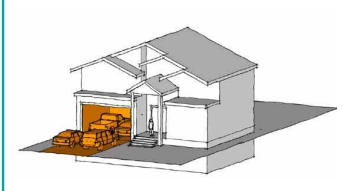
HEIGHT



The City is exploring a reduction in maximum height, from 9.5 m (31.2 ft) to 8.5 m (27.9 ft). Height would continue to be measured to mid point of a sloped roof.

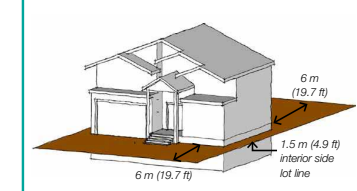


PARKING



Two (2) parking spaces would be required for the house and one (1) parking space would be required for each secondary suite, for a total of four (4) spaces.

SETBACKS



Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

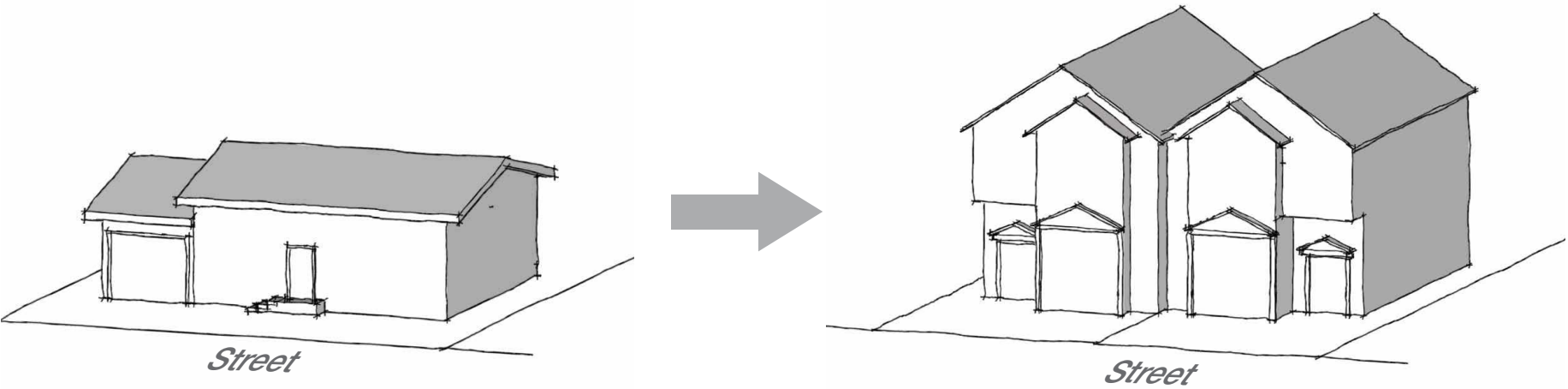
The following setbacks would apply:

Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

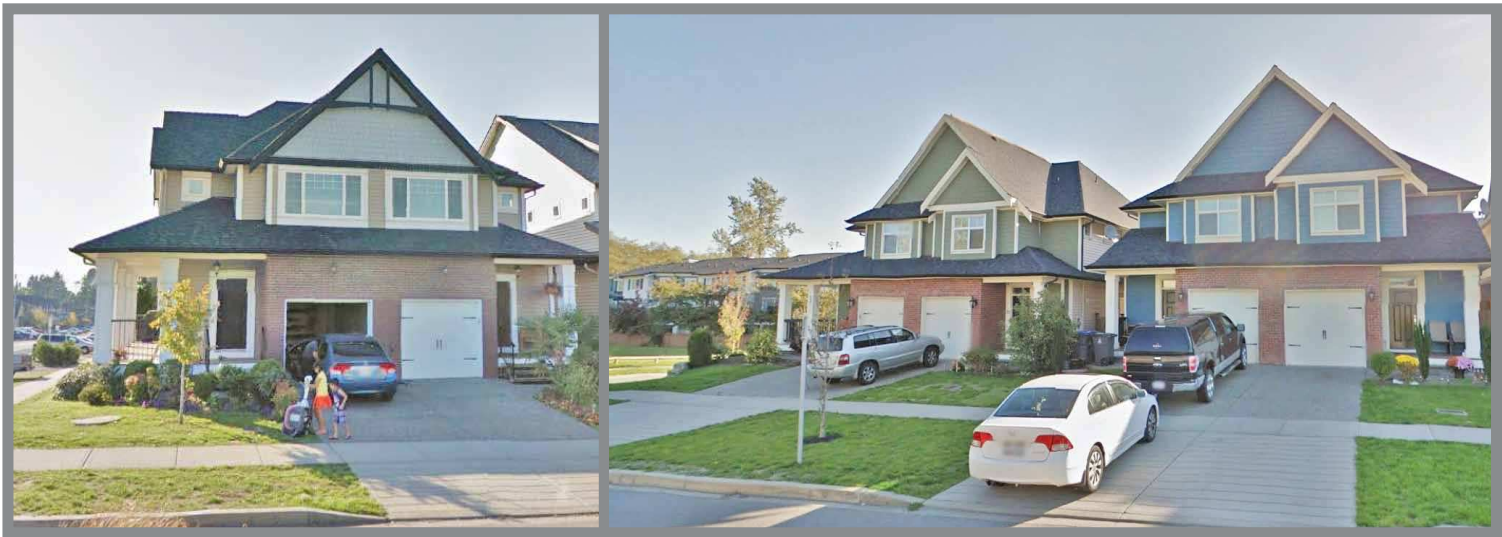
Should the maximum floor space be reduced from 0.5 to 0.45 FSR?	Should large lots be able to have two secondary suites?	Should the max height be reduced from 9.5 m to 8.5 m?	Do you think that each secondary suite should require a parking space?	Do you think the setbacks shown above are appropriate?
Yes	Yes	Yes	Yes	Yes
37%	21%	35%	84%	20%
No. Don't reduce FSR	No	No. Don't reduce height	No. Should be less	No. Should be decreased
29%	78%	20%	4%	20%
No. Reduce it further	Not sure	No. Reduce it further	No. Should be more	No. Should be increased
34%	2%	42%	11%	60%
Not sure		Not sure	Not sure	Not sure
1%		3%	1%	0%

OPTION 2: DUPLEX

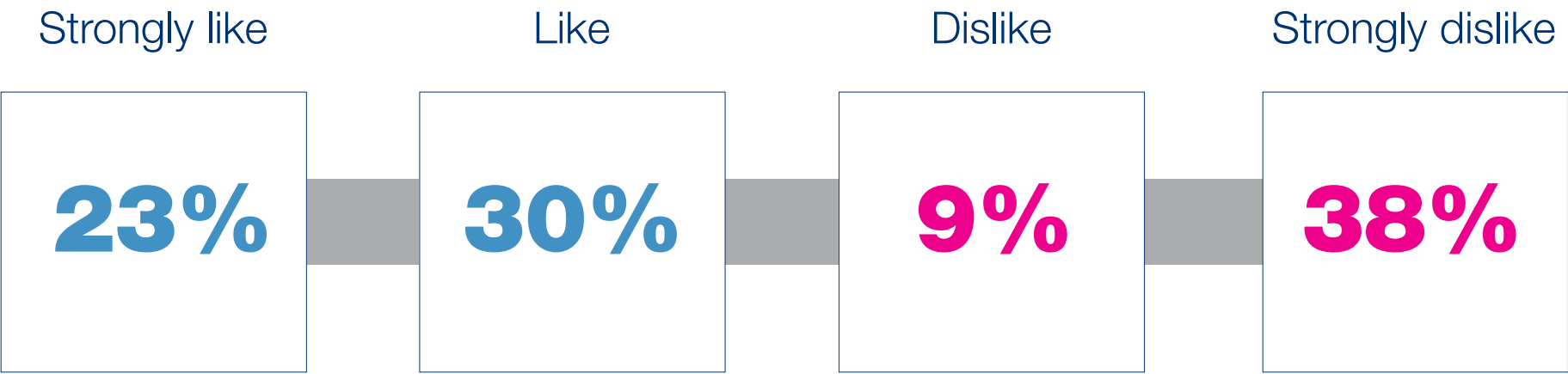
Scenario: Property owner rezones the lot, removes the existing house and builds a duplex. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Duplex Examples



What are your thoughts on this housing option?



Details | DUPLEX

LOT

(typical lot)

600 m²
(6500 ft²)

18 m (59 ft)

SIZE

The City is exploring a Floor Space Ratio (FSR) of 0.45 for duplexes (the same being explored for single detached houses).

Example: 600m² lot x 0.45 FSR
= 270 m² (2,900 ft²) total building size
= 135m² (1,450 ft²) per side

Duplexes would be limited to two storeys and basements would not be permitted

SUITES

The OCP supports **secondary suites in duplexes**, subject to:

- lot size of 800 m² (8,600 ft²) or larger
- lot frontage of 24 m (78.7 ft) or wider

*Sample lot is too small too allow suites. Must be 800m² or larger.

HEIGHT

The City is exploring a **max height for duplexes of 8.5 m (27.9 ft)**, measured to mid point of sloped roofs.

This is the same height being explored for large and conventional single detached houses.

PARKING

The City is exploring a limit on garage and driveway widths for duplexes on lots narrower than 24 m (78.7 ft).

Two (2) parking spaces would be required per side (tandem), and each side would be limited to a single wide driveway and garage.

SETBACKS

Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

The following setbacks would apply:

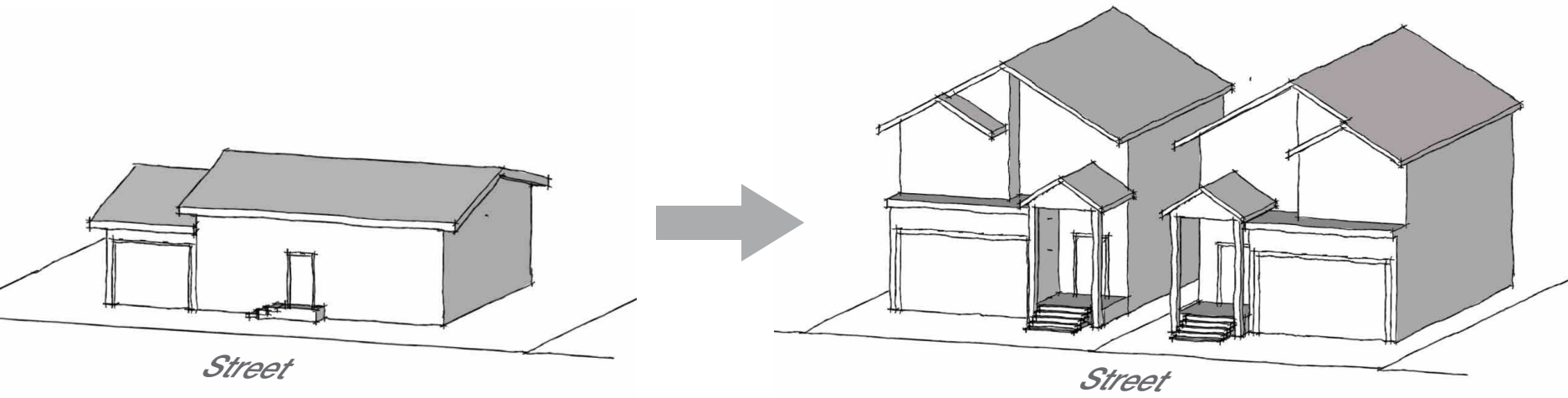
Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

Should the minimum lot width for a duplex be 18 m (59 ft)?	Should duplexes have the same floor space limit as single detached houses (0.45 FSR)?	Should larger duplex lots be able to have secondary suites, subject to conditions above?	Should the maximum height for duplexes be 8.5 m (27.9 ft)?	Are the parking requirements shown above appropriate?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
22%	29%	35%	27%	69%	27%
No. Should be narrower	No. Should be smaller	No	No. Should be taller	No. Should be less	No. Should be decreased
14%	63%	64%	10%	8%	27%
No. Should be wider	No. Should be larger	Not sure	No. Should be shorter	No. Should be more	No. Should be increased
54%	7%	1%	60%	22%	47%
Not sure	Not sure		Not sure	Not sure	Not sure
10%	2%		2%	1%	0%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 3: SUBDIVISION WITH CONVENTIONAL HOUSES

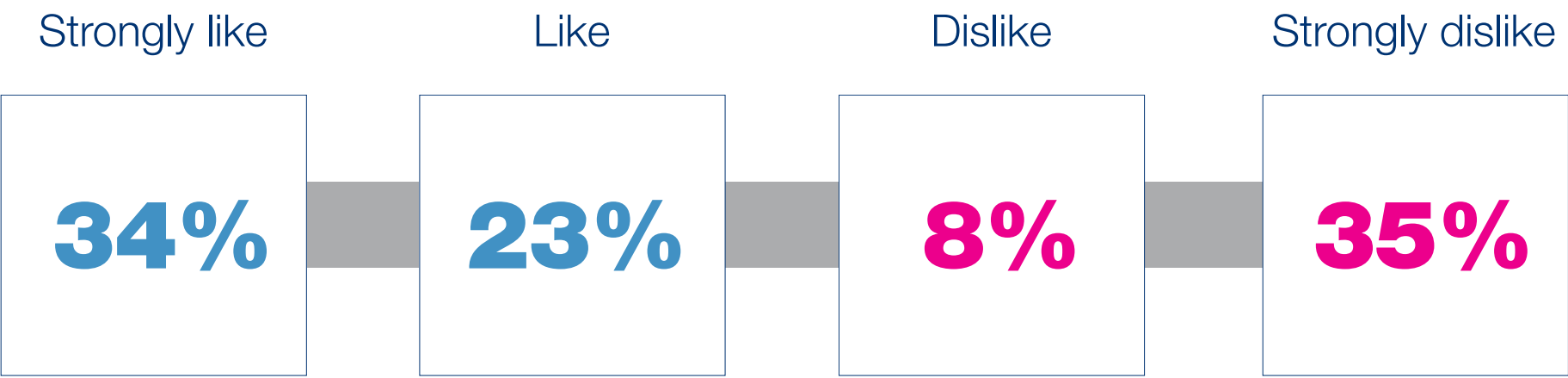
Scenario: Property owner rezones the lot, removes the existing house and builds conventional houses. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Conventional House Examples



What are your thoughts on this housing option?



Details

SUBDIVISION WITH CONVENTIONAL HOUSES

LOT

(typical lot)

400 m² | 400 m²
(4,300 ft²) | (4,300 ft²)

12 m 12 m
(39.4 ft) (39.4 ft)

SIZE

Example (per lot):
400m² lot x 0.45 Floor Space Ratio (FSR)
= 180 m² (1,900 ft²) house without basement; **OR**
= approx. 280 m² (3,000 ft²) with a basement

SUITES

The City is exploring allowing one (1) secondary suite per house, subject to:

- Lot is ≥400 m² (4,300 ft²) lot area and has a minimum 12m (39.4ft) frontage
- Lot is not be on a cul-de-sac bulb or arterial road
- 90m² (970 ft²) maximum suite size

HEIGHT

The City is exploring a maximum height of 8.5 m (27.9 ft), measured from grade to the mid-point of a sloped roof. This is the same height that is being explored for large houses and duplexes.

PARKING

The City is exploring requiring three (3) parking spaces per conventional house:

- Two (2) parking spaces for the main unit
- One (1) parking space for the secondary suite

SETBACKS

Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

The following setbacks would apply:

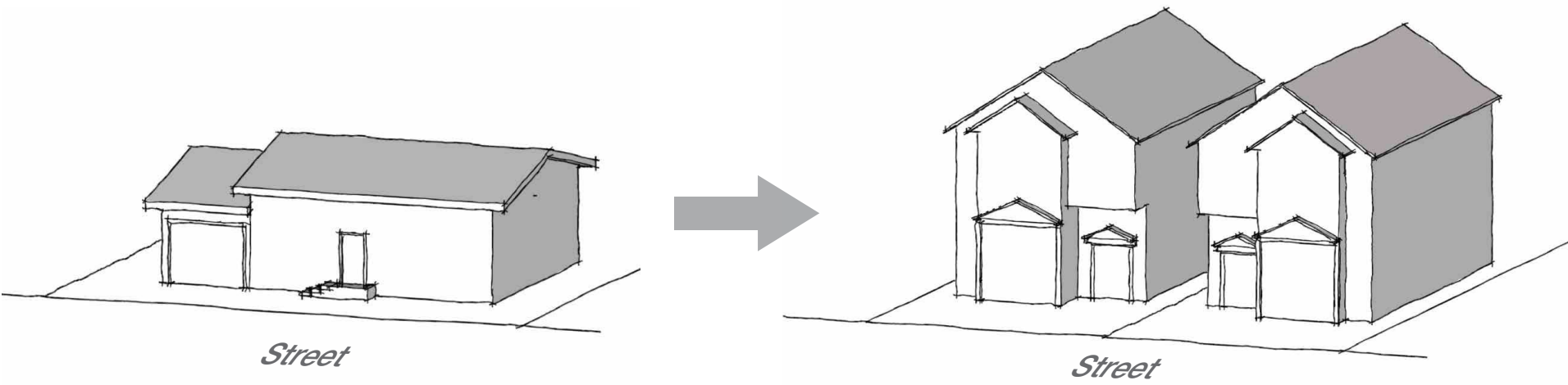
Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

Should existing lots with ≥24 m (79 ft) width be able to subdivide into two lots?	Is a floor space limit of 0.45 FSR appropriate?	Should conventional houses on 12 m (39.4 ft) wide lots be allowed to have a secondary suite?	Should the maximum height be 8.5 m (27.9 ft)?	Should a secondary suite be required to have one (1) parking space?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
54%	22%	53%	34%	78%	14%
No	No. Should be smaller	No	No. Should be taller	No. Should be less	No. Should be decreased
46%	49%	45%	6%	1%	16%
Not sure	No. Should be larger	Not sure	No. Should be shorter	No. Should be more	No. Should be increased
0%	25%	3%	57%	21%	48%
	Not sure		Not sure	Not sure	Not sure
	4%		3%	0%	21%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 4: SUBDIVISION WITH NARROW HOUSES

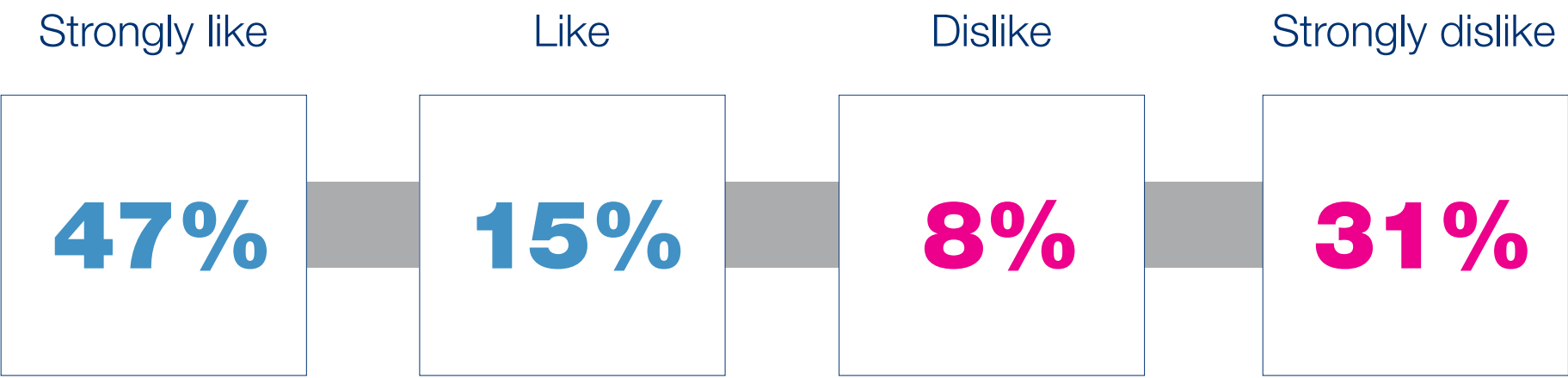
Scenario: Property owner rezones the lot, removes the existing house and builds narrow houses. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Narrow House Examples



What are your thoughts on this housing option?



