

CHANGES TO SINGLE-FAMILY ZONING

Vision:

Housing is important. Updating our current regulations will make it easier to build multi-generational homes that are more livable, safer, and step with a lighter footprint on the environment.

Why update the single-family zones now?



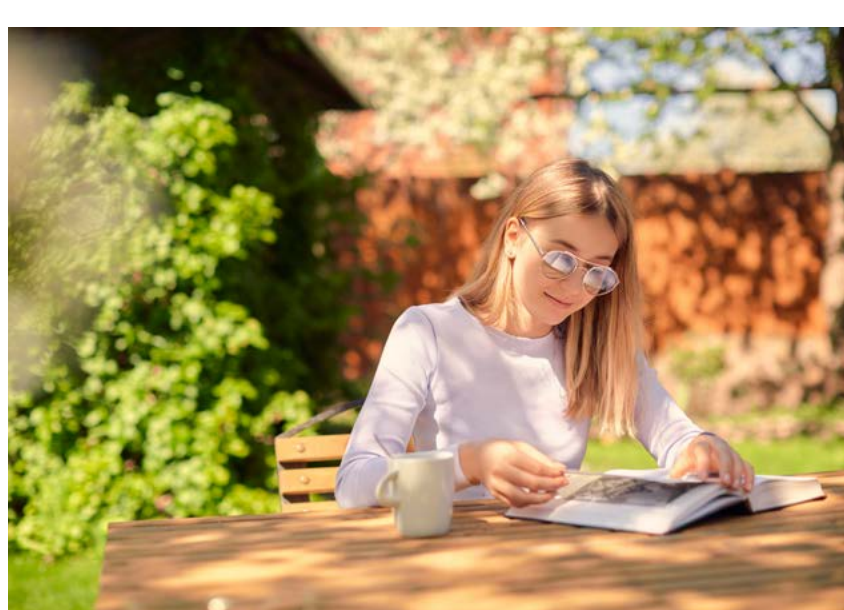
1. Feedback from Residents and Council

- a.** Provide more flexible housing options to make it easier to build secondary suites and coach houses
- b.** Encourage more livable units that are not buried in the ground
- c.** Create more options for multi-generational living
- d.** Continue to protect the character of our community



2. Feedback from Building Professionals

- a.** Simplify regulations
- b.** Offer more flexibility
- c.** Provide greater zoning consistency across the District
- d.** Use standardized language and metrics
- e.** Streamline the review process



3. Update Zoning Regulations to address Key Challenges

- a.** Provide more housing options
- b.** Build housing that is more resilient to climate change and storm events
- c.** Promote environmental stewardship

How do changes to residential zoning relate to the Official Community Plan update?

Updates to the Zoning Bylaw will support implementation of the OCP and our ability to provide a diverse range of housing options and choice. In traditional single-family zones, this means improving how we regulate secondary suites and coach houses to meet the changing needs of families over time.



BUILDING FOR CLIMATE READINESS AND RESILIENCE

Proposed Changes

- Limit in-ground basements
- Remove existing floor space exemptions for basements
- Increase permitted above ground floor space to offset the loss of basement floor space

Concerns and Impacts of Basements

Climate Change

Basements are more susceptible to flooding from major storms.



Environment

Fully in-ground basements have greater impacts on the environment as they can impact the flow of ground water and in turn impact ecosystems.



Liveability

Fully in-ground basements have limited access to fresh air and daylight via window wells. They also pose challenges to emergency exiting.



Accessibility

Fully in-ground basement living spaces are less accessible due to the grade difference relative to the outdoors.



Cost

Concrete basements are more expensive to construct and have a higher carbon footprint than slab-on-grade foundations.



Mechanical

Basements have more reliance on mechanical systems, making them more prone to micro-flooding.



How would basements be limited?

Fully in-ground basements and cellars that are below grade on all sides would not be permitted.

What if my property is sloped?

Partial basements are still permitted. Sometimes this is referred to as a "walk-out basement." The proposed regulations require at least one wall of the lowest level to be completely above ground.

What if my property already has a fully in-ground basement?

The new zoning regulations would only apply to new construction and additions. Existing fully in-ground basements would be "grandfathered".



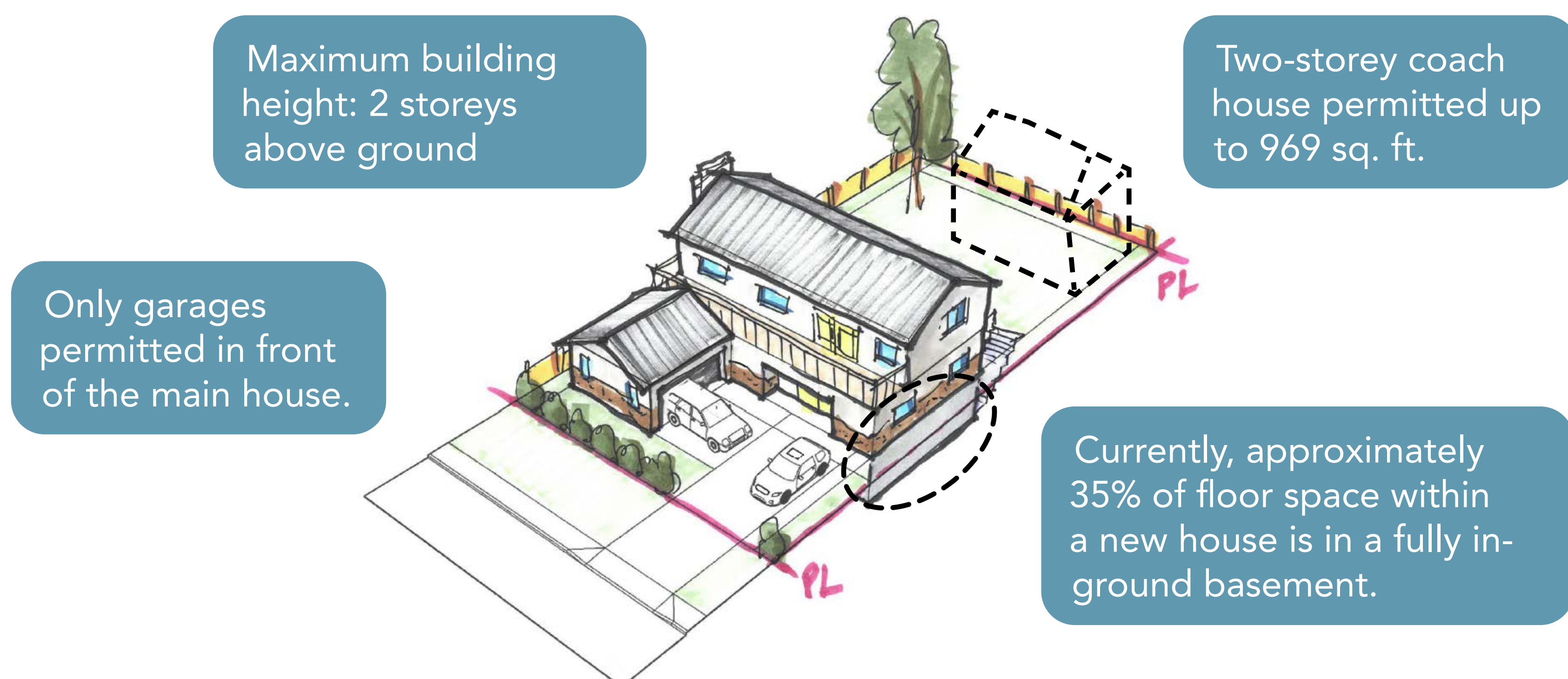