Details

SUBDIVISION WITH NARROW HOUSES

LOT

(typical lot)

350 m² | 350 m²
(3,800 ft²) | (3,800 ft²)

10 m 10 m
(32.8 ft) (32.8 ft)

SIZE

Example: 350m² lot x 0.45 Floor Space Ratio (FSR)
= 158 m² (1,700 ft²) for each house

A narrow lot house would be limited to two storeys and a basement would not be permitted.

SUITES

The City is exploring a restriction to not permit secondary suites in narrow houses.

HEIGHT

The City is exploring a maximum height of 7.5 m (24.6 ft) for narrow houses, measured from grade to the mid-point of a sloped roof. This is 1 m (3.3 ft) less than the heights being explored for larger houses and duplexes.

PARKING

The City is exploring requiring two (2) parking spaces per narrow house and a limit on garage and driveway width (single wide only).

SETBACKS

Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

The following setbacks would apply:

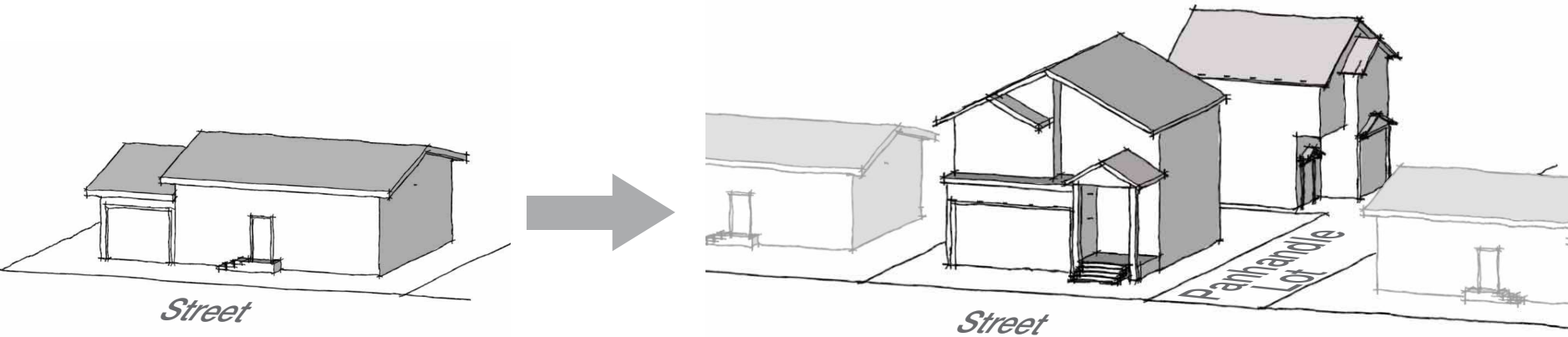
Front yard:	6 m (19.7 ft)
Side yard (interior):	1.2 m (3.9 ft)
Side yard (exterior):	3 m (9.8 ft)
Rear yard:	6 m (19.7 ft)

Should existing lots with ≥20 m (65.6 ft) width be able to subdivide into two lots?	Should narrow houses on small lots be limited to two storeys (no basement) and 0.45 FSR?	Should narrow houses be able to have a secondary suite?	Should the maximum height be 7.5 m (24.6 ft)?	Should narrow houses be limited to a single wide garage and driveway?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
52%	68%	31%	53%	82%	24%
No	No. Should be smaller	No	No. Should be taller	No	No. Should be decreased
47%	4%	68%	24%	17%	19%
Not sure	No. Should be larger	Not sure	No. Should be shorter	Not sure	No. Should be increased
1%	27%	1%	21%	1%	53%
	Not sure		Not sure		Not sure
	1%		2%		4%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 5: PANHANDLE

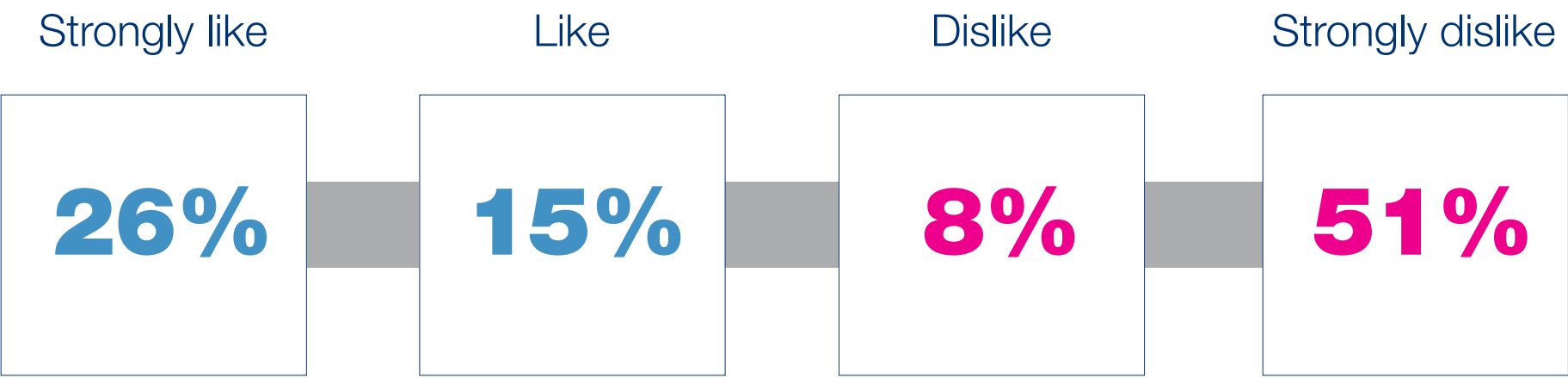
Scenario: Property owner rezones the lot, removes the existing house and builds a street-facing house with a house in behind accessed by panhandle driveway. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Panhandle Example



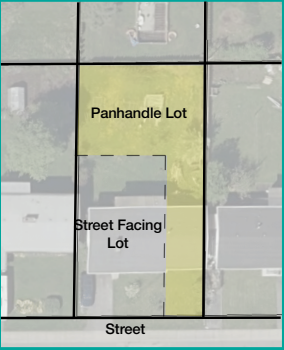
What are your thoughts on this housing option?



Details |

PANHANDLE

LOT



SIZE



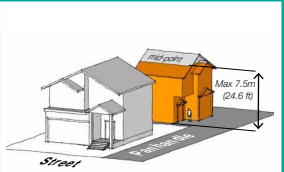
The City is exploring allowing panhandle lots with a maximum Floor Space Ratio (FSR) of 0.45 and a height limit of two (2) storeys (no basement).
The street facing house in this example would have the same regulations as conventional houses and would not be subject to the two (2) storey limit.

SUITES



The City is exploring a restriction to not permit secondary suites in houses on panhandle lots.
In this scenario, only the street facing house could potentially have a secondary suite, subject to typical secondary suite regulations.

HEIGHT



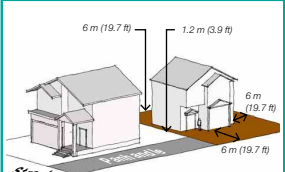
The City is exploring a maximum house height of 7.5 m (24.6 ft), measured from grade to the mid-point of a sloped roof, for panhandle lots.
The street facing house would have the same max height as conventional houses (8.5 m/27.9 ft).

PARKING



The City is exploring a two (2) parking space requirement for houses on a panhandle lots, with a limit on garage/driveway width (single wide only).

SETBACKS



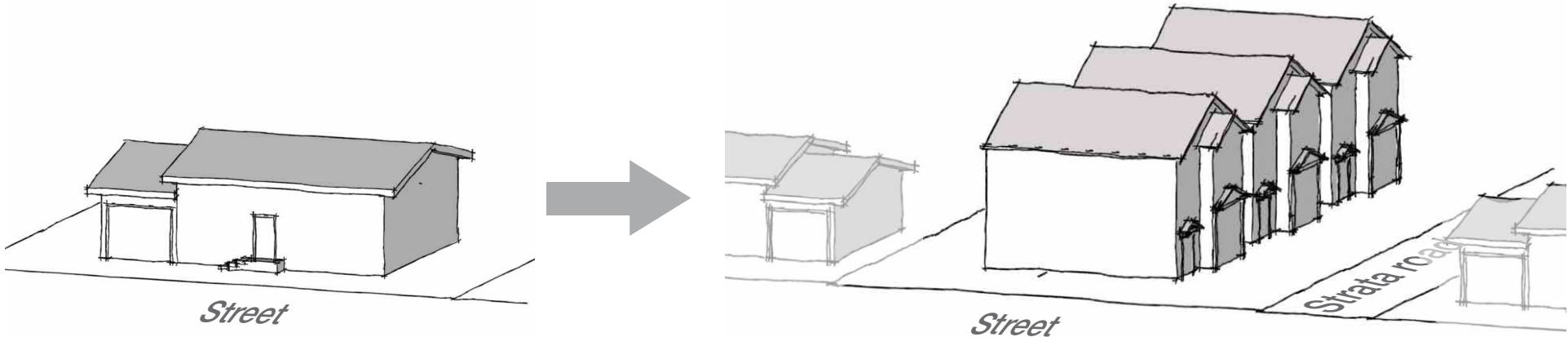
Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy. Proposed setbacks are shown above.

Do you think this lot configuration is appropriate?	Should the rear house be smaller than the street facing house (two storey and no basement)?	Should the rear house be able to have a secondary suite?	Should the maximum height be 7.5 m (24.6 ft) for the rear house?	Should the rear house be limited to a single wide garage and driveway?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
38%	78%	38%	42%	80%	28%
No	No	No	No. Should be taller	No	No. Should be decreased
60%	20%	60%	9%	19%	20%
			No. Should be shorter		No. Should be increased
			46%		50%
Not sure	Not sure	Not sure	Not sure	Not sure	Not sure
2%	2%	1%	4%	1%	2%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 6: STRATA

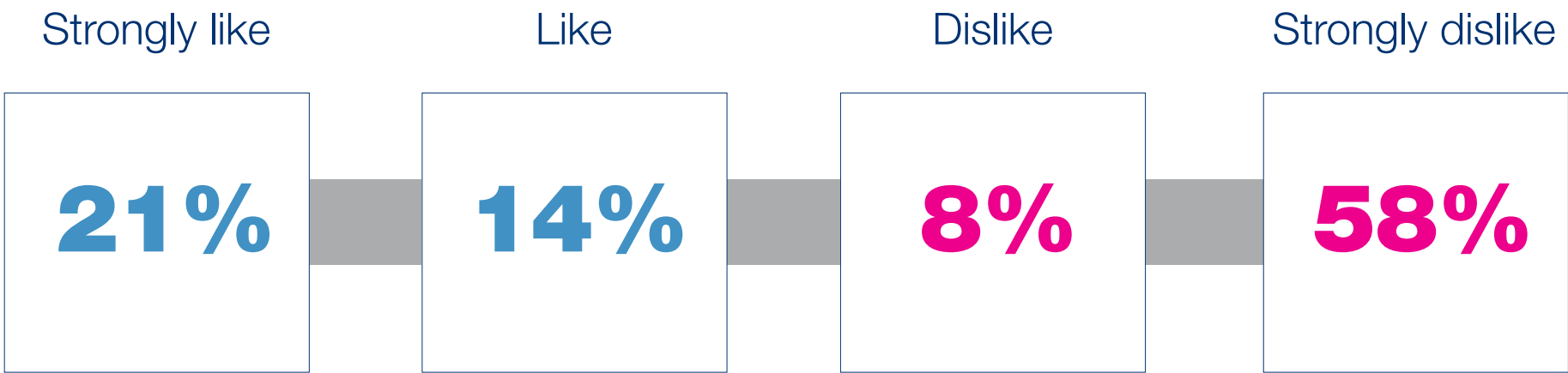
Scenario: Property owner rezones the lot, removes the existing house and builds houses turned away from the street, accessed by a private (strata) road. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Strata Examples

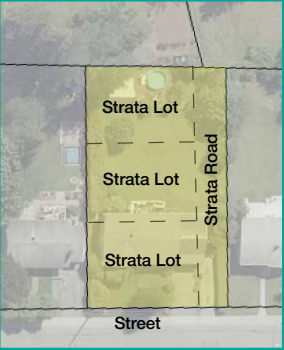


What are your thoughts on this housing option?



Details | STRATA

LOT



SIZE



The City is exploring allowing small strata lots with a max Floor Space Ratio (FSR) of 0.45 and a maximum height of two storeys (no basement).

SUITES



The City is exploring a restriction to not permit secondary suites in strata houses.

HEIGHT



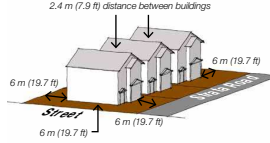
The City is exploring a maximum height of 7.5 m (24.6 ft) for strata houses, measured from grade to the mid-point of a sloped roof.

PARKING



The City is exploring a two (2) parking space requirement per strata house, and a maximum garage and driveway width (single wide only).

SETBACKS



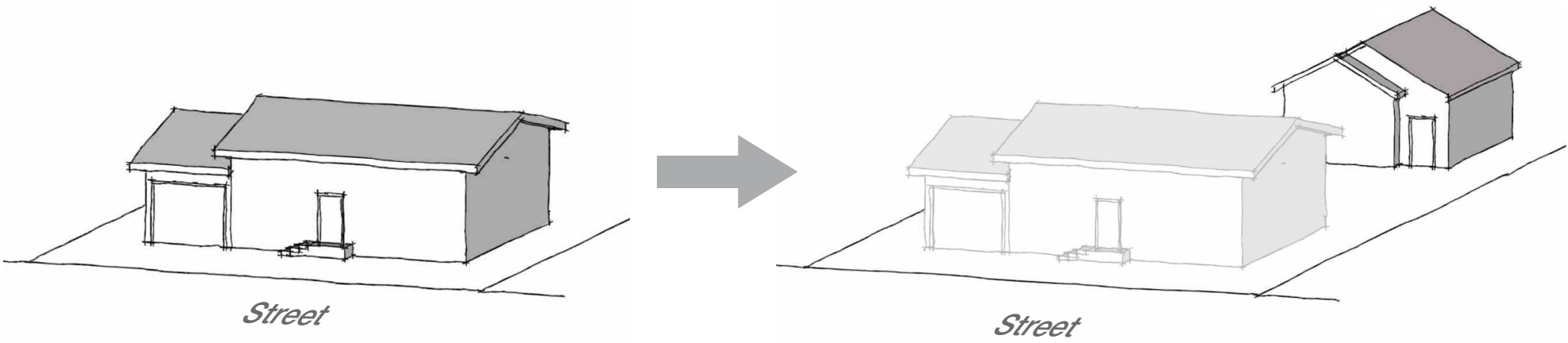
Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy. See setbacks above.
A strata road is a minimum width of 6m (19.7 ft), in addition to the 6m house setback.

Do you think this lot configuration is appropriate?	Should houses be a maximum of two (2) storeys (no basement) and limited to 0.45 FSR?	Should strata houses be able to have secondary suites?	Should the maximum height be 7.5 m (24.6 ft)?	Should houses be limited to a single wide garage and driveway?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
37%	73%	19%	35%	81%	20%
No	No. Should be smaller	No	No. Should be taller	No	No. Should be decreased
58%	9%	81%	18%	19%	18%
Not sure	No. Should be larger	Not sure	No. Should be shorter	Not sure	No. Should be increased
5%	15%	0%	45%	0%	59%
	Not sure		Not sure		Not sure
	3%		2%		3%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

OPTION 7: ADD A GARDEN SUITE

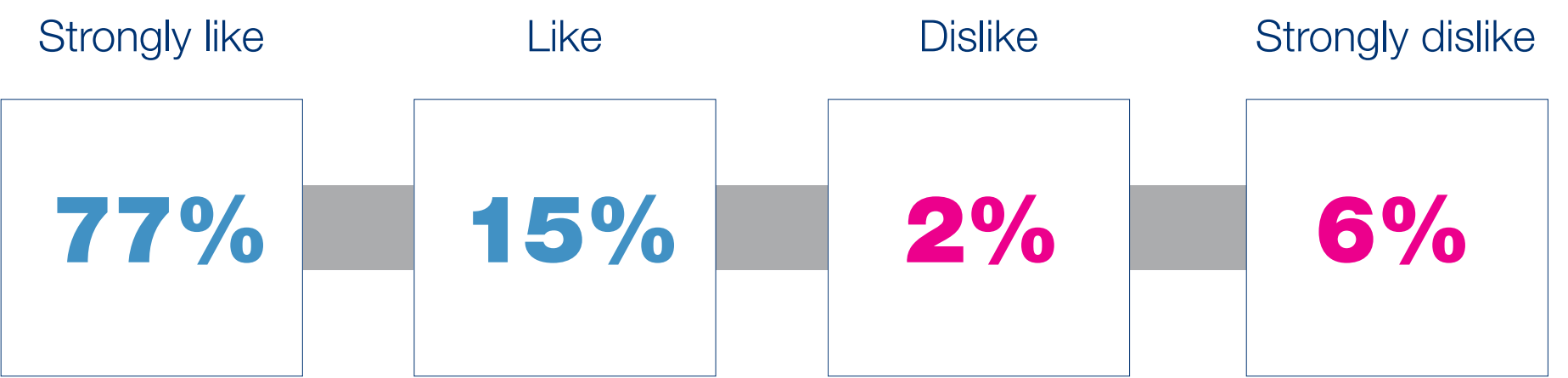
Scenario: Property owner adds a garden suite to an existing or new lot. The addition of a garden suite would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Garden Suite Examples



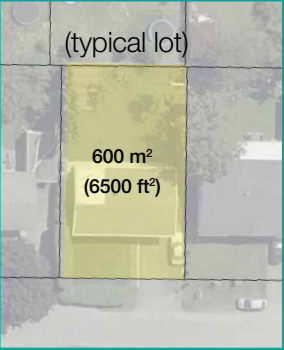
What are your thoughts on this housing option?



Details

ADD A GARDEN SUITE

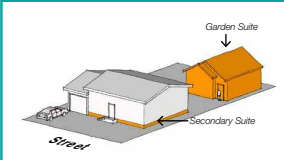
LOT



(typical lot)

600 m²
(6500 ft²)

SIZE



Garden Suite

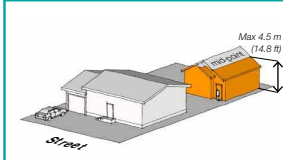
Secondary Suite

Street

The City is exploring allowing the addition of one (1) garden suite up to 55 m² (600 ft²) to an existing or new lot, subject to:

- Lot must have minimum frontage of 12 m (39.4 ft) and be 600 m² (6,500 ft²) or larger.
- Not located on a cul-de-sac or an arterial road
- The garden suite can be in addition to an existing secondary suite (max number of suites is two)

HEIGHT

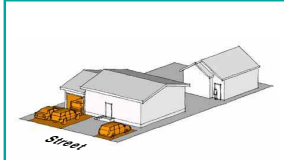


Max 4.5 m
(14.8 ft)

Street

The City is exploring a maximum height of 4.5 m (14.8 ft) for garden suites, measured from grade to the mid point of sloped roofs. This is the same height limit that applies to accessory buildings in residential zones.

PARKING

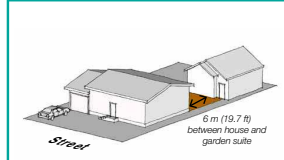


Street

The City is exploring a parking requirement of one (1) space for a garden suite, which could be provided in the driveway or elsewhere.

The diagram above shows the amount of parking required if a lot has a secondary suite and a garden suite.

SEPARATION

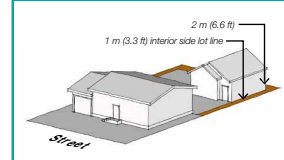


6 m (19.7 ft)
between house and garden suite

Street

The City is exploring a minimum separation distance of 6 m (19.7 ft) between the house and a garden suite.

SETBACKS



1 m (3.3 ft) interior side lot line

2 m (6.6 ft)

Street

The City is exploring the following minimum setbacks for garden suites:

Front:	Not permitted
Side (interior)	1 m (3.3 ft)
Side (exterior)	4.5 m (14.8 ft)
Rear:	2 m (6.6 ft)

Should the minimum lot size for garden suites be 600 m ² (6,500 ft ²)?	Should the maximum size of a garden suite be 55 m ² (600 ft ²)?	Should the max height be 4.5 m / 14.8 ft (same as accessory buildings)?	Is one parking space for a garden suite appropriate?	Is a separation distance of 6 m (19.7 ft) between the house and garden suite appropriate?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
78%	65%	69%	83%	51%	44%
No. Should be smaller	No. Should be smaller	No. Should be taller	No. Should be less	No. Should be decreased	No. Should be decreased
7%	2%	27%	2%	37%	16%
No. Should be larger	No. Should be larger	No. Should be shorter	No. Should be more	No. Should be increased	No. Should be increased
12%	31%	4%	14%	11%	38%
Not sure	Not sure	Not sure	Not sure	Not sure	Not sure
3%	3%	0%	1%	1%	2%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

THINKING ABOUT THE BROADER CONTEXT

WHICH OPTIONS WOULD BE APPROPRIATE AS NEIGHBOURHOODS TRANSITION OVER TIME?

Large House
(Current Zoning)



I like the current zoning as it is	I have concerns
9%	91%

Large House
(Reduced Height and Size)



I like this option	I have concerns
33%	67%

Duplex



I like this option	I have concerns
43%	57%

Subdivision with
Conventional Houses
(to 12m lots)



I like this option	I have concerns
50%	50%

THINKING ABOUT THE BROADER CONTEXT

WHICH OPTIONS WOULD BE APPROPRIATE AS NEIGHBOURHOODS TRANSITION OVER TIME?

Subdivision with
Narrow Houses
(to 10m lots)



I like this option	I have concerns
51%	49%

Panhandle



I like this option	I have concerns
33%	67%

Strata



I like this option	I have concerns
30%	70%

Garden Suite
(with an existing or new house)



I like this option	I have concerns
89%	11%

Post-It Note Comments

**In some cases, participants placed dots on Post-It Note comments. A number in parenthesis below indicates the number of times a dot was placed on a comment.*

Menu of Housing Options

- Option 2 -But possible 4 rowhouses not 2 (Udistrict) Option 4 makes more affordable housing for students or university staff
- Is there any possibility to keep our homes long term?
- No to large house with no yards (1)
- Yes to garden suites (1)

Existing Zoning: Large House

- Parking needs to be considered at the same time as suites to protect our pedestrians. 1 parking garage makes a big difference even if its pay parking
- Height is a huge concern!
- On Lincoln, we have LONG TERM homeowners !! Where will we go???
- Most people have garage full of “stuff” not an insured vehicle. Can’t assume it will be used for parking
- I LIKE my 1950s house, garden and yard! It’s reno’d and great shape. Where would I go?
- The question doesn’t provide options ie - don’t feel set back is appropriate. I put a sticker on “no” but doesn’t tell you I feel it should be MORE if I say no
- The setbacks need to be larger to account for our trees and plant life
- Setbacks need to be larger to maintain residential feel instead of commercial
- This still leaves the option of paying the levy and exceeding the current allowable footprint
- Concerned this will ruin the “cozy feel” of these established neighbourhoods i.e. Woodbine Cr.
- Concerned about losing too many trees (3)
- Paving back yards and/or cutting down too many trees causing lack of water retention. Extra people and cars No rooom no infrastructure (2)
- Losing heritage trees. I can’t go around planting 100ft trees. Height restrictions - neighbours maintain privacy (

Option 1 - Large House (with reductions in size and height)

- Removal of trees! Without telling city
- Parking!
- Parking and increased traffic
- Suites no larger than 2 bedrms
- 3 parking spaces would be insufficient. General larger houses have up to 4 cars before a suite is added. Min 3 + parking per suite
- Enforce parking
- 1m reduction in height (3ft) isn’t enough reduction (1)
- Most people use garage for storage and therefore more parking needed to keep streets clear
- X 2 spaces *[reference to parking regulation]*
- Make maximum based on neighbouring houses or house currently on lot. *[reference to height regulation]*
- I don’t wanna move it! Move it!
- No large (monster) houses at all in this neighbourhood if you want no impar and to preserve its feel
- This is very confusing Read Carefully (2)
- Very CONFUSING READ CAREFULLY

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Post-It Note Comments

Option 1 - Large House (with reductions in size and height) (continued from previous page)

- Strongly like the idea of reducing the size of a large house (2)
- This board is misleading! Thought I was “strongly disagreeing” to larger houses (4)
- When older homes are demolished new builds need to reflect the character of the neighbourhood. Trees should be kept (if at all possible) and houses should be no more than two storeys with substantial space around the residence for green space (2)
- Are such rezoning regulations in the works or are they like will o’ the wisp?
- This is very confusing! Reword
- This is extremely misleading. The working of the question.
- Proposed limits aren’t limiting enough (3)
- How on earth, in the current housing market would this be an affordable option for an average family?
- This is a trick question!
- Setbacks for the sakes of property need to be greater
- We bought our home in this neighbourhood because we liked the smaller character homes with nice back yards. If we wanted to live among monster homes and townhouses we would live in Surrey!
- Yes to all of these: 1) This is not Surrey no more monster houses 2) Unaffordable 3) Ruins the existing neighbourhood
- Destroys existing neighbourhoods
- Not affordable for young families and ugly

Option 2 - Duplex

- Don’t want it period (1)
- Should fit the style of the neighbourhood
- If designed to fit into neighbourhood. Same form + character
- Duplexes are not aesthetically pleasing (1)
- All houses already have at least ONE suite any ways! A duplex is 4-6 FAMILIES! Not SINGLE FAMILY! (1)
- I like my 1/3 acre lot with my small house
- New builds should maintain character of existing neighbourhood (2)
- This is not our neighbourhood
- Do not ruin our 60s 70s small house with large PRIVATE lots

Post-It Note Comments

Option 3 - Subdivision with Conventional Houses

- Careful! Garages included in 1900SF! Only 1450sf of house!
- Does 1900sf house include garage of 450SF? If so, then 1450sf of house on 4300sf lot is not sufficient. Either increase FSR or not include garage. Smaller than a townhome
- Should be FSR 0.65+
- What about under 300m2 lot FSR? Unfair not to inform public of this.
- Very few lots in this neighbourhood qualify for the “option” (Needs 80ft frontage)
- Don’t trust what your rezoning regulations will look like in the future! (x 2)
- I wanna stay here! No wanna sell!

Option 4 - Subdivision with Narrow Houses

- Garage not included! 1700SF = 1450 SD of home only. How is the living space of this lot the same as lot of 400m2?
- FSR should be .65+
- FSR should be scaled - smaller lots 200-300m2 FSR of 0.75. 300-350 FSR of 0.7. 350+ FSR of 0.65
- Creates more affordable housing
- Allow basements with only a 2-piece bath allowed
- Should be measured from the peak not the mid-point *[reference to height regulation]*
- Should be 7m *[reference to height regulation]*
- Rear yard of 5m is ok. Garage 6m of rest of houses to 3m ok. *[reference to setback regulations]*
- Preferred over one massive home scenario (1)
- Prefer to large home
- More pleasing for street appeal and more affordable than one house
- Better than monster
- As long as they’re not allowed to fill the front with driveway (1)
- If people have so much money they can afford to tear down a house and build two why not renovate to taste, the existing house that is. It is ridiculously wasteful!

Option 5 - Panhandle

- To make houses in everyone reach there is no option other than small houses so allow large lots to subdivide or you miss bus
- Should allow suite if over 600m²
- Too much valuable land being used as a driveway
- Don’t like panhandle at all. The rear house would be right by the neighbours backyard
- Where is the greenspace? This is all ‘hard’ surfaces! Not in favour at all! (3)
- Should only be considered where lot depth or dimensions such as large cul-de-sac allow this
- Panhandles strongly increase fire hazards as the access is difficult for trucks to get into
- Panhandles create more hardscape street surface and alleys which can promote crime activity. We lose greenspace, natural drainage and safety
- Just end up with lane entrances
- What about access for emergency vehicles?
- This leads to way too much land being wasted on big long driveways

Post-It Note Comments

Option 6 - Strata

- On a major roadway YES on side road NO
- Includes Garages? Not enough space either take out garages from FSR or increase FSR
- Questions irrelevant Don't want period (2)
- Should be measured from the peak not mid-point *[reference to height regulation]*
- Infill zoning doesn't do well if you restrict it too much. What if the lot dimensions allow for subdivisions of wide and shallow homes that meet all other criteria, why limit it to single garage?
- Good luck with parking!
- Reduce rear setback to 5m
- Affordability - increase number of homes = more homes per area
- This should be explored a bit more case by case
- Yay more fees! Just what we need (not)
- If this was done like the Ferguson developmnet, cool. Using multiple tandem lots for this idea would make more sense
- Don't want to live in Auguston because it looks like this (1)
- I would go for this if it was designed similar to Ferguson Development on George Ferguson + Ash
- Absolutely against this (1)
- If lot is large enough or on a main raod where you don't want multiple dwellings on to main road it makes sense.

Option 7 - Add a Garden Suite

- How do you get back there to build it if existing house is full width and no lane?
- Do not agree with also having secondary suite - parking becomes a major issue
- Would like carriage houses or as attatched secondary suites
- Shoud not overpower the current house on the property
- Could be maximum height of the original home
- Now you are talking
- There is no room for this without a lane.
- I would think that most people would be building a garden suite with maximum privacy in mind. 6m seems too prohibitive
- Should be adopted into current RS3 zoning "No rezoning application necessary" (8)
- I like this option
- How about single storey but with a loft for a bed?
- This respects the neighbourhood more
- Has to be single storey garden house
- We need our trees (1)

May 17: Alexander Elementary

Post-It Note Comments

Wrap up exercise / “Thinking about the broader context” board

- Too Close together!
- Don't want to lose trees (1)
- I would be open to garden suite
- I want to keep my house!
- Why is there a LIKE option but no DISLIKE option?
- How about coach houses?

Other comments / “Did we miss something” board

- Not all infill is the same. What is needed and appropriate for the Uddistrict infill is not for other areas.
- Keep big trees. Huge fines for cut and ask forgiveness later! (4)
- Secondary suites should be considered in primary dwellings on properties with garden suites
- Article in yesterdays province says Abbotsford regulations and restrictions account for 50% of the cost of a house. All developer costs are passed on to the purchaser. Why no allow minimum services in the beginning to improvements following later as homeowners mortgages shrink.
- If more people move into the bigger houses being built in this neighbourhood , what will the impact be on water, sewage, parking, shools etc?
- Even with the huge driveways the renters park on the road. There are major parking issues in the neighbourhood (5)
- I did not see an option for carriage houses? Why has this not been included? Above garage suites are a good option instead of secondary suites. (1)
- Don't want to Move it, Move it
- Perhaps add the option for a coach house above garage in addition to garden suite (8)
- Agree with above - allow a secondary suite above an accessory building (garage/shop)
- These are all new build options. We want to keep the existing house stock. More options.
- Our housing heritage needs to be preserved - as it is many european cities families with young children are buying older home: these are affordable and have lovely yards. They are in demand. Demolishing and subdivision should not proceed in every situation. (1)
- Keep trees or replace. Period (3)
- How about a neighbourhood vote???
- I am concerned with the loss of greenspace - trees and lawns - where there are large driveways and houses (4)
- Yeah - greenspaces lots of trees (2)
- Heavier fines and rules around tree removal (2)
- Carriage houses or garage with office etc above (1)
- Give your head a shake, with all this building where are we going to get water roads hospital schools
- Subdivision with 10m lots would be ideal
- Preserve large old growth trees! (1)
- The old trees on lots need to be kept. And be built around too many are being taken down - trees are disappearing - trees are what makes our neighbourhood (5)
- City should allow subdivision only large lots 8000 sqft plus subdivision is necessity to make affordable house
- What about additional parking for RVs

Post-It Note Comments

Other comments / “Did we miss something” board (continued from previous page)

- Why can't we keep our older homes? We have newer roofs and reno'd (x 1)
- By building larger homes (either by footprint or height) all you will accomplish is pricing your families out of the market you need to keep some of these areas as they are. So investors won't drive up costs. Don't make Vancouver's mistake. (3)
- More schools or upgrade
- FSR is too low
- This is not a democratic vote. Multiple people “loaded” the squares they wanted and went for more stickers. Not happy about this (1)
- Who is paying the permit inspectors? (1)
- What about 200m² lots? What will FSR be then? No mention of this.
- Setbacks. (Image showing tapered setbacks from above first storey) Would this be useful?
- “Infill” or Sinfull Both in the dictionary?
- Maximum lot coverage in infill 3 should be reduced from 40% to 33% more greenspace, more backyard play/garden less hardscape (1)
- If you can have a 3 storey house why not a 3 storey accessory building/suite on top
- All options except “Large House” will require re-zoning So \$50,000+/-? This is a DISincentive (3)
- \$50,000 is NOT a disincentive Sorry! *[reference to previous comment]*
- Appropriate parking must be created when subdivision occurs. Let's not end up like Clayton
- Reduce new housing sizes! No more than one suite!
- Lots of illegal suites are in Abbotsford. Why not make them legal and collect the tax. If all illegal suites are removed rental demand would increase. Further increasing rent.
- Note to council: We need a HERITAGE housing policy, not just for individual houses but for neighbourhoods and has to be enforceable.
- The loss of mature landscaping has to be addressed if the loss of our tree canopy is a real concern
- You missed every request from this neighbourhood's delegation to council in 2014 (7)
- They must be able to lie really well and get away with it at City Hall. Are they running the City?
- Increasing traffic bad at news office
- Can you have a garden suite AND an accessory building on a city lot?
- Our neighbourhood is beautiful and green. I am extremely concerned with losing that beauty in the name of infill. People moved here because its quiet, treed and friendly. That is going to disappear with parking issues and the loss of greenery (4)
- Keep character and trees please (2)
- Large driveways are being built for homes with suites but renters are parking on the street this needs to change (2)
- Us long term residents like to have a say!!!
- Will these surveys results be published in local papers? - with Commentary? (5)
- City hall says “in keeping with the character of the neighbourhood”! BS! (3)
- So True. Monstrosities being built in neighbourhoods of modest established homes. Looks dreadful! *[reference to previous comment]* (9)

Post-It Note Comments

Other comments / “Did we miss something” board (continued from previous page)

- Love the 10 metre wide property. Will allow for a beautiful home to be built at more affordable prices. NO monster homes (1)
- Our schools cannot handle the infill without massive renos or many portables. How are you planning to keep up? (2)
- Who decided on these neighbourhoods anyways?
- I want our neighbourhood left alone (2)
- There should be a limit on house size, no matter what the lot size is. I suggest no more than 5000sqft
- Can the city compensate for lost backyard space with abundant accessible park space?
- Why charge extra fees for suites and not provide extra services?
- Additional people will also increase demand on infrastructure that in some case now is obsolete. Best to include infrastructure concurrently (1)
- Trees, sidewalks, and grass verges should be integral parts of ongoing developments and any new builds on old lots or rezoning on older lots. These help to make a neighbourhood walkable, safe and friendly (2)
- I hate widened roads in subdivisions but curbs and sidewalk would be ok I want my car on my driveway and not on the road
- What’s wrong with keeping our large lots??? We like them! (3)
- The current issue of homes with multiple suites that have been allowed! This has to stop we are not Surrey (2)
- Concerned about street parking on Mayfair between McKenzie and McCallum (7)
- Please allow more apartment block. Please block any more monster houses being built.
- No more monster houses. Need trees! (3)
- Why does the City turn a blind eye to illegal suites (or houses with 2 or 3 suites)?
- Can house heights be 8m?
- Need to balance off street parking and grass areas?
- Can the setback be a bit more?
- Would like to see preservation of greenspace a trails between neighbourhoods in green space bike path off George Ferguson (1)
- Thank you to the city staff who were here tonight to answer all queries

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

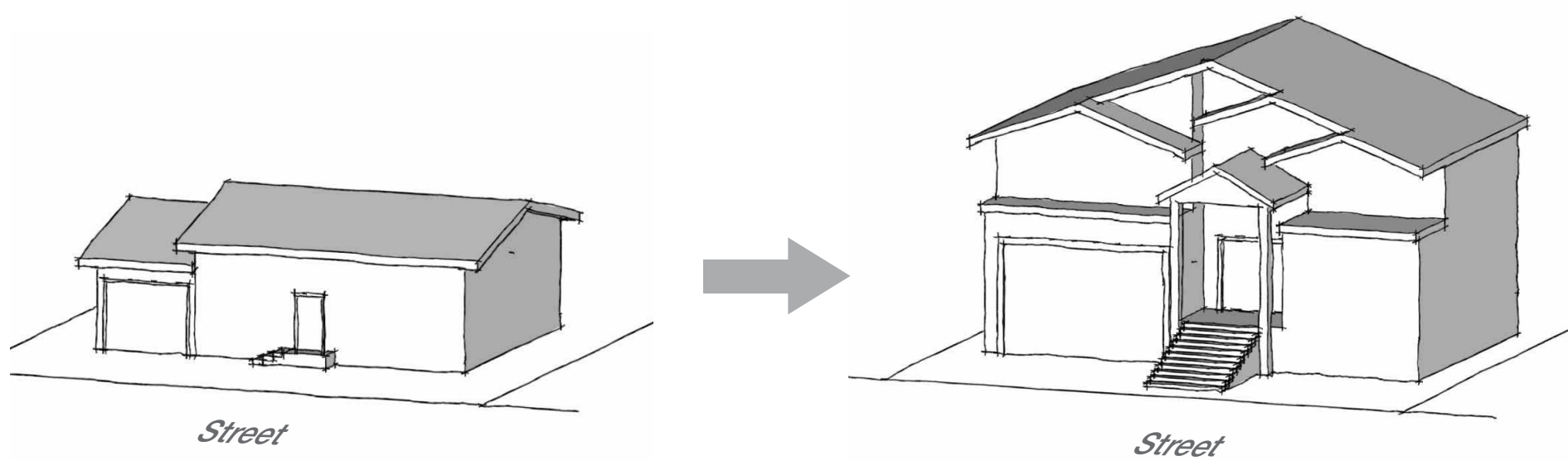
Attachment B1: Open House Feedback

Three open houses combined

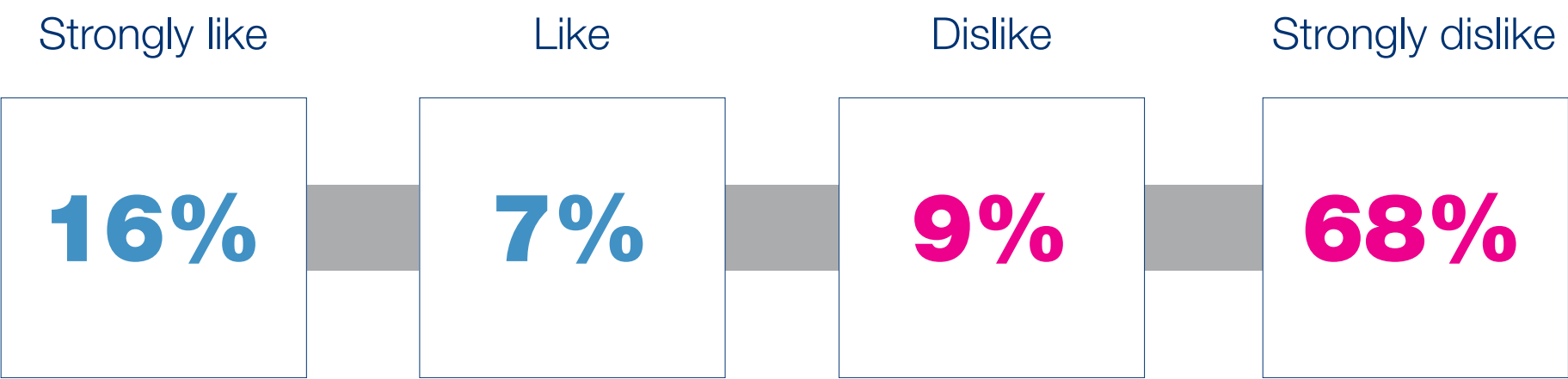
Three open houses combined

EXISTING ZONING: LARGE HOUSE

Scenario: Property owner removes the existing house and rebuilds to the maximum size and height allowed with existing zoning. Council permission (rezoning) is not required in this scenario.