PROMOTE LIVING SPACES ABOVE GROUND

Proposed Change

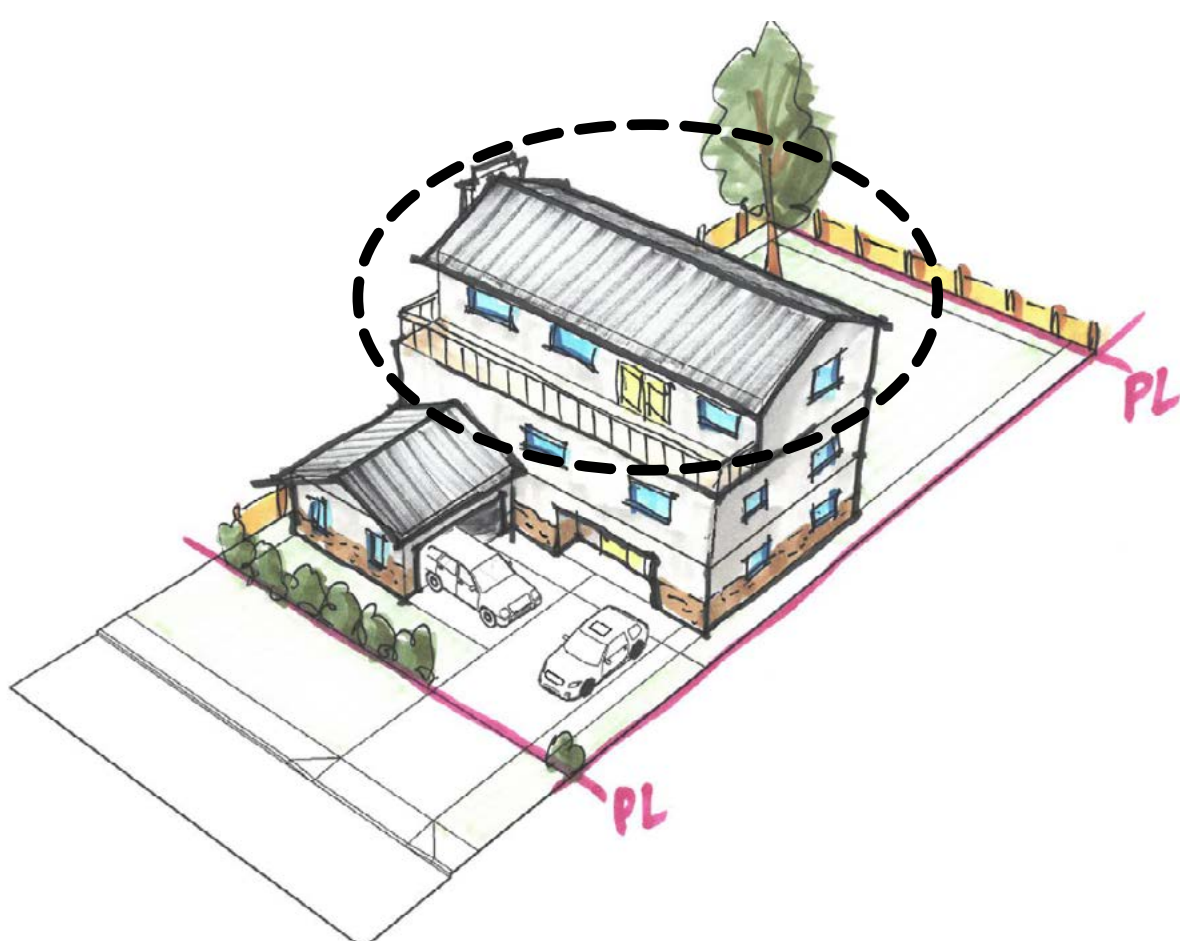
Reallocating floorspace above ground creates the potential for homes that appear larger. The District is proposing three new strategies to offset the impact of potentially larger homes:

1. Permit taller buildings up to 3 storeys
2. Permit buildings closer to the street
3. Permit larger coach houses

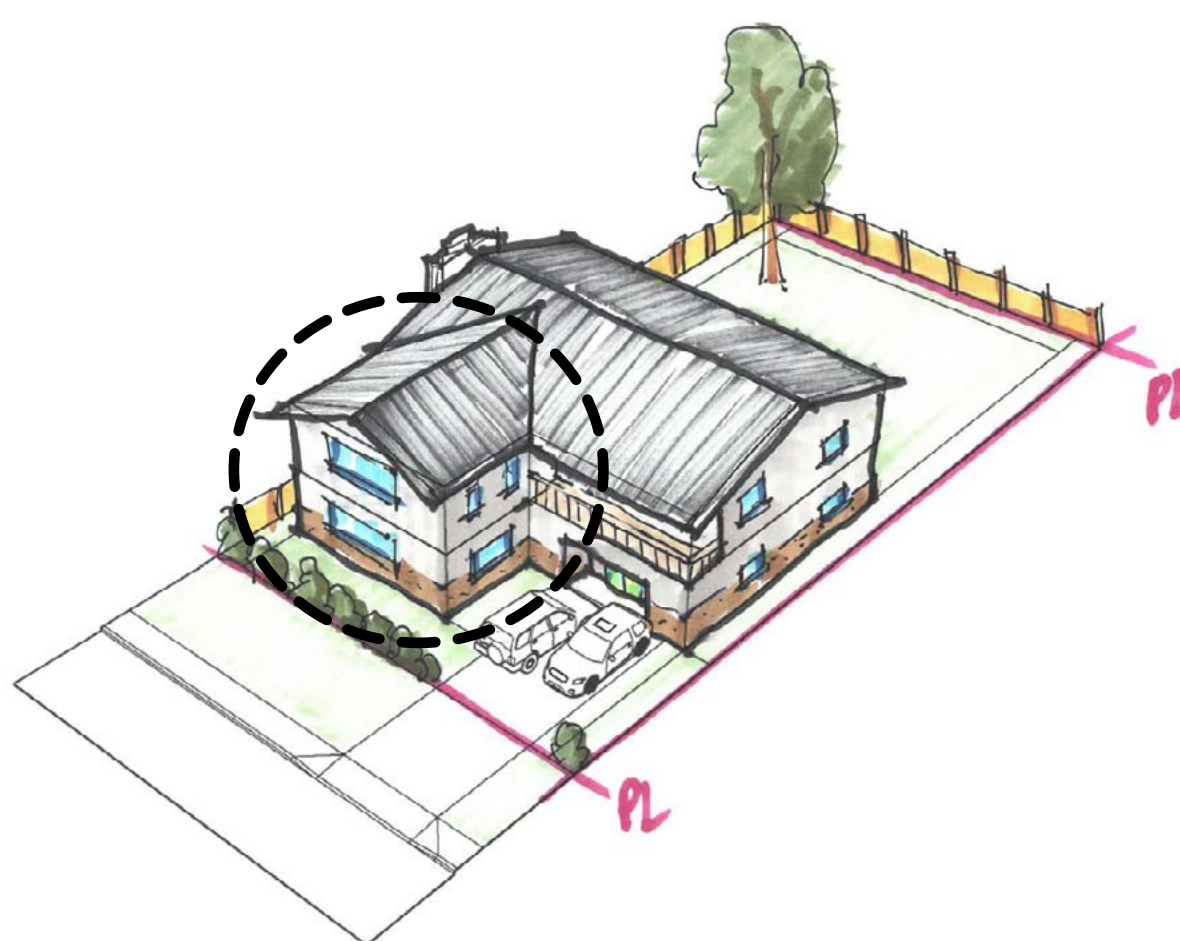
Existing Regulations



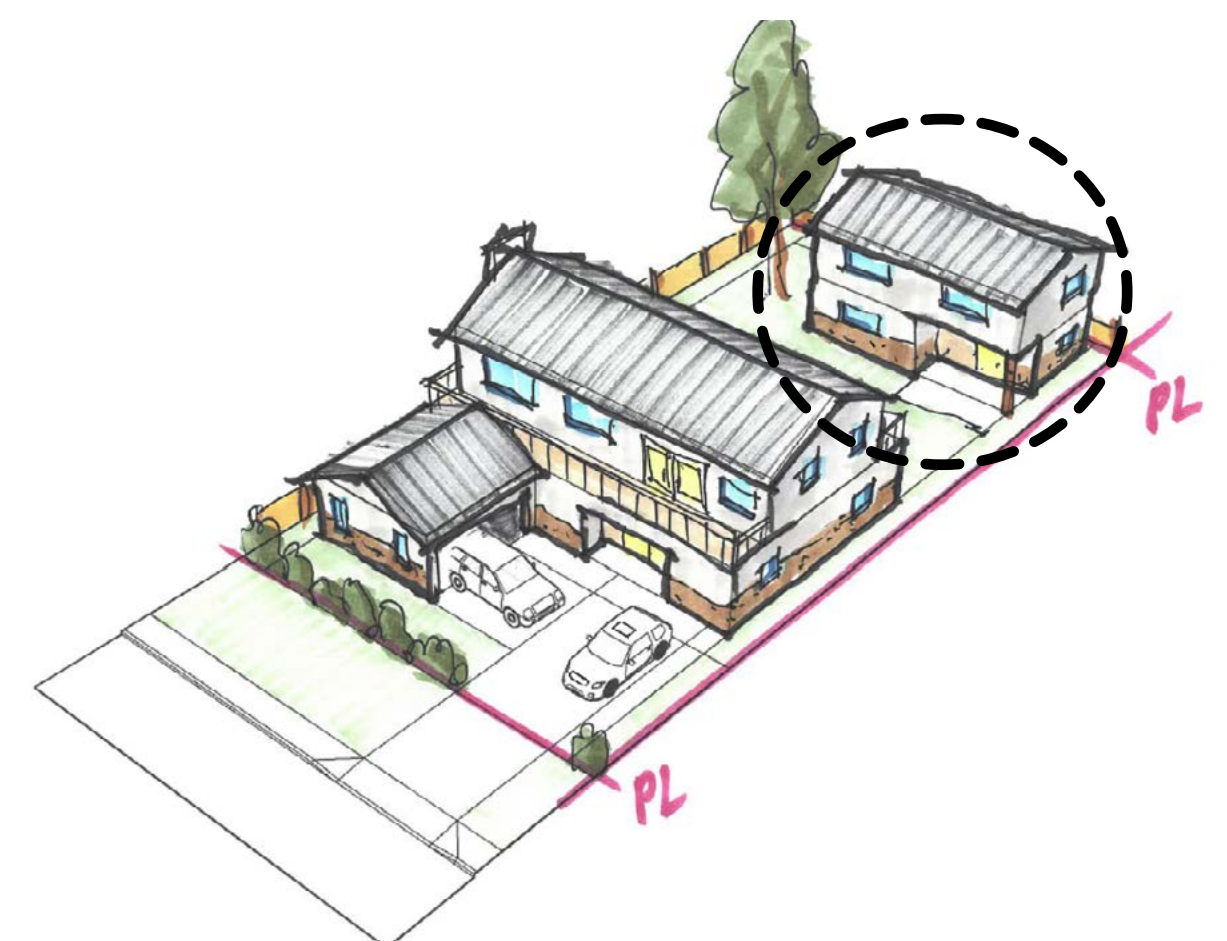
Strategies for reallocating living space from the basement to above ground:



Strategy 1
Permit taller buildings up to 3 storeys



Strategy 2
Permit buildings closer to the street



Strategy 3
Permit larger coach houses



ALTERNATIVE TO BASEMENTS

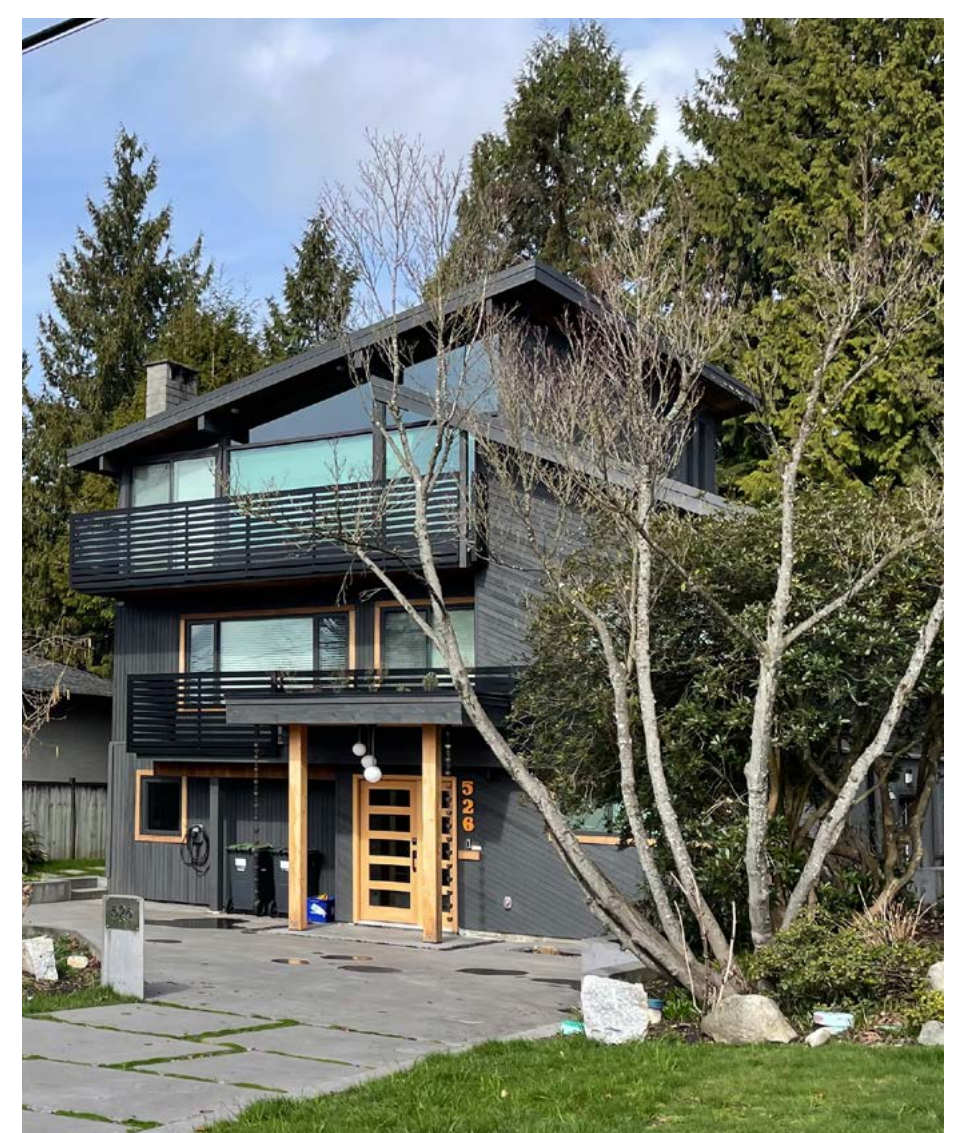
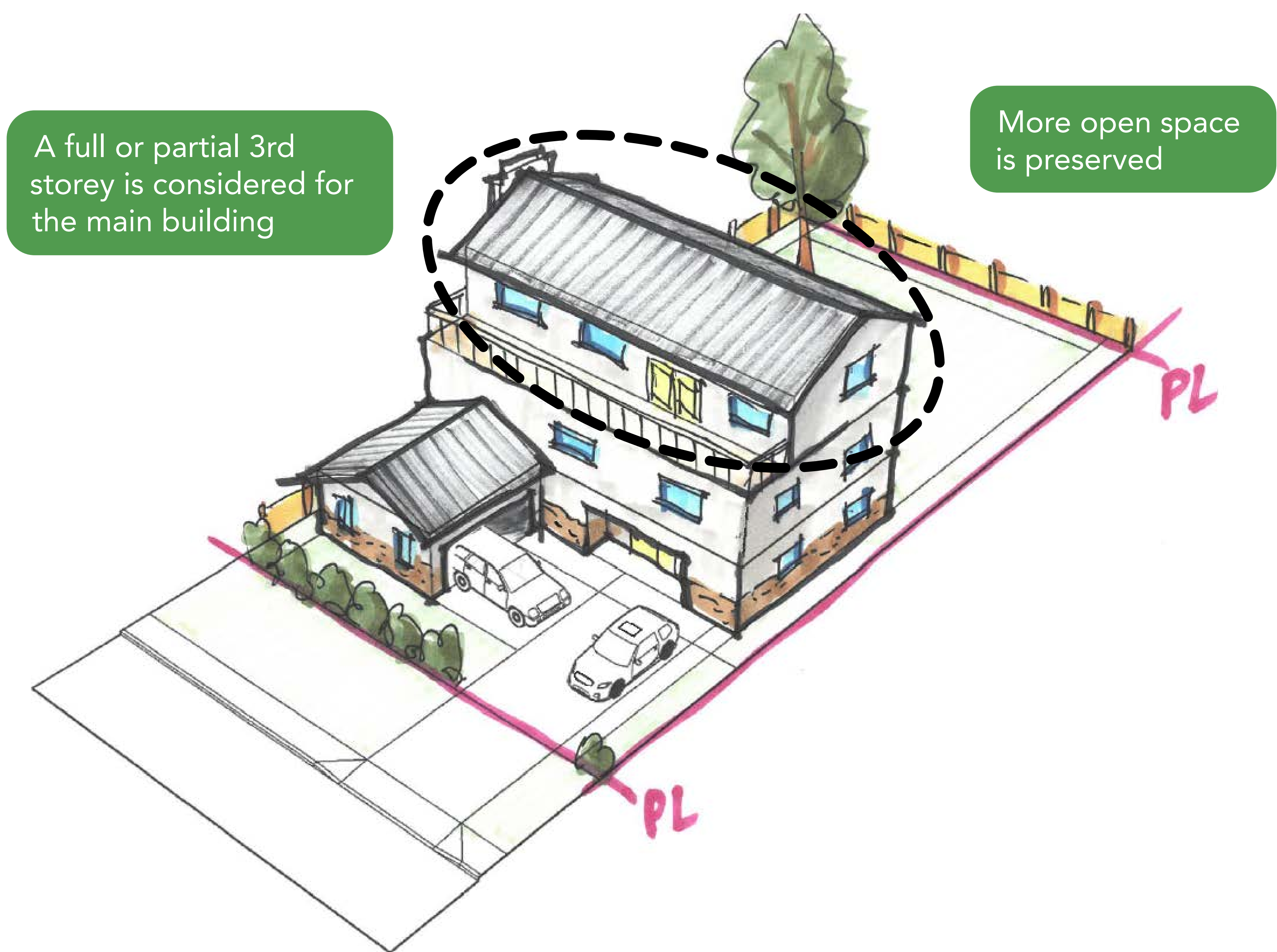
1 - BUILDING UP