What are your thoughts on this housing option?

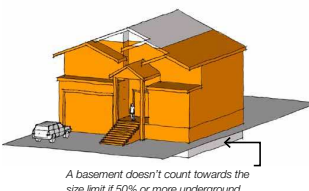


Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Details

EXISTING ZONING: LARGE HOUSE

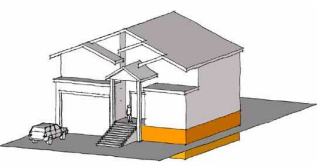
HOUSE SIZE



A basement doesn't count towards the size limit if 50% or more underground

Example: 600m² lot x 0.5 Floor Space Ratio (FSR)
= 300 m² (3,200 ft²) house without basement; **OR**
= approx. 450 m² (~4,800 ft²) with a basement

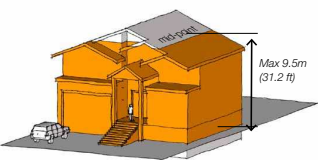
SUITES



One (1) secondary suite allowed per house, if it is:

- within the house
- 90 m² (970 ft²), or less
- provided one (1) additional parking space

HEIGHT

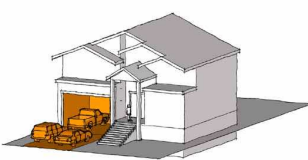


Maximum height of 9.5 m (31.2 ft), measured from grade to the mid-point of a sloped roof

Comparison to other cities that measure to mid-point

Saanich	Delta/Kelowna	Langley/Surrey	Abbotsford	Chilliwack
7.5 m (24.6 ft)	8.0 m (26.2 ft)	9.0 m (29.5 ft)	9.5 m (31.2 ft)	10 m (32.8 ft)

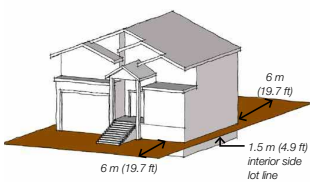
PARKING



Minimum two (2) parking spaces for the house **plus one (1)** for the secondary suite, subject to:

- minimum 2.7 m (8.9 ft) x 5.5 m (18 ft) per space
- located in garage or the driveway
- tandem (one in front of the other) is allowed if spaces are at least 6 m (19.7 ft) in length

SETBACKS



Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

RS3 minimum house setbacks:

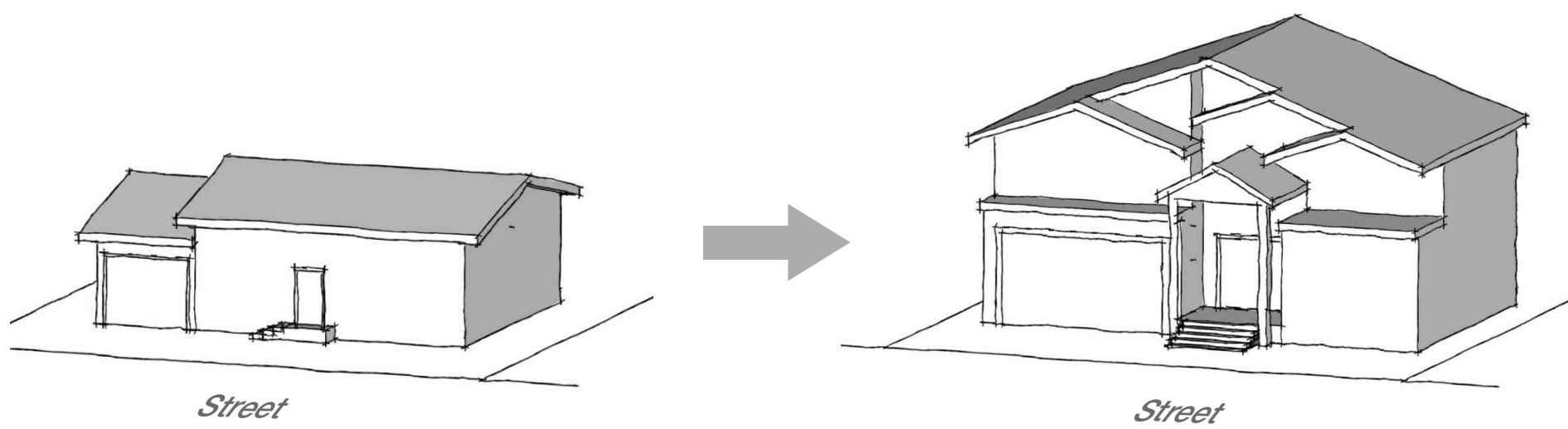
Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

Do you think the existing floor space regulations are appropriate?	Are the existing secondary suite regulations appropriate?	Are the existing height regulations appropriate?	Are the existing parking regulations appropriate?	Are the existing setbacks appropriate?
Yes	Yes	Yes	Yes	Yes
42%	71%	34%	54%	37%
No	No	No	No	No
52%	23%	64%	43%	57%
Not sure	Not sure	Not sure	Not sure	Not sure
6%	5%	2%	3%	6%

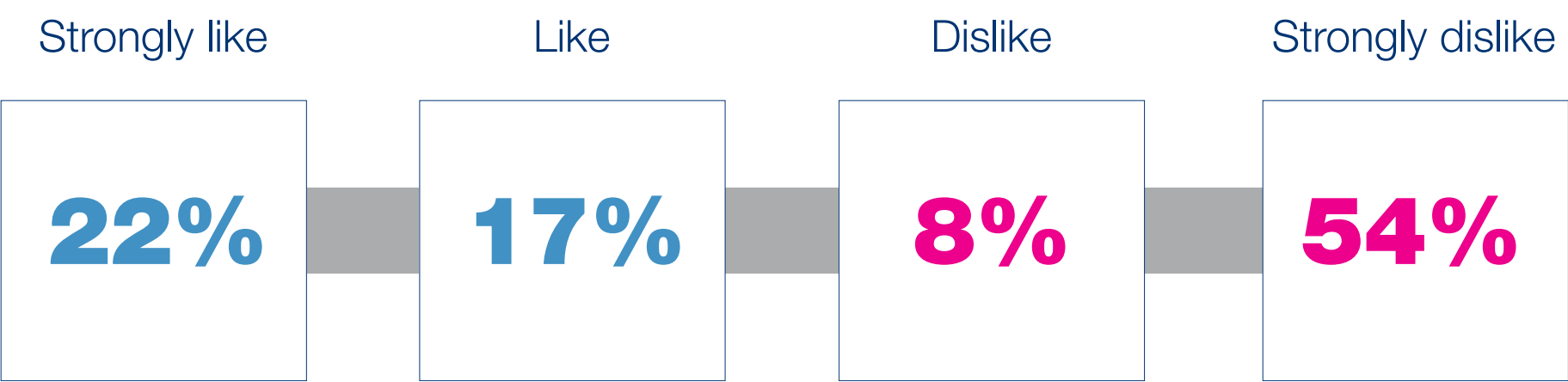
Three open houses combined

OPTION 1: LARGE HOUSE (with reductions in size and height)

Scenario: Property owner removes the existing house and builds a large house, subject to new infill zoning regulations. These regulations would include limits on house size and height which would help minimize impacts on the neighbourhood.



What are your thoughts on this housing option?



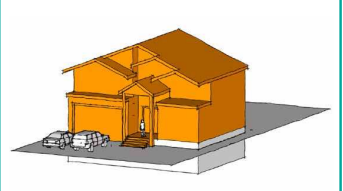
Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Details

LARGE HOUSE

(with reductions in size and height)

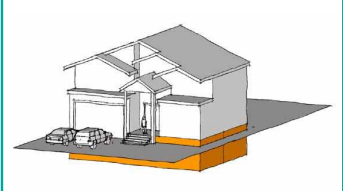
HOUSE SIZE



The City is exploring a reduction in Floor Space Ratio from 0.5 to 0.45 FSR

Example: 600m² lot x 0.45 Floor Space Ratio (FSR) = 270 m² (2,900 ft²) house without basement; **OR** = approx. 400 m² (~4,300 ft²) with a basement

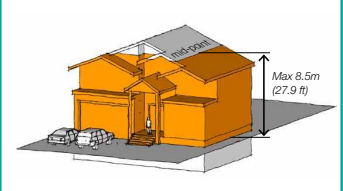
SUITES



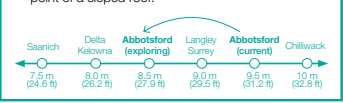
The City is exploring allowing up to two (2) secondary suites per house, subject to:

- Lot must be ≥ 600 m² (6,500 ft²) and have minimum frontage of 12 m (39.4 ft)
- Not located on a cul-de-sac or an arterial road
- Maximum size per suite: 90 m² (970 ft²)

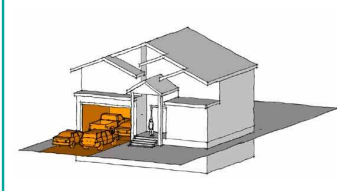
HEIGHT



The City is exploring a reduction in maximum height, from 9.5 m (31.2 ft) to 8.5 m (27.9 ft). Height would continue to be measured to mid point of a sloped roof.

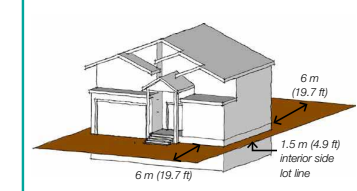


PARKING



Two (2) parking spaces would be required for the house and one (1) parking space would be required for each secondary suite, for a total of four (4) spaces.

SETBACKS



Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

The following setbacks would apply:

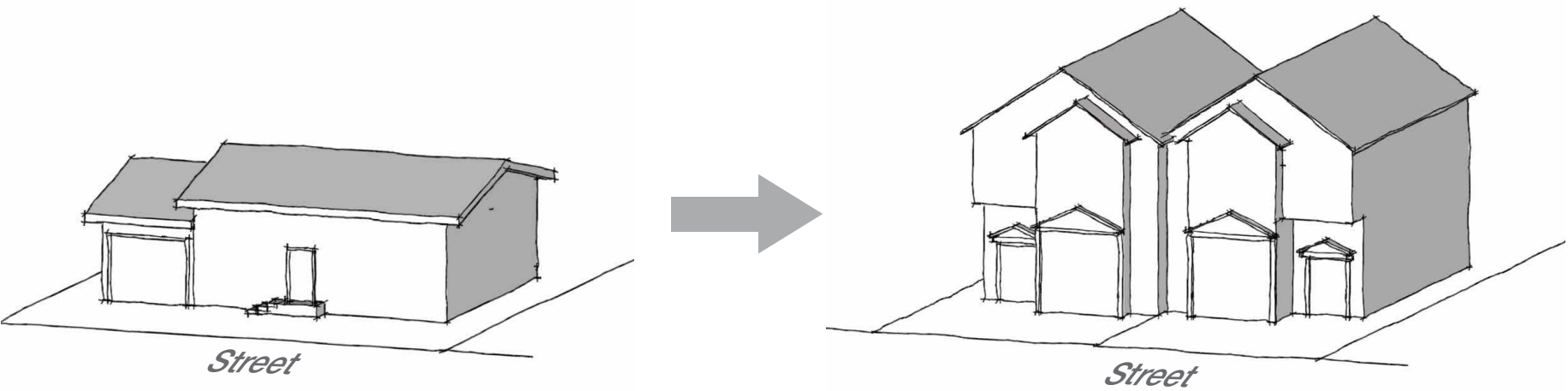
Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

Should the maximum floor space be reduced from 0.5 to 0.45 FSR?	Should large lots be able to have two secondary suites?	Should the max height be reduced from 9.5 m to 8.5 m?	Do you think that each secondary suite should require a parking space?	Do you think the setbacks shown above are appropriate?
Yes	Yes	Yes	Yes	Yes
41%	29%	47%	82%	33%
No. Don't reduce FSR	No	No. Don't reduce height	No. Should be less	No. Should be decreased
41%	70%	24%	5%	19%
No. Reduce it further	Not sure	No. Reduce it further	No. Should be more	No. Should be increased
17%	1%	28%	12%	47%
Not sure		Not sure	Not sure	Not sure
2%		1%	1%	1%

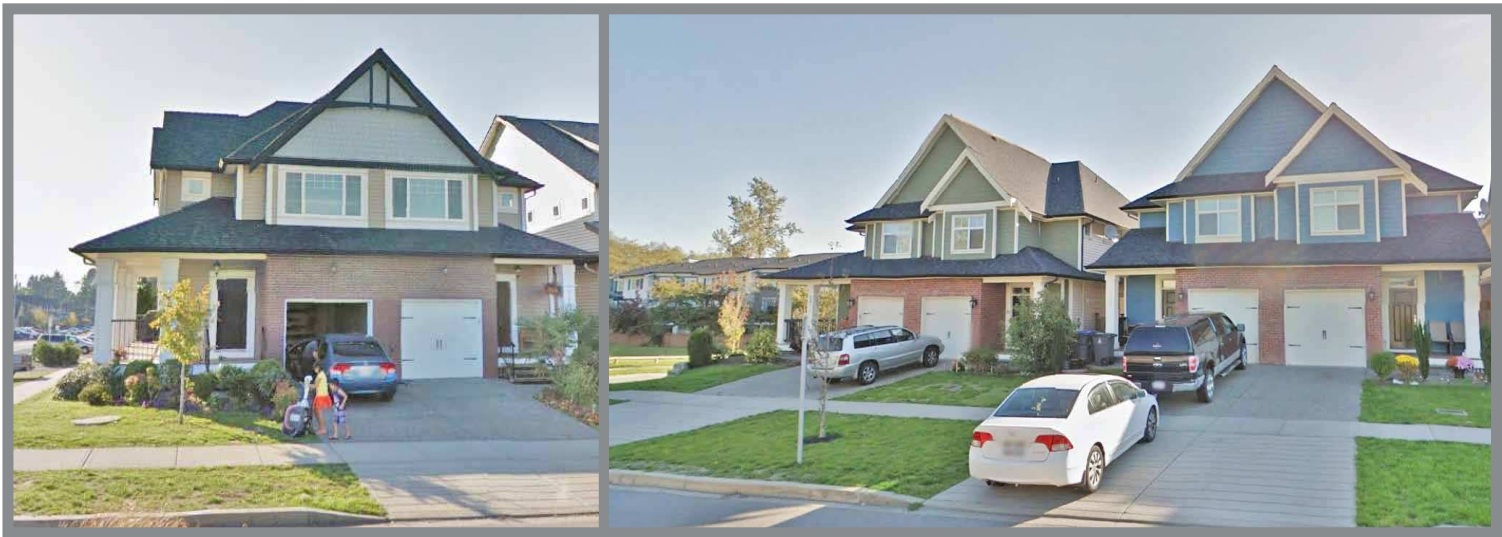
Three open houses combined

OPTION 2: DUPLEX

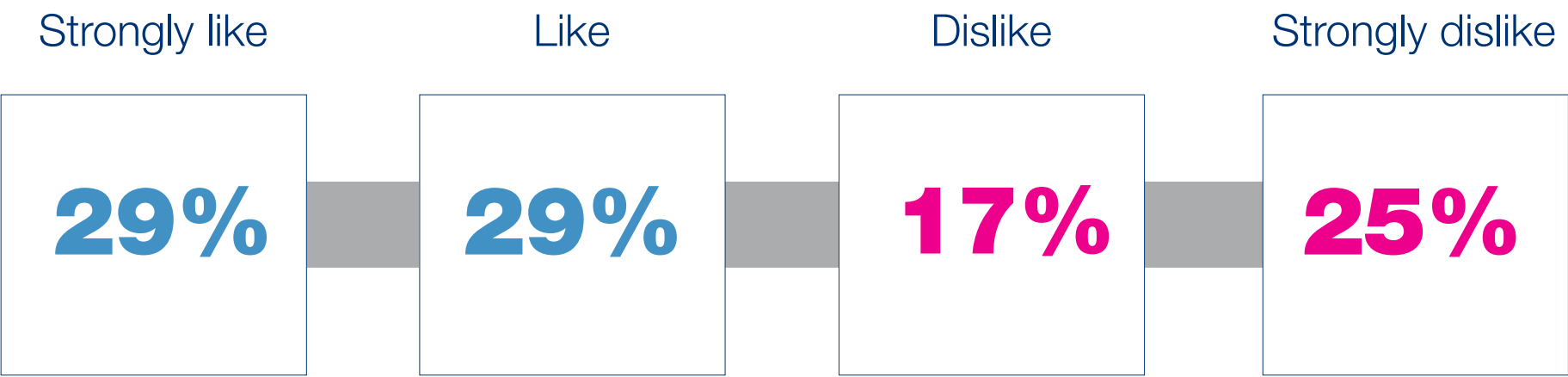
Scenario: Property owner rezones the lot, removes the existing house and builds a duplex. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Duplex Examples



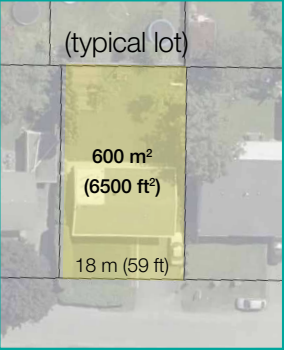
What are your thoughts on this housing option?



Details |

DUPLEX

LOT

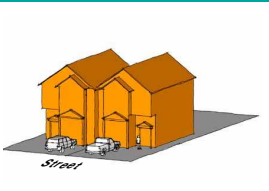


(typical lot)

600 m²
(6500 ft²)

18 m (59 ft)

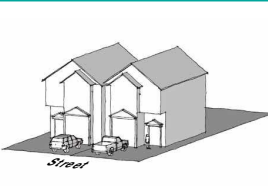
SIZE



The City is exploring a Floor Space Ratio (FSR) of 0.45 for duplexes (the same being explored for single detached houses).

Example: 600m² lot x 0.45 FSR
= 270 m² (2,900 ft²) total building size
= 135m² (1,450 ft²) per side
Duplexes would be limited to two storeys and basements would not be permitted

SUITES

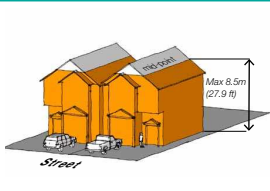


The OCP supports **secondary suites in duplexes**, subject to:

- lot size of 800 m² (8,600 ft²) or larger
- lot frontage of 24 m (78.7 ft) or wider

*Sample lot is too small too allow suites. Must be 800m² or larger.

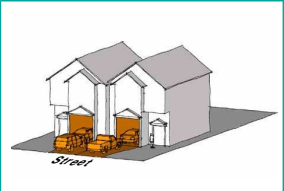
HEIGHT



The City is exploring a **max height for duplexes of 8.5 m (27.9 ft)**, measured to mid point of sloped roofs.

This is the same height being explored for large and conventional single detached houses.

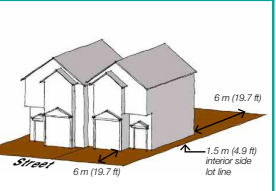
PARKING



The City is exploring a limit on garage and driveway widths for duplexes on lots narrower than 24 m (78.7 ft).

Two (2) parking spaces would be required per side (tandem), and each side would be limited to a single wide driveway and garage.

SETBACKS



Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

The following setbacks would apply:

Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

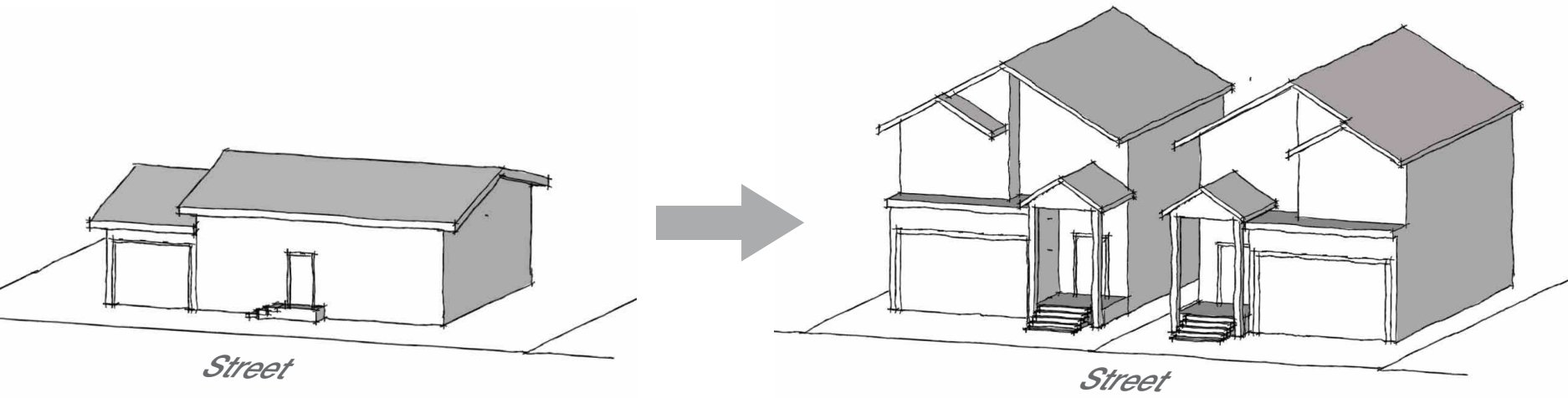
Should the minimum lot width for a duplex be 18 m (59 ft)?	Should duplexes have the same floor space limit as single detached houses (0.45 FSR)?	Should larger duplex lots be able to have secondary suites, subject to conditions above?	Should the maximum height for duplexes be 8.5 m (27.9 ft)?	Are the parking requirements shown above appropriate?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
45%	35%	35%	34%	71%	41%
No. Should be narrower	No. Should be smaller	No	No. Should be taller	No. Should be less	No. Should be decreased
8%	47%	64%	17%	6%	18%
No. Should be wider	No. Should be larger	Not sure	No. Should be shorter	No. Should be more	No. Should be increased
42%	17%	1%	47%	22%	41%
Not sure	Not sure		Not sure	Not sure	Not sure
6%	2%		2%	0%	1%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Three open houses combined

OPTION 3: SUBDIVISION WITH CONVENTIONAL HOUSES

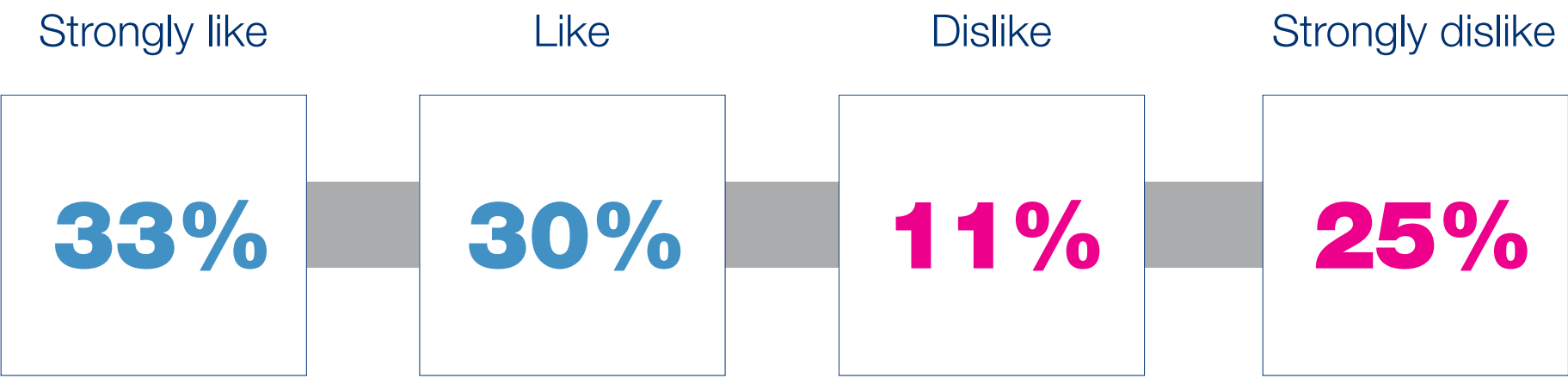
Scenario: Property owner rezones the lot, removes the existing house and builds conventional houses. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Conventional House Examples



What are your thoughts on this housing option?



Details

SUBDIVISION WITH CONVENTIONAL HOUSES

LOT

(typical lot)

400 m² | 400 m²
(4,300 ft²) | (4,300 ft²)

12 m 12 m
(39.4 ft) (39.4 ft)

SIZE

Example (per lot):
400m² lot x 0.45 Floor Space Ratio (FSR)
= 180 m² (1,900 ft²) house without basement; **OR**
= approx. 280 m² (3,000 ft²) with a basement

SUITES

The City is exploring allowing one (1) secondary suite per house, subject to:

- Lot is ≥400 m² (4,300 ft²) lot area and has a minimum 12m (39.4ft) frontage
- Lot is not be on a cul-de-sac bulb or arterial road
- 90m² (970 ft²) maximum suite size

HEIGHT

The City is exploring a maximum height of 8.5 m (27.9 ft), measured from grade to the mid-point of a sloped roof. This is the same height that is being explored for large houses and duplexes.

PARKING

The City is exploring requiring three (3) parking spaces per conventional house:

- Two (2) parking spaces for the main unit
- One (1) parking space for the secondary suite

SETBACKS

Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

The following setbacks would apply:

Front yard:	6 m (19.7 ft)
Side yard (interior)	1.5 m (4.9 ft)
Side yard (exterior)	4.5 m (14.8 ft)
Rear yard:	6 m (19.7 ft)

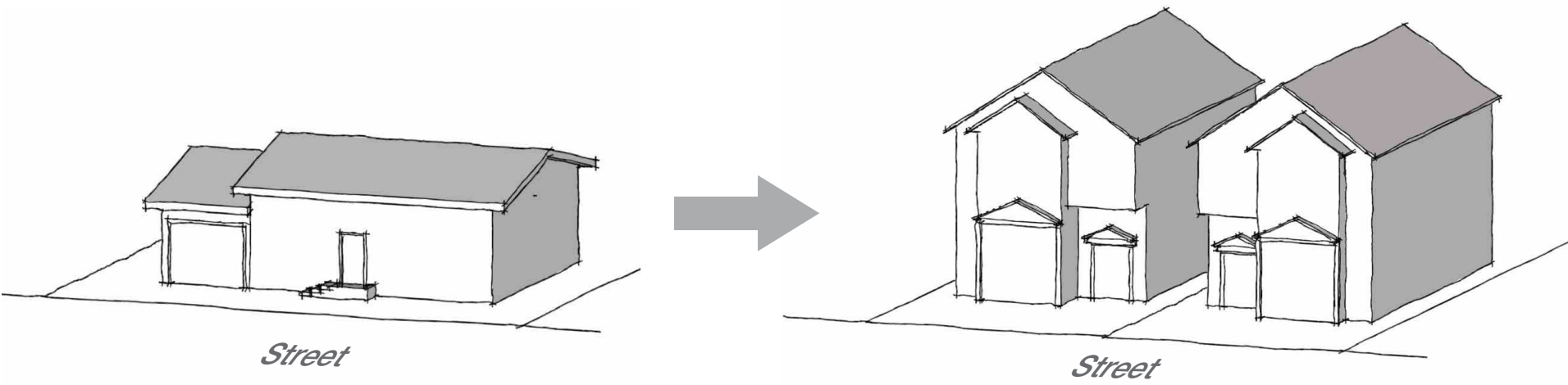
Should existing lots with ≥24 m (79 ft) width be able to subdivide into two lots?	Is a floor space limit of 0.45 FSR appropriate?	Should conventional houses on 12 m (39.4 ft) wide lots be allowed to have a secondary suite?	Should the maximum height be 8.5 m (27.9 ft)?	Should a secondary suite be required to have one (1) parking space?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
55%	45%	60%	43%	77%	33%
No	No. Should be smaller	No	No. Should be taller	No. Should be less	No. Should be decreased
44%	30%	39%	13%	3%	15%
Not sure	No. Should be larger	Not sure	No. Should be shorter	No. Should be more	No. Should be increased
1%	22%	1%	43%	20%	41%
	Not sure		Not sure	Not sure	Not sure
	2%		2%	0%	11%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

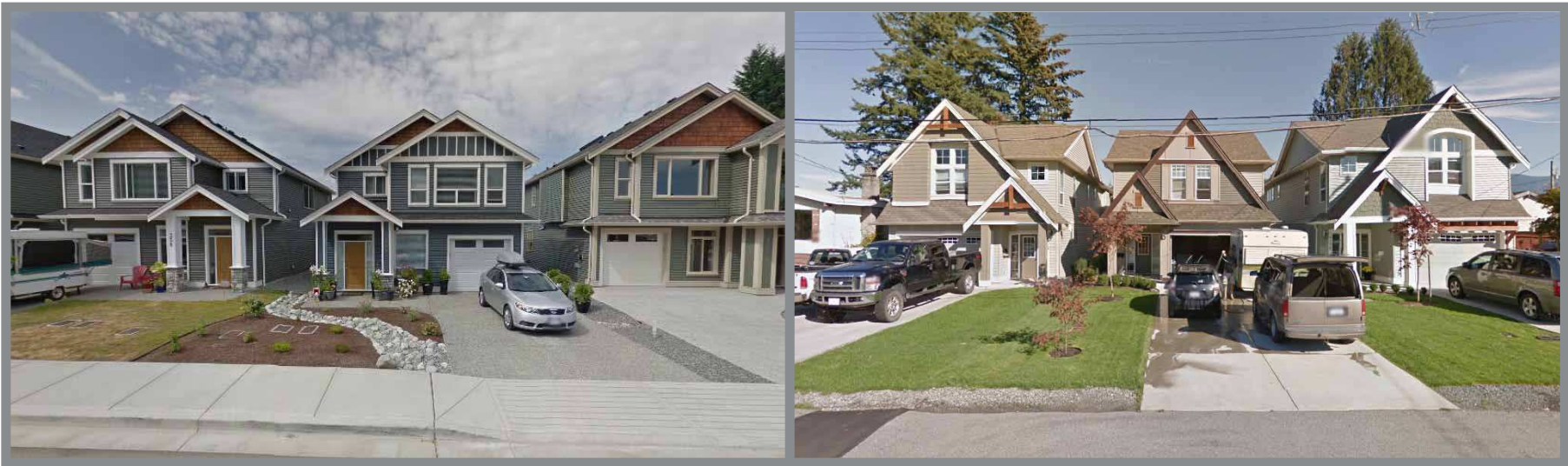
Three open houses combined

OPTION 4: SUBDIVISION WITH NARROW HOUSES

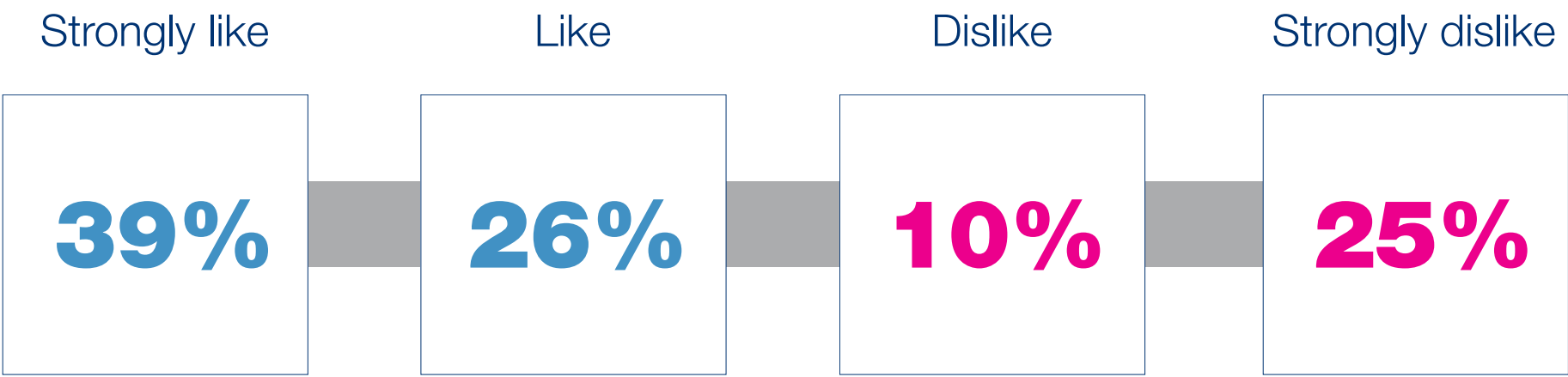
Scenario: Property owner rezones the lot, removes the existing house and builds narrow houses. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Narrow House Examples



What are your thoughts on this housing option?



Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Details

SUBDIVISION WITH NARROW HOUSES

LOT

(typical lot)

350 m² | 350 m²
(3,800 ft²) | (3,800 ft²)

10 m 10 m
(32.8 ft) (32.8 ft)

SIZE

Example: 350m² lot x 0.45 Floor Space Ratio (FSR)
= 158 m² (1,700 ft²) for each house

A narrow lot house would be limited to two storeys and a basement would not be permitted.

SUITES

The City is exploring a restriction to not permit secondary suites in narrow houses.

HEIGHT

The City is exploring a maximum height of 7.5 m (24.6 ft) for narrow houses, measured from grade to the mid-point of a sloped roof. This is 1 m (3.3 ft) less than the heights being explored for larger houses and duplexes.

PARKING

The City is exploring requiring two (2) parking spaces per narrow house and a limit on garage and driveway width (single wide only).

SETBACKS

Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy.

The following setbacks would apply:

Front yard:	6 m (19.7 ft)
Side yard (interior):	1.2 m (3.9 ft)
Side yard (exterior):	3 m (9.8 ft)
Rear yard:	6 m (19.7 ft)

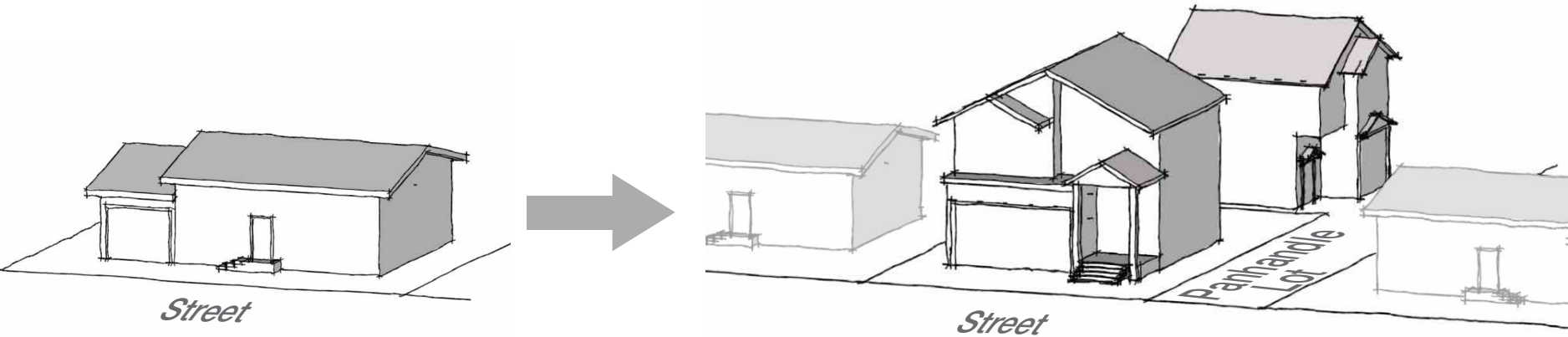
Should existing lots with ≥20 m (65.6 ft) width be able to subdivide into two lots?	Should narrow houses on small lots be limited to two storeys (no basement) and 0.45 FSR?	Should narrow houses be able to have a secondary suite?	Should the maximum height be 7.5 m (24.6 ft)?	Should narrow houses be limited to a single wide garage and driveway?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
56%	60%	34%	49%	73%	34%
No	No. Should be smaller	No	No. Should be taller	No	No. Should be decreased
42%	4%	64%	30%	24%	20%
Not sure	No. Should be larger	Not sure	No. Should be shorter	Not sure	No. Should be increased
2%	34%	2%	19%	3%	43%
	Not sure		Not sure		Not sure
	2%		2%		3%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Three open houses combined

OPTION 5: PANHANDLE

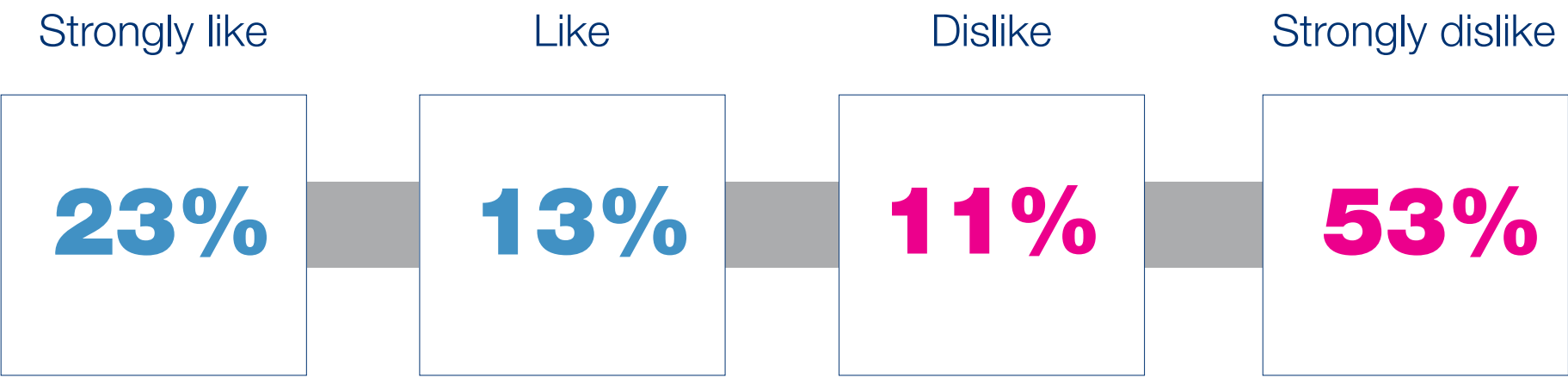
Scenario: Property owner rezones the lot, removes the existing house and builds a street-facing house with a house in behind accessed by panhandle driveway. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Panhandle Example



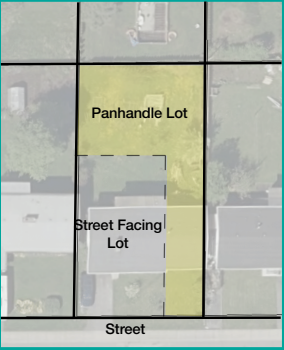
What are your thoughts on this housing option?



Details |

PANHANDLE

LOT



SIZE



The City is exploring allowing panhandle lots with a maximum Floor Space Ratio (FSR) of 0.45 and a height limit of two (2) storeys (no basement).
The street facing house in this example would have the same regulations as conventional houses and would not be subject to the two (2) storey limit.

SUITES



The City is exploring a restriction to not permit secondary suites in houses on panhandle lots. In this scenario, only the street facing house could potentially have a secondary suite, subject to typical secondary suite regulations.

HEIGHT



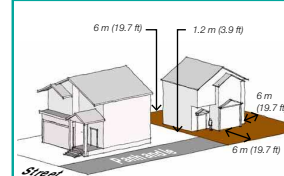
The City is exploring a maximum house height of 7.5 m (24.6 ft), measured from grade to the mid-point of a sloped roof, for panhandle lots.
The street facing house would have the same max height as conventional houses (8.5 m/27.9 ft).

PARKING



The City is exploring a two (2) parking space requirement for houses on a panhandle lots, with a limit on garage/driveway width (single wide only).

SETBACKS



Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy. Proposed setbacks are shown above.

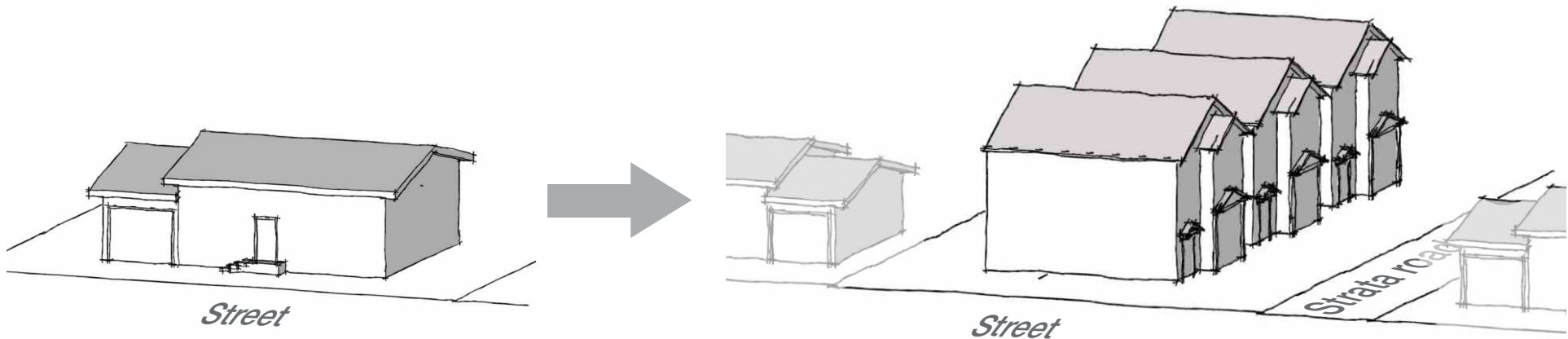
Do you think this lot configuration is appropriate?	Should the rear house be smaller than the street facing house (two storey and no basement)?	Should the rear house be able to have a secondary suite?	Should the maximum height be 7.5 m (24.6 ft) for the rear house?	Should the rear house be limited to a single wide garage and driveway?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
37%	69%	37%	42%	79%	32%
No	No	No	No. Should be taller	No	No. Should be decreased
61%	28%	61%	20%	21%	18%
			No. Should be shorter		No. Should be increased
			35%		47%
Not sure	Not sure	Not sure	Not sure	Not sure	Not sure
2%	2%	2%	3%	0%	3%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Three open houses combined

OPTION 6: STRATA

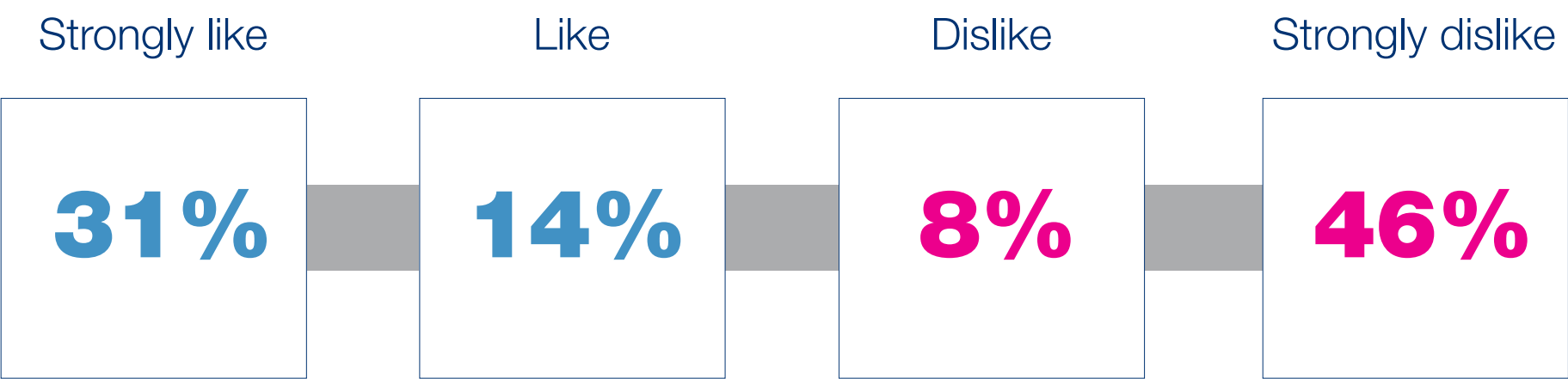
Scenario: Property owner rezones the lot, removes the existing house and builds houses turned away from the street, accessed by a private (strata) road. This scenario would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Strata Examples

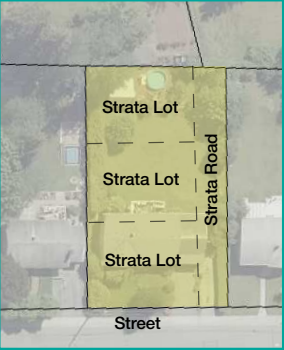


What are your thoughts on this housing option?

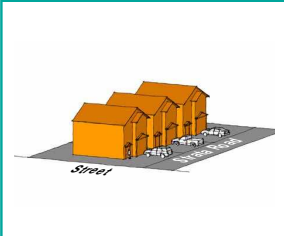


Details | STRATA

LOT

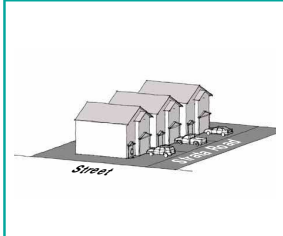


SIZE



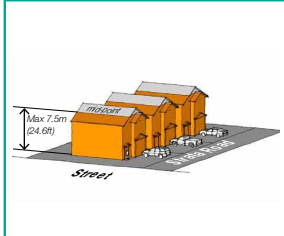
The City is exploring allowing small strata lots with a max Floor Space Ratio (FSR) of 0.45 and a maximum height of two storeys (no basement).

SUITES



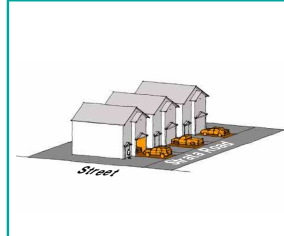
The City is exploring a restriction to not permit secondary suites in strata houses.

HEIGHT



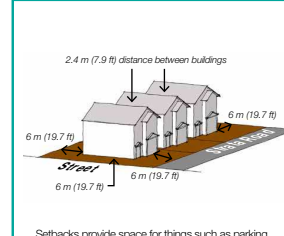
The City is exploring a maximum height of 7.5 m (24.6 ft) for strata houses, measured from grade to the mid-point of a sloped roof.

PARKING



The City is exploring a two (2) parking space requirement per strata house, and a maximum garage and driveway width (single wide only).

SETBACKS



Setbacks provide space for things such as parking, fire separation, rainwater retention, landscaping, and privacy. See setbacks above.
A strata road is a minimum width of 6m (19.7 ft), in addition to the 6m house setback.

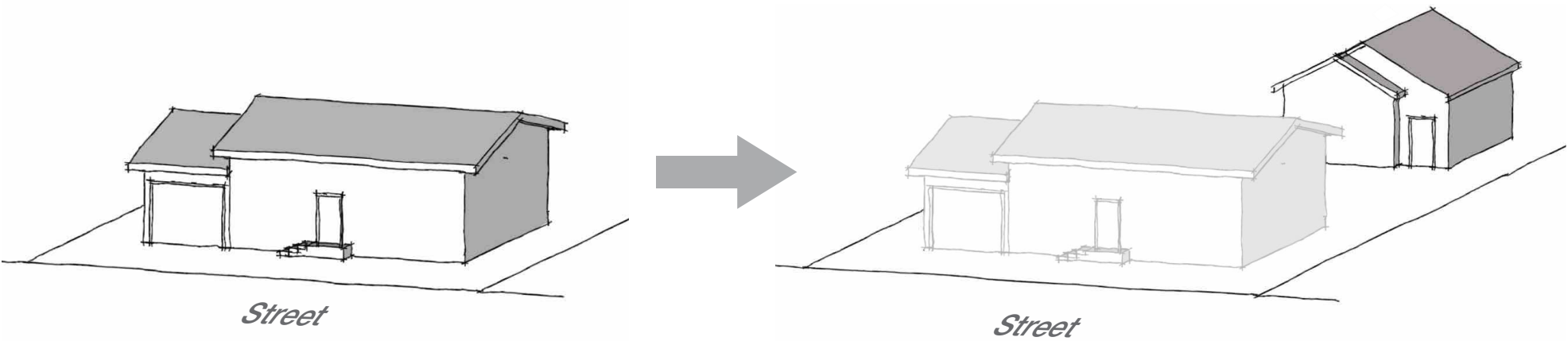
Do you think this lot configuration is appropriate?	Should houses be a maximum of two (2) storeys (no basement) and limited to 0.45 FSR?	Should strata houses be able to have secondary suites?	Should the maximum height be 7.5 m (24.6 ft)?	Should houses be limited to a single wide garage and driveway?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
48%	58%	30%	34%	76%	26%
No	No. Should be smaller	No	No. Should be taller	No	No. Should be decreased
47%	16%	70%	26%	22%	24%
Not sure	No. Should be larger	Not sure	No. Should be shorter	Not sure	No. Should be increased
4%	25%	0%	36%	2%	44%
	Not sure		Not sure		Not sure
	2%		4%		6%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Three open houses combined

OPTION 7: ADD A GARDEN SUITE

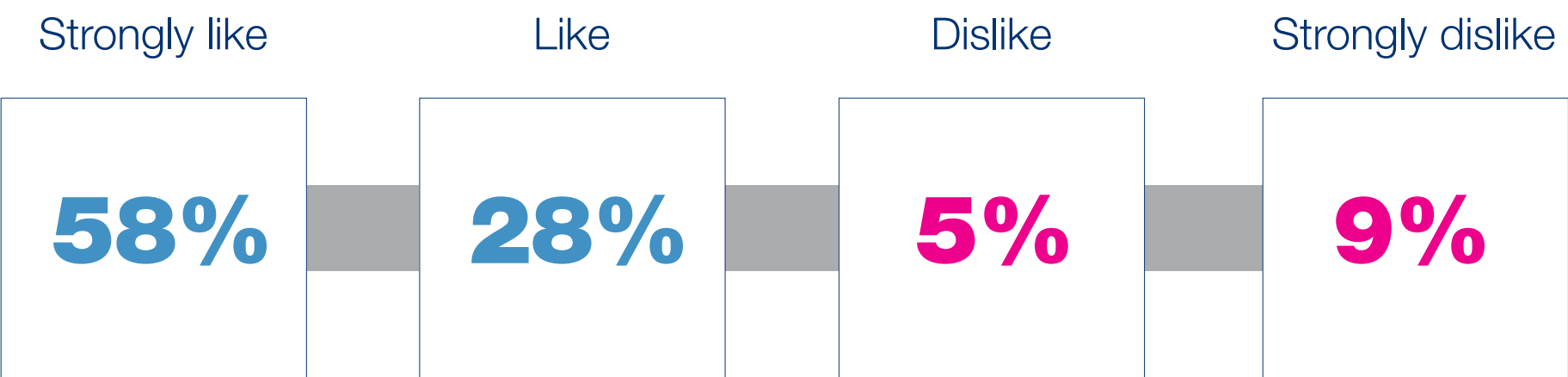
Scenario: Property owner adds a garden suite to an existing or new lot. The addition of a garden suite would be subject to new infill zoning regulations that would help minimize impacts on the neighbourhood.



Garden Suite Examples



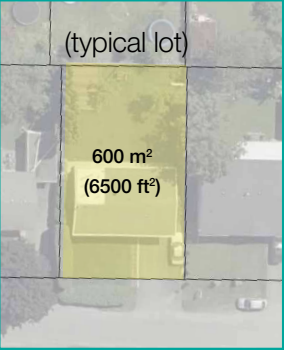
What are your thoughts on this housing option?



Details |

ADD A GARDEN SUITE

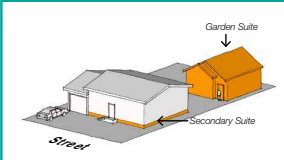
LOT



(typical lot)

600 m²
(6500 ft²)

SIZE



Garden Suite

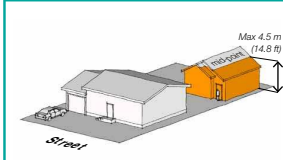
Secondary Suite

Street

The City is exploring allowing the addition of one (1) garden suite up to 55 m² (600 ft²) to an existing or new lot, subject to:

- Lot must have minimum frontage of 12 m (39.4 ft) and be 600 m² (6,500 ft²) or larger.
- Not located on a cul-de-sac or an arterial road
- The garden suite can be in addition to an existing secondary suite (max number of suites is two)

HEIGHT

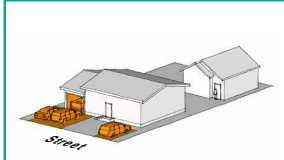


Max 4.5 m
(14.8 ft)

Street

The City is exploring a maximum height of 4.5 m (14.8 ft) for garden suites, measured from grade to the mid point of sloped roofs. This is the same height limit that applies to accessory buildings in residential zones.

PARKING

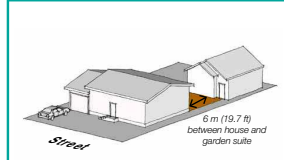


Street

The City is exploring a parking requirement of one (1) space for a garden suite, which could be provided in the driveway or elsewhere.

The diagram above shows the amount of parking required if a lot has a secondary suite and a garden suite.

SEPARATION

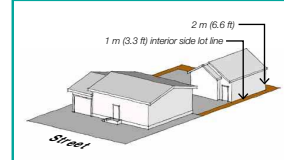


6 m (19.7 ft)
between house and garden suite

Street

The City is exploring a minimum separation distance of 6 m (19.7 ft) between the house and a garden suite.

SETBACKS



1 m (3.3 ft) interior side lot line

2 m (6.6 ft)

Street

The City is exploring the following minimum setbacks for garden suites:

Front:	Not permitted
Side (interior)	1 m (3.3 ft)
Side (exterior)	4.5 m (14.8 ft)
Rear:	2 m (6.6 ft)

Should the minimum lot size for garden suites be 600 m ² (6,500 ft ²)?	Should the maximum size of a garden suite be 55 m ² (600 ft ²)?	Should the max height be 4.5 m / 14.8 ft (same as accessory buildings)?	Is one parking space for a garden suite appropriate?	Is a separation distance of 6 m (19.7 ft) between the house and garden suite appropriate?	Are the setbacks shown above appropriate?
Yes	Yes	Yes	Yes	Yes	Yes
73%	61%	67%	84%	56%	52%
No. Should be smaller	No. Should be smaller	No. Should be taller	No. Should be less	No. Should be decreased	No. Should be decreased
12%	7%	26%	3%	31%	13%
No. Should be larger	No. Should be larger	No. Should be shorter	No. Should be more	No. Should be increased	No. Should be increased
14%	30%	6%	13%	12%	31%
Not sure	Not sure	Not sure	Not sure	Not sure	Not sure
1%	2%	1%	0%	1%	3%

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

Three open houses combined

THINKING ABOUT THE BROADER CONTEXT

WHICH OPTIONS WOULD BE APPROPRIATE AS NEIGHBOURHOODS TRANSITION OVER TIME?

Large House
(Current Zoning)



I like the current zoning as it is	I have concerns
33%	67%

Large House
(Reduced Height and Size)



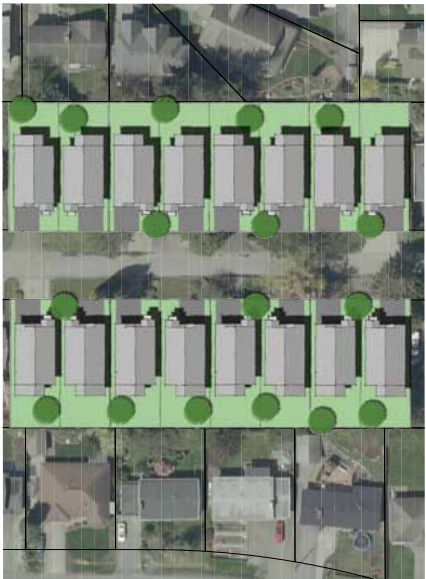
I like this option	I have concerns
34%	66%

Duplex



I like this option	I have concerns
56%	44%

Subdivision with
Conventional Houses
(to 12m lots)



I like this option	I have concerns
59%	41%

Three open houses combined

THINKING ABOUT THE BROADER CONTEXT

WHICH OPTIONS WOULD BE APPROPRIATE AS NEIGHBOURHOODS TRANSITION OVER TIME?

Subdivision with
Narrow Houses
(to 10m lots)



I like this option	I have concerns
57%	43%

Panhandle



I like this option	I have concerns
33%	67%

Strata



I like this option	I have concerns
38%	62%

Garden Suite
(with an existing or new house)



I like this option	I have concerns
82%	18%

Attachment B2: E-mail Submissions (16)

From: Rita Z [e-mail removed]
Sent: Monday, May 07, 2018 1:31 PM
To: urban3infill
Subject:

Hello

I received a card this morning regarding an open house at Alexander School on May 17, 2018 which I will most certainly be attending.

In the meantime, I would like to invite all those at City Hall working on this, come up to Powell Crescent and view the neighborhood which runs north and south and no access or egress at either end. There is one way in and the same way out. The street is very narrow and there is only room for one car to pass if there is a car parked on either side of the street. If no car is parked on the street then a car coming and going just barely is able to pass each other.

I am very concerned what will happen up here if, when these houses are sold, the lots are allowed to be subdivided and monster houses go up.

Thank you.

Rita Owen
[address removed] Crescent

From: JP & Sharon Jolicoeur [e-mail removed]
Sent: Thursday, May 10, 2018 2:42 PM
To: urban3infill
Subject: Housing types in neighbourhood

Hi,

Our names are Sharon & J.P. (Jean-Paul) Jolicoeur and we live at [address removed] Avenue.

Unfortunately we are not able to attend any of the 3 nights due to a quick trip away but we wanted to voice our choice for the open house of May 15-17.

We prefer the character houses to remain as they're adorable for young families. If monster houses or apartments take up all the blocks in erases some of Abbotsford's history.

There are some houses that have not been kept up, but to replace them with huge monster houses or apartment blocks detracts from the quaint setting.

New houses that fit into the character, similar to the character of downtown Abbotsford, would enhance, rather than detract.

Thank-you for allowing us to submit our opinion.

Yours truly,

Sharon & J.P. Jolicoeur

From: Yvonne & Bernie [e-mail removed]
Sent: Saturday, May 12, 2018 8:05 AM
To: urban3infill
Subject: Infill Regulations

To Whom it May Concern,

First let us say we are so relieved to see that we are finally being given a voice in this situation. We have been very disturbed with some of the changes which have taken place in our neighbourhood. We would love to attend the meetings but we will be out of town during that week which is why we’ve decided to send this email.

We moved here because of the character and charm and to see it being removed bit by bit is not at all what we are wanting. Not only do we live in the area but one of us also works in the historic downtown and has worked there for 15 years. We have connected with many neighbours who are like minded and share the same opinions. All that being said, we understand that Abbotsford is growing at a rapid pace and with that comes change. We feel that, until now, there haven’t been enough guidelines and regulations in place and that has threatened to destroy neighbourhoods such as ours. All a person has to do is take a drive through the Clearbrook area and see what it has become. One monster house after another with zero character and so large that they loom over any of the original homes in the area. We purchased this home and property with the plan of either building a coach house in the back or a garden suite. We could absolutely want either one of those to fit in with the style of our home and the surrounding homes. One of our thoughts when it comes to new single detached housing is why not have 4 or 5 house plans which are in keeping with the feel of the old houses and restrict builders to choosing from them. That way things will flow so much better, not only stylistically, but proportionately as well. We are also not opposed to row houses close to the downtown core if they also are in keeping with the character of the neighbourhood. The Flat Iron building in Upper Montrose (where I work) is a great example of building something new which not only fits in but also elevates the whole feel of that area.

We are very disappointed to be missing these meetings but we trust you will consider our thoughts on this highly debated topic. Our address is [address removed] Avenue. It is one of the few streets in Abbotsford with all the original homes still intact which is what we love about it. Again, if changes do have to be made then at least limit builders to specific house plans which are in keeping with the current feel of the area.

Thank-you for taking our thoughts and opinions into consideration.

Sincerely,
Bernie and Yvonne Sperling

Attachment: Attachment B (PDS 072-2018 : Urban Infill Study: Summary of Community Input)

From: PK Koteles [e-mail removed]
Sent: Tuesday, May 15, 2018 11:35 PM
To: urban3infill
Cc: 'peter Pride'
Subject: Feedback regarding changes to the neighbourhood and new houses being built in Urban 3 Infill zones

Hello,

I'm Peter Koteles, a homeowner at [address removed] Road, in Abbotsford. My wife and I have been living here since 2006, 12 years. There is much to like about the street...houses, like their inhabitants, are simple and without pretense. We get along together and live quietly and if someone is in a pinch and asks for help, it's not hard to find among the neighbours.

My wife and I can't make it to one of the open houses addressing the issue of new houses being built according to the new Urban 3 Infill zoning, so we're registering our comments here. Our concerns are:

1. New houses being built on Lincoln and Lobban in the last couple of years are out of character with the neighbourhood, being imposing in size compared to existing houses and push the limits of the "31 feet at mid-point on the roof" height limit. Whether it's true or not, the perception is that if there are houses that are too tall, there is no serious penalty for it and therefore no incentive for builders tempted to break this limitation, to stay within its boundaries.
2. A house across the street from us, [address removed] road, has been sold and we're told that the new owners will take possession on June 30th. If the existing house is torn down and a new "monster home" like would be built like ones on Lobban and Lincoln, 31 feet at midpoint on the roof would create an absolutely imposing giant, and be the only house of this size on our narrow road. (We've been told by the city that actually, [road name removed] does not meet the measurement requirements to even be called a road.) On our narrow street in particular, we are in favour of limiting the height on newly built houses to below 31 feet at mid-point on the roof, making a maximum two story house, rather than two stories and a basement with over 9 foot ceilings, as has been done on wider streets.
3. If the new owner of [address removed] road would want to subdivide that property and build two homes, the situation would be even worse, adding 2 giants to cast shade on houses like ours across the street, and more traffic to add to the lately increasing number of vehicles which frequently go too quickly, as "visitors" make quick trips to a known house up the street and zoom off again, unconcerned about possible pedestrians on or near the road. We are in favour of a shorter new building height as well, when lots are subdivided, so that new houses would again be only two stories maximum, and well below 31 feet at mid point on the roof.

4. We’ve heard from the city that one of the longer term plans for [road name removed] would be to put a boulevard down the middle of the street to catch “rain water”, and requiring a “dedication” of half a metre on either side of the street, from lots which are sold and subdivided. We don’t think this is a good idea, as the narrowness of the street already requires careful driving navigation when entering and leaving one’s driveway. With a boulevard down the middle of the road, there would not be enough room to turn around and back out of or into your own driveway.

Thank-you for considering our concerns. Progress is coming and many things about it are good, but if we are to preserve character in older neighbourhoods like ours, surely new homes built should not be built purely to maximize the current building size to the literal limits of the building allowance, but be curtailed to keep neighbourhoods attractive places to live in which feel safe and welcoming, rather than allowing an imposing style of home to be built and decrease interaction among neighbours.

Sincerely,
Peter & Kim Koteles
604-[phone number removed]

From: SHG [e-mail removed]
Sent: Wednesday, May 16, 2018 7:59 PM
To: Ryan Beaudry
Subject: FW: PUBLIC FILE PRJ16-115

Hi Ryan,
 Thank you for taking the time to hear my questions at the Urban Infill Study open house this evening. You advised me that most of my enquiries should be addressed by Engineering, not Planning.
 Please see below, the written submittal that I presented to Council and Staff along with an oral presentation about a year and a half ago. At the time Mayor Braun asked staff to get back to Council and to me with answers to my concerns. I have not heard back from anyone!
 Could you please read what I had to say and forward it to the appropriate staff who deal with infrastructure, and may be able to provide some answers.

Thanks in advance,
 Steve

From: SHG [e-mail removed]
Sent: December-05-16 11:00 AM
To: 'Cityclerk@abbotsford.ca'
Subject: PUBLIC FILE PRJ16-115

My name is Steve Hughes-Games. My wife and I have owned our home at [address removed] St. for 29 years. We liked Clearbrook and decided to raise our family here. We chose our house because it is situated on a large lot (11,000 sq. ft.) and we could grow our own organic fruits and vegetables. We have invested a lot of work and love over the years in developing our gardens and in the maintenance and updating of our home. Also the neighbourhood has lots of mature trees, even though many have been lost recently. We share a deep appreciation for the abundant flora and fauna that surrounds us. We understand the need to redevelop the neighbourhood to provide more affordable homes and rental accommodation for families. We are both in our 60's and have no intention of selling our property and starting over somewhere else any time in the near future.

I have worked in this community as a project manager in the insurance restoration business for 30 years. I am currently self-employed as a Licenced Inspector for homes and commercial properties. My business, North American Home and Building Inspections, received a notice of this hearing so I am responding as a home owner and a business owner.

I have had numerous conversations with Staff, in both the Planning and Engineering departments, to inform myself about how Abbotsford's new RS5 zoning impacts my neighbourhood. I would like to say that Staff, for the most part, were friendly and informative in response to my enquiries.

When I was making enquiries in Planning I was given a copy of 4 Cornerstones Strategic Plan 2015/2018. I commend the city government on adopting these lofty & honourable principals. I only hope that council and staff take them seriously when making decisions on behalf of the citizens they serve.

In my view, streets and services in our neighbourhood have been sadly neglected in past years by the City of Abbotsford. This includes the District of Matsqui; it's been very long-term neglect. I suppose my expectations are coloured by observing the difference in the level of maintenance and upgrades done in the city core neighbourhood of Kelowna, where I grew up. They are light years ahead. All of the upgrades to city services you are asking the developer to pay here are already done there and not at the expense of developers. Hydro and communications utilities there have also been upgraded to underground services. My concern is that the City of Abbotsford will continue its neglectful ways for another 15 to 20 years until it has collected enough development fees to pay for deferred maintenance and upgrade costs from past decades of neglect. That would, in my view, be very disrespectful and unfair for the taxpayers who reside here now.

I would like to comment on the planning and timing of upgrades needed for our neighbourhood. I do speak with some experience in planning and organizing work. Among many large projects I was project manager for \$7,000,000 restoration to a fire-damaged 64-unit condo building in Coquitlam. I worked with engineers of 7 different disciplines, city officials and stakeholders (strata unit owners), dealing with myriad code upgrades, bylaw requirements and owner-generated changes.

Speaking with our city Staff, I get the impression that RS5 zoning is a relatively new thing and in some ways a work-in-progress. Staff didn't have many answers as to the timing and extent of changes to infrastructure. In my view, the current approach to redevelopment on Lynden and Bakerview Streets is starting out with the "cart before the horse". The first order of business should be to deal with underground services, before issuing building permits. The main water lines on both streets are 4" asbestos concrete pipes, installed in the 1960's. I believe the minimum standard for fire protection has been 6" pipes for over 40 years. By the way, I learned from Staff that our fire hydrants are all colour coded. We have yellow hydrants to inform fire fighters that they have substandard supply connections (lemons! ... be careful with the pressure as they may collapse!) Don't worry, there appears to be only 2 lemons in the RS5 area. They happen to be on Lynden and Bakerview streets. I discovered that we had these undersized pipes 5 years ago when city crews were connecting the water service to a new house at 2371 Bakerview St., just down the block from our house. I enquired of one of the workers as to why they had the street blocked all day. He informed me that they were having a very difficult time connecting to the brittle old 4" pipe. I followed up with a visit to City Hall and spoke with Engineering staff and expressed my concerns. I was told that, yes, these pipes are both substandard and near the end of their service life but, although originally scheduled for replacement in 2010, six years ago, it had been moved forward to 2021.

Every time you cut a hole in an asbestos concrete pipe you disturb the asbestos making it friable and risking exposure to your workers and the public. I expect that the city workers have a strict protocol for working with asbestos. What about the residents? Our lines were not flushed after the work connecting our neighbour's house. This is a huge concern. Asbestos abatement protocols add a lot of extra cost to works. I would request that the schedule for replacement for water mains on Bakerview and Lynden Sts., between Peardonville Rd. and Dolphin St., are moved up to the Spring of 2017 to avoid the risks and costs associated with working with asbestos and bring them up to standard.

I made enquiries about paving but apparently the pavement on Bakerview and Lynden Sts. are not in the current 3-year plan. After a most unacceptable explanation from [staff name removed] as to why these roadways are not even on the radar for paving he did give me his assurance that replacement of the water service will trigger co-ordinated works to repave the road. The pavement is currently 18' wide. The rezoning proposal describes an intent for 29 1/2' wide pavement. Repaving very recently done on Beaver Street is 25' wide.

The City's vision for this area talks about being pedestrian friendly. These streets are not safe for pedestrians. They are so very narrow that two cars cannot pass safely. When it rains there are massive puddles, forcing pedestrians, strollers and children, the elderly and bicycle riders to put their lives in danger. The edges of the pavement are broken and uneven. There is an elementary school on the next block to the west (Dormick Park). There is a lot of traffic on our narrow street and people drive too fast. For the sake of public safety a good in term solution, until sidewalks are eventually installed, would be to line off a 5' strip of pavement for pedestrians; also the new pavement should have traffic-calming bumps.

I have made enquiries about storm drains but the person responsible for storm drains has not gotten back to me. The residents of Bakerview St. have been paying a levy for storm drains on their property taxes over the last 57 years; for a service that has not been provided. I believe the City of Abbotsford owes the residents of Bakerview St. storm drains. Please don't mess around with pit drains. Do it right and make up for some short-comings of the past.

Clearbrook made some very poor decisions in 1959 when these streets were developed. Besides failing to provide storm drains, adequate pavement, curbs to direct water to the drains, they didn't even provide sanitary sewers. Because these homes were all connected to septic fields in the back yards, they had to create an easement through the backyards along the west side of Lynden St. for the sewer mains. This work was done in 1973. It must've been quite disruptive for the residents having all that excavation work done in their backyards. I posed a question to Staff whether the existing sewer pipes will be adequate for twice as many families as it was originally designed to service. The only answer I got was that the whole system is under review to determine the impacts of higher density. With the new, bigger houses so close to the back property lines, will there be adequate room to bring in equipment to maintain and/or repair the existing lines if problems arise?

The applicant is required to provide an underground conduit for hydro connection. What is the plan here? If underground services are required then it would make a lot more sense to install conduits across the streets to property lines when the streets are dug up than all these trenches across our new pavement.

On-street parking is a problem on these streets. The City has abrogated it's responsibility to maintain the city property that extends from the edge of the pavement to the private property lines. I've looked around some nearby neighbourhoods where the majority of homes are new and it appears that this practice continues to this day. I see newly developed areas with 5 or 6 different surfaces (gravel, concrete, asphalt, brick pavers and lawn) applied to these areas, making it an incoherent mess. Take a look at Grant St. It's city property. Take some ownership and create some cohesiveness.

When I look at the Cornerstone Principles, I can only see one practical way for the City to achieve these through the process of densification. I believe the only way to create cohesive neighbourhoods, with streets and services brought up to current standards, would take a radical change of course. The City would need to put on the developers' hat and go ahead and put in upgrades, then recoup the development fees as properties are redeveloped. The City spent millions on extending and upgrading Marshall Road. I would hope that there is an intent to collect development fees from commercial properties along that road as they develop. When a new residential area is developed, the developer invests in the infrastructure then recoups their investment as the lots are sold.

I would respectfully submit that the City's approach to densification of our neighbourhoods fails to meet many of the principles outlined in the 4 Cornerstones. Furthermore, I think it is disrespectful to those of us who live here to delay upgrades and deferred maintenance that are long overdue until you collect enough development fees to some unknown and unstated level. Don't you think it's about time to bring the old wagon roads of Clearbrook into the 21st century? Please think about the impact our decisions have for the residents that live here. Develop a concept you will be proud of for what our streets and neighbourhoods will look like, make a plan of action and get it done in the most efficient and least disruptive way possible.

Thank you,
Respectfully,
Steve Hughes-Games

From: Ken Driedger [e-mail removed]
Sent: Thursday, May 17, 2018 2:37 PM
To: urban3infill
Subject: open houses and going forward

Good afternoon

As I am unable to attend any of the open houses in May.....I thought it would be a good idea to list some of my concerns. I might add that my home has received 7 invites for the 3 open houses at \$0.84 per stamp.... I can already sense the disorganization and mismanagement of costs related to this idea

1. I think urban density is a good idea. Some cautions:
 - a. Currently in my neighborhood it is quite easy to see who is renting out homes and or pride of ownership as the lawns and general upkeep of the property is brutal
 - b. I trust that additional parking for coach homes etc CANNOT be in the bulb of a cul de sac.
 - c. Currently bylaws department is swamped. The only reason anything is addressed in my neighborhood is because I send notes to bylaws. I hope you will be investing in many more bylaw officers if this infill thing proceeds
 - d. Currently trash collection and general infrastructure maintenance is deplorable. Examples... street sweeper comes in our neighborhood the same day as garbage collection? Must have been nice for the street sweeper as he did not have to sweep any curbs/gutters because all of us had our garbage bins on the street like we are supposed to by 7 am. Another example is the lack of lawn mowing in the water retention pond area at Terry Fox and Babich and along the Babich park boulevard on Wren. I suspect the “Clog” is that there are just too many things to do and to much cost cutting. Now you want to densify the neighborhood. Speaking of garbage collection, you have already reduced this to bi-weekly.. Now you want to add more densification? Sheesh!
2. Developers and realtors are already marketing homes at entrances of cul de sacs as yards suitable for coach houses/suites... This is only driving up the value of properties and has a domino affect on other homes in the neighborhood. I think the idea of densifying was to get more people into homes. I don’t think that is happening. I think what you will get is more expensive property. A possible solution is to impose huge “development costs” on those wanting to add coach houses which can be used to fund additional services like garbage collection, infrastructure maintenance etc. I sure hope that any money you receive from the infill “experiment” is used in the infill area and not to promote/subsidize developers trying to build more developments in east Abbotsford.

Respectfully

Ken Driedger
[address removed]
Abbotsford, BC [postal code removed]

From: Randy Dick [e-mail removed]
Sent: Tuesday, May 22, 2018 10:32 AM
To: urban3infill
Cc: Blake Collins; Darren Braun
Subject: Urban Infill 3 Comments

Attached are some comments regarding Urban 3 Infill. Thanks.

Randy

RANDY DICK | PROSSIMO DEVELOPMENT CONSULTING LTD.
778[phone number removed] | [e-mail removed]
www.prossimodevelopment.com

Received by e-mail
May 22, 2018



To Whom It May Concern

May 17, 2018

I am a development consultant working on infill and other projects in Abbotsford as well as many municipalities throughout the Lower Mainland and Vancouver Island. I want to commend Abbotsford on their forward-thinking initiative which is identified as Urban 3 Infill in the new OCP and which I understand is intended to provide a variety of affordable housing types for all stages of life. With Abbotsford’s growing population and physical constraints to outward expansion, this initiative is critical to Abbotsford’s future livability.

I am impressed with the process of consultation that went into the creation of the new OCP as well as the method of implementation utilized to determine how the Urban 3 Infill will be governed. Utilizing a test period so that the new infill bylaws can be written based on the actual experiences learned from actual development projects is a brilliant and practical method to get it right.

I have reviewed the information boards displayed at the public consultations and wish to provide the following comments:

Density: I am in full agreement with the sliding scale that is outlined in the new OCP Infill Guidelines. As lots become smaller, it is necessary to increase the allowable FSR to ensure that housing can be built of reasonable size to accommodate families and the larger than average household sizes that are evidenced in Abbotsford. The OCP Infill Guidelines set out a sliding scale of allowable FSR for Single Detached options:

<i>Min Lot Area</i>	<i>Accessory Unit</i>	<i>FSR Guide</i>
600 m2	Secondary suite + detached suite	0.45 (not including detached suite)
400 m2	Secondary suite or detached suite	0.55 (not including detached suite_
200 m2	no	0.65

A similar sliding scale is outlined for Duplexes.

I note however, that the information boards now seem to be proposing a single FSR of 0.45 for all scenarios. I am concerned that the size of homes provided by a limited FSR on a smaller lot results in homes that are too small to be practical for families or typical Abbotsford households. If the allowable housing does not match the market needs, it will not be built, and the desired outcome will not be realized.

Basements: I note that a number of the different scenarios now propose that basements will not be permitted. Basements provide much needed storage space or flexibility for extra utility for the end user while having no impact to the neighborhood. The end users for these new more compact housing types will often be families with children or downsizers wishing to stay in their neighborhoods but moving down from a larger home. Families need the space for children play areas and downsizers will need extra storage space for the belongings that they have accumulated. Where soil conditions allow it, I believe that basements should be encouraged not forbidden.

Height: I note that most scenarios are proposing a reduction in allowable height. While it is understandable to consider height limitations as a quick easy method to mitigate neighborhood impacts, these height limitations can also severely limit the architectural design and result in a less desirable overall neighborhood esthetic. Rather than severe height limitations, carefully crafted design guidelines can mitigate impacts while ensuring attractive design.

Suites: The OCP Infill guidelines provide incentive to create secondary suites by excluding detached suites from the FSR calculation. The display boards do not mention any incentives and in many cases seem that they may preclude the inclusion of secondary suites. Wherever possible, I believe that attached or detached secondary suites should be encouraged provided that adequate on-site parking can also be provided. Limiting suites rather than encouraging them would limit potential affordable housing choices that could be provided with little or no impact to the neighborhood.

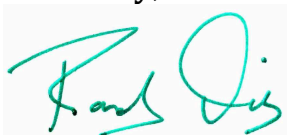
Setbacks: Front yard setbacks are proposed at 6.0 meters in the display boards. As lots become more compact, I believe that a slightly reduced front yard setback of 5.0 meters is desirable. This achieves two objectives:

(1) The reduced front yard setback will result in more functional private outdoor space in the rear yards. By nature of the smaller size of the compact lots proposed, this outdoor space is of premium value to the intended end user.

(2) By moving the home closer to the street, it also encourages more neighbor to neighbor interaction. A conversation from a front porch to a passerby on the sidewalk becomes a more comfortable interaction with a reduced setback.

Thank you for the opportunity to provide input in this important process.

Sincerely,



Randy Dick, B.Comm, RI
Prossimo Development Consulting Ltd.

From: Peter Campa [e-mail removed]
Sent: Tuesday, May 22, 2018 11:56 AM
To: urban3infill
Subject: Urban 3 Infill Study - Comments

My Address: [address removed] **Street**

Dear Planning Department,
I attended your urban infill study on May 17th. Thanks for all the hard work you put into it.

Below are some comments I want to voice.

1. There were a number of boards which said no basements and this makes no sense to me. I strongly support having basements as this would allow a perfect place for my kids to play and have additional storage for all our family stuff. I have 4 kids and not having a basement would mean we could not live in this kind of house.
2. I love that the boards talked about density as this is what will make affordable homes for our children but the house size still needs to be a livable size. I think the smaller a property gets the larger the FSR needs to be for it to be livable for a family.
3. I love suites. The whole concept of suites in a private home is a great way to make housing more affordable for me and my kids. Vancouver is a great example where on one 33x120 foot lot you can have two suites (one in the basement + one detached building)
4. I think height reduction should not be so focused on but the look and design of a building are very important. Let’s build some beautiful houses with peaked roofs and nice design, no flat roof boxes which will result from height restrictions.

Thanks for reading my email and I sure hope you make these wise decisions for me and my children’s sake.

Peter Campa

From: laura hussey [e-mail removed]
Sent: Tuesday, May 22, 2018 8:49 PM
To: urban3infill
Subject: [address removed] St.

To City Council:

Our City has been getting more and more expensive and I really like seeing that you all are taking this concern to heart.

I desire to see all these wasteful large lots become more useful to us as a society. I believe you are accomplishing this by “densifying” our city.

We need density with livability. Smaller lots being restricted to a .45 FSR will not equal livability. Common sense says the smaller the lot the larger the FSR needs to be. As well, all these small lots should be allowed to have basement suites or detached suites. This would be a great option to allow my kids to live on their own without the big cost expense of being on their own. If we are to reduce our carbon footprint as a city we need to be allowed to have multiple family units on one property.

Thinking about reducing the height of a building sounds wrong. Let’s look at what will the building architecture look like and not pigeon hole ourselves into bad designs. Thinking about designs I think it would be friendlier to have less front yard set backs. The 5 meter front yard set back feels much better than the 6 meter set back.

Thanks,

Laura Hussey

[address removed] Street

Abbotsford

From: David C [e-mail removed]
Sent: Wednesday, May 23, 2018 12:16 PM
To: urban3infill
Subject: Urban 3 Infill Study

Residence: [address removed] Street

Please rise to a once in a lifetime opportunity to make our City great for generations to come.

I think every home in this area should be allowed to have a basement suite and/or detached suite provided that there is parking available.

We need to allow more FSR on smaller lots to make room for more families. Affordability will only come to us if we put more families onto smaller lots. We still need to make sure the square footage people have is livable and the proposed restriction of .45 FSR does not make sense on smaller lots. Smaller lots need higher FSR.

Also smaller lots should have less front yard setbacks than large monster properties. I think this reduced front yard setback will give more useable yard space in the back of the house.

Finally, heights being restricted will limit design options which will lead to ugly houses. Let’s focus on design consultation during planning process.

I hope we as a city focus on building beautiful, affordable and livable options for housing.

David C.

From: Laura Campa [e-mail removed]
Sent: Thursday, May 24, 2018 7:40 AM
To: urban3infill
Subject: Urban 3 Infill

Dear Council Members

I hope you read my comments and take into consideration what I think is right for me and the city.

I own the property located at [address removed] Street, Abbotsford.

I was taught to keeps things short and brief or no one will read it, so here I go.

- Basements are a must for every family to live well (think about rain and children)
- Reducing heights of buildings arbitrarily leads to poor design (pride of ownership comes from beautiful designs)
- FSR doesn’t mean much livability is everything (small lots limited to .45 FSR is not livable)
- Affordability (extra money from a suite is sweet!!)

Thanks for reading!!

Laura Campa

From: Barbara Kelsey [e-mail removed]
Sent: Thursday, May 24, 2018 12:09 PM
To: urban3infill
Cc: Barbara Kelsey
Subject: Guiding Development Study

Hello, these are my observations, after living in the City of Abbotsford for thirty- plus years:

These issues need to be addressed: e.g. NEIGHBOURHOOD CHARACTER AND OTHER TOPICS

- Abbotsford is NOT a PEDESTRIAN - FRIENDLY city;
- BETTER TRANSIT is needed. Wait-times between buses should be no longer than 15 minutes, not 30 minutes. More routes should be added. More bus shelters and benches are needed.
- there are few shopping establishments and no Banking facilities in downtown Abbotsford;
- a vehicle is an ABSOLUTE NECESSITY to live in this City for business and shopping purposes. For example, it is very difficult to travel between the High Street area and Sumas Way for shopping/business unless one has access to a vehicle.
- Speed limits need to be lowered. Speed limits need to be enforced in school zones, as well as areas close to parks and recreational facilities.
- Speed bumps would increase safety in areas such as Old Yale Road, particularly in front of Yale Secondary School.
- More Pedestrian-controlled lights are needed. There is a huge distance between such lights from Park Avenue to Yale Secondary School. This only encourages jay-walking, which is never safe.
- there are few Pay Phones in the City and no Public Washrooms, both of which are sorely needed. Businesses do not allow public use of their washrooms.
- LIBRARY DROP BOXES are needed in areas other than the Library, for example - in Shopping Malls.
- Curb Pick-up for glass re-cycling is required. Some retirees no longer drive, and a vehicle is necessary to access the recycling depot.

Thank you. B. Kelsey

From: Heather More [e-mail removed]
Sent: Thursday, May 24, 2018 1:17 PM
To: urban3infill
Subject: Urban 3 Infill feedback

Hi,

Thank you very much for organizing the information open houses this month for the Urban 3 Infill study.

One of the planners at the open house suggested that I email you with more details about some of the issues I spoke with him about, so please find attached a description of my concerns. I'd really appreciate it if you could pass the attached document on to whoever is collecting feedback for the study. Or, if there's someone else I should be contacting with this, please let me know.

Thanks a lot for your help, and please feel free to contact me if I can help clarify anything.

Heather

Received by e-mail
May 24, 2018

Heather More
[address removed]
Abbotsford BC [postal
code removed]

May 24, 2018

Mayor, Council, and Urban 3 Infill planning committee
City of Abbotsford

Re: Urban 3 Infill proposal

To the Urban 3 Infill planning committee and city leaders,

Thank you very much for your hard work in shaping the future of Abbotsford. I've lived in a neighbourhood in the newly-designated Urban 3 Infill area for the past 31 years, and I attended one of the information open houses this month. I was impressed by the clear explanations of various aspects of the project, and by the multiple ways participants were encouraged to provide feedback. The city staff were extremely helpful in answering my questions and further explaining concepts. I did provide some feedback at the open house, but also wanted to email you now that I've had a few days to consider the issues. I've also read through the following documents, and refer to some relevant pages from them in my points below:

Urban 3 Infill report from the Executive Committee Package of 2018-02-19:
<https://abbotsford.civicweb.net/document/53785/Executive%20Committee%20Package,%20February%2019,%202018.pdf>

Parks Recreation and Culture (PRC) Draft Master Plan:
<https://www.abbotsford.ca/Assets/2014+Abbotsford/Plan200K/Draft+PRC+Master+Plan.pdf>

My concerns about the proposed Urban 3 Infill project fall into five main categories – maintaining trees and green space, maintaining neighbourhood character regarding floor space ratio (FSR), providing housing diversity, parking issues associated with secondary suites, and the lack of support for basements in some new development types.

1. Trees and green space

Many properties in my neighbourhood have large mature trees, but as development occurs these are being removed to allow for more or larger houses, or simply because landowners don't want to maintain them. This is greatly reducing the urban forest canopy, the natural resources in neighbourhoods, and the quality of life of residents. The PRC Draft Master Plan refers to the decline in the tree canopy with development (page 105). It also notes that the city does not currently have a Urban Forest Management Strategy. In light of this, it states that a long-term direction is to "Take efforts to increase the extent, health and diversity of the tree canopy to improve air quality, capture carbon dioxide, reduce heat island effects, support public health and quality of life, and support beauty" (page 106).

In large part, my concerns relate to the current process of tree removal by residents and developers. As I understand it, landowners apply for tree removal and provide a deposit of approx. \$350/tree, depending on the size of the tree. Then if they replace the tree, they get their deposit back. However to me this basically seems like a tree removal fee, because \$350 is not a large incentive to replace a tree, especially for developers. When new trees are planted, quite often they seem to be types that will not grow as large as the original trees (thus not actually replacing the tree canopy lost when the original trees were removed), and planted close to buildings/powerlines (thus constraining their growth as well as increasing the likelihood that the landowners will have them removed again after a few years as they grow closer to the structures). I understand that the deposit paid by residents

and developers to the city is used to maintain and increase tree number in parks etc., however this results in treed areas being limited to parks. A connected network of treed areas, rather than isolated pockets in parks, is essential to provide habitat connectivity for wildlife, as well as stabilizing soil and reducing erosion. With the ease of tree removal, and the negligible efforts to adequately replace the removed trees, it is no wonder that the urban forest canopy is decreasing. Large mature trees are especially affected by this, as they take years to grow; preserving large trees is also key to maintaining the neighbourhood character described in the Official Community Plan (OCP) as one characteristic of an infill area (pages 75 and 81 of the report).

I would like to see policies put in place to protect and prioritize existing trees, and to adequately replace them in the neighbourhood if there is an unavoidable need for their removal. Perhaps this could be done as part of the upcoming Urban Forest Management Plan proposed by Parks and Rec. For example, extra restrictions against removing large mature trees (e.g. those exceeding 40cm in diameter), a minimum distance of newly-planted trees from buildings/power lines, stricter regulations regarding tree replacement, and/or minimum numbers of trees per area (based on zoning and previous tree cover).

2. Floor space ratio (FSR)

The Neighbourhood Character Key Findings show that most neighbourhoods in Urban 3 Infill areas contain large lots with smaller homes (i.e. a low floor space ratio (FSR); attachment D, starting page 96, of the report), and that “some neighbourhoods, such as those immediately east of Historic Downtown, hav[e] a much higher proportion of large lots” (page 77). This mix of housing and green space was, to my understanding, specifically designed by the original planners to create a well-balanced neighbourhood. **To fulfill the definition of infill areas in the OCP as “existing neighbourhoods, which will retain their character ...” (pages 75 and 81 of the report), lots should not be subdivided extensively and new developments should have a low FSR.** For example, subdivision of existing properties into extremely small lots (e.g. 200 m²) should not be allowed. At the information meeting, the boards proposed reducing the maximum FSR from 0.55 to 0.45 for all development types. This seems reasonable to me – it is higher than the current FSR of most Urban 3 Infill neighbourhoods, thus promoting development, but lower than the ratio of 0.55–0.65 for development types noted on pages 83–84 of the report, thus somewhat retaining the character of the neighbourhoods and aligning with the OCP.

I feel that this maximum FSR should include detached units as well as the main building on a property, as proposed at the information open house but unlike the descriptions on page 83 of the report. Excluding accessory suites etc. from the FSR seems to me to defeat the purpose of maintaining a required ratio of built-up space to green/open space. I have similar concerns with the panhandle lot option proposed at the open house in which the freestanding accessory suite was located behind the primary residence with a driveway along the edge of the property – the larger driveway area reduces the amount of green space and, if paved, the area of ground available to take up water.

3. Housing diversity

The OCR “promotes housing diversity and choice” (p75) by “[supporting] diverse housing types for a variety of household sizes, incomes, tenures, and preferences” (p85). I am concerned that most of the existing single-family homes on larger properties will be removed, developed, or subdivided under the Urban 3 Infill designation. If this occurred, the extreme reduction in the number of single-family homes with no suites and low FSR would effectively remove a housing option in these neighbourhoods. This type of home is exactly what most residents desired when they chose to purchase in the neighbourhood. **The removal of all existing homes would reduce diversity and limit choice, which is not consistent with the goal of the OCR.** Existing homes are a mix of different housing and landscaping styles, and if existing properties were all developed in a similar way, diversity would also decrease. One solution to this could be to limit the percentage of properties that can be developed, and/or set a limit on the percentage of each development type.

4. Parking and secondary suites

I have concerns about the increasing number of vehicles in neighbourhoods with many secondary suites. At the information meeting, it was generally proposed that each primary residence must be allocated two parking spots (in a garage or driveway), and each secondary/accessory suite must be allocated one parking spot. That seems totally reasonable, however I question whether it will be adequate in practice. If there are, for example, three parking spots available, with two in a garage and one in the driveway, this means that one car in the garage can't get out unless the driveway car is moved. This inconvenience would likely lead to the driveway car being parked on the road. And, there may be more vehicles belonging to people living on the property than there are parking spaces – for example, a primary unit where a family with two young adult children lives, and a suite where a young couple lives, could have a total of six vehicles yet only be required to have three parking spots. If there are many such properties in a neighbourhood, parking quickly becomes an issue. For example, my current neighbours have two suites, and the family across the road has several young adult children – the roadside in front of my house is almost always filled with their parked vehicles. I don't have a vehicle, but if I were to purchase one parking would be a problem as my driveway is already filled with the vehicles of my home's two other residents and the roadside is filled with my neighbours' vehicles. The increase in vehicle traffic is concerning to many residents of my neighbourhood, who have spoken out on this issue at recent council hearings concerning developments in the neighbourhood.

I realize that the city is encouraging alternate forms of transportation such as walking, biking, and transit, however these are not feasible all the time for many (if not most) residents. For example, my nearest grocery store is a 15-minute walk away, and is a Choices Market (which is relatively expensive). The nearest SaveOn and WalMart are a half-hour walk or 10-minute bike ride away, including a large hill. To transit to WalMart, the BC Transit website suggests a 20-minute trip including about 1 km of walking; the bus required runs only twice per hour during the day and once per hour in the evening. In contrast, driving to WalMart takes 5–10 minutes. I use a bicycle to get around, but with Abbotsford's rainy winters and hilly terrain, transport to shopping and activities by foot or bike is not appealing to most residents, and our current transit system is not feasible for most people because it is infrequent and does not serve most neighbourhoods well. And, if you have a family, it is extremely difficult and time-consuming to do all trips by walking, bike, or transit, particularly if you need to bring young children with you. Therefore, I suspect that most residents in Urban 3 Infill areas will own a vehicle and need to park it, and that the increase in vehicles will present a problem for available parking.

One method to mitigate parking problems could be to put a limit on the number of suites per unit area. Another could be to remove the restriction to single-width garages and driveways proposed for some development types. Other methods, like parking restrictions or increasing the mandatory number of parking spaces, don't seem reasonable because they will either discourage new residents from moving in or decrease the amount of room available for floor space and green space on a property.

5. Basements

A common theme at the information open house was that basements would not be permitted for most new development options. I have concerns about this and, from what I overheard at the open house, so do many other residents. A city planner I spoke to said that the restriction on basements was to prevent unapproved secondary suites. But there must be other ways to address this problem. Especially in the case of smaller houses on smaller lots, residents need to maximize their living space for a given home footprint. Basements are ideal for this, as they do not contribute significantly to the height of a house, and allow larger living spaces while maintaining room for green areas and yards. Storage space in smaller homes is also limited, especially when garages must be used for parking vehicles due to the increased population density. **I strongly feel that basements should be encouraged in new construction, to maximize living and storage space while maintaining room for yards, trees, and other needs like setbacks and driveways.**

Thank you very much for your consideration of these issues,



Heather More

From: Ray Samson [e-mail removed]
Sent: Saturday, May 26, 2018 12:11 PM
To: urban3infill; Patricia Ross
Subject: Urban infill

Some of my thoughts of watching Abbotsford changing over the years; Large areas of working class neighborhoods being lost to new home(s) being built on single lots not representative of the culture or style of surrounding homes.
3-5cars per home causing congestion.
Loss of young people that can't afford a stand alone home to raise their families.
Watching air quality suffer, with plans of future growth and expansion to draw more and more people into the valley to travel from YXX .memories of SE2 in the early 2000 period and how it was defeated over the same concerns.
Apparently we no longer have concerns about fragility of our airshed in the Fraser valley.
Our slogan of “ city in the country”
And what does that mean now?

rejsamson
Abbotsford BC

From: Julie McGowan [e-mail removed]
Sent: Sunday, May 27, 2018 3:10 PM
To: urban3infill
Subject: Development concerns

Hello,

There are many things to be taken into consideration with this development, I will share my family's main concerns here.

1. Building guidelines for each neighbourhood. It is such a shame to see older houses torn down and replaced with monstrous houses that do not suit the neighbourhood. We live in an area that has started to see this, and would like there to be height and foot print restrictions that help maintain the look of the neighbourhood. Yes the lot sizes may become smaller with development, but there needs to be consistent building design guidelines for each neighbourhood. Keeping the houses reasonably smaller will also help keep the prices affordable, attracting owner occupied homes and less rentals, which improves the neighbourhood overall.

2. Parking. The streets in our area are only about 1.5 cars wide, maybe just 2 car widths at best. This means that when our neighbours put in suites and cars are parked on the road because the driveways are full, the road is often difficult to navigate. We have had the unfortunate experience of this across the street from us, and people will actually drive across our lawn rather than waiting their turn to pass the parked car- there are no sidewalks or curbs so it's easy. I understand that suite make houses more affordable, but it does detract from the neighbourhood if parking is an issue. There are many spots in our neighbourhood where street parking should not be allowed because the streets are just too narrow. If the owner is willing to create more parking space on their own by using front yard space, etc, then it may work. But it is difficult to monitor and can easily be falsified on applications.

3. To carry over from the parking issues, the number of coach houses, suites, needs to be limited based on this. Yes the property sizes are large enough, but the roads are not large enough. It changes the neighbourhood feel too have many renters. It is an issue that needs to be made block by block and neighbourhood by neighbourhood. Our neighbourhood is close to a school and has many families. We would like to see this continue and not be an area that sees higher traffic, and more strangers coming and going from rental suites. Suites and coach houses rarely attract entire families, where smaller detached houses could do this and maintain the feel of the neighbourhood.

I think the Urban 3 Infill needs to have more neighbourhood development plans rather than plans based on property size of each individual property. It needs an overall approach to creating desirable living spaces and not just "higher density". Time for a long term vision of creating neighbourhoods and being proactive rather than reactive.

Thank you,
 Julie McGowan

From: Helen Ho [e-mail removed]
Sent: Tuesday, May 29, 2018 4:53 PM
To: Ryan Beaudry
Subject: Re: input options

Hi

We are concerned for the issues of parking and sustainability of such. That would be a number one issue. Having rules about how many cars per main house and suite does not reflect the reality of large houses. Even us - for a time we have 4 drivers and 4 cars for single family home. Lucky we had a large driveway. We are currently working with a neighbor who has RV's, at least 2-3 cars he is storing and 3 cars for those living in the house. He is parking all over his lawn and obstructing view of the intersection.

Secondly, we recognize that some what a mega house but if we have a neighbourhood with many of them, what is the sustainability plan? Are they resell able? Will the average Canadian be able to afford a single family home that large? We would like a lower height.
I believe it is essential to prepare for 'aging in place' that the city consider standards that include elevators in big houses, added structures in bathrooms so equipment can be added. .
Is there a plan to allow for a mix of housing. That is... if there are already a bunch of mega houses on a street, can city hall say that type of house is maxed and other types need to be considered? We prefer conventional houses, narrow houses, duplexes. We are not sure if strata houses are a good idea - again the amount of pavement. Garden suites sound OK. WE would prefer smaller individual homes that are more affordable. Panhandle ones are concerning because of the amount of paving and covering up green space - however they may be suitable in certain lot shapes.

We agree with increased density. We recognize and embrace that change is necessary. We ourselves are aging.
Does that give you enough?

Thank you
Helen