Proposed Change

- Permit taller buildings up to 3 storeys

Currently, homes are limited to 2 storeys. Permitting a full 3rd storey or a partial 3rd storey* retains more useable yard space.

*A partial 3rd storey means a 3rd storey which contains less floor area than the 2nd storey.



Examples of 3 storey homes



ALTERNATIVE TO BASEMENTS

2 - FRONT YARD

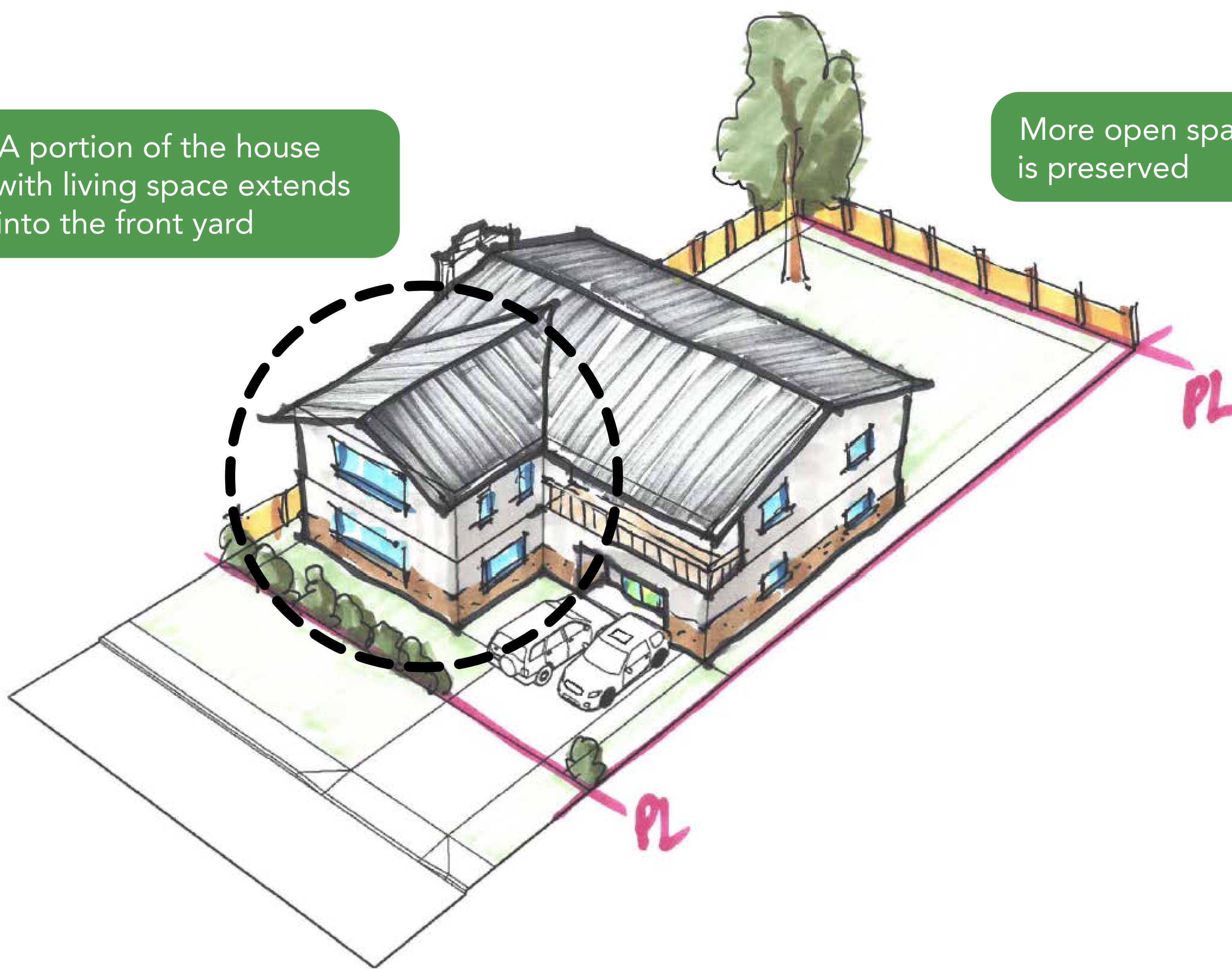
Proposed Change

- Permit buildings closer to the street

Currently, not all buildings are set back equally from the front property line. In many cases, garages are built in front of the house. Permitting buildings to come closer to the street and make use of a portion of the front yard retains more useable rear yard space.

A portion of the house with living space extends into the front yard

More open space is preserved



Examples of buildings that are closer to the street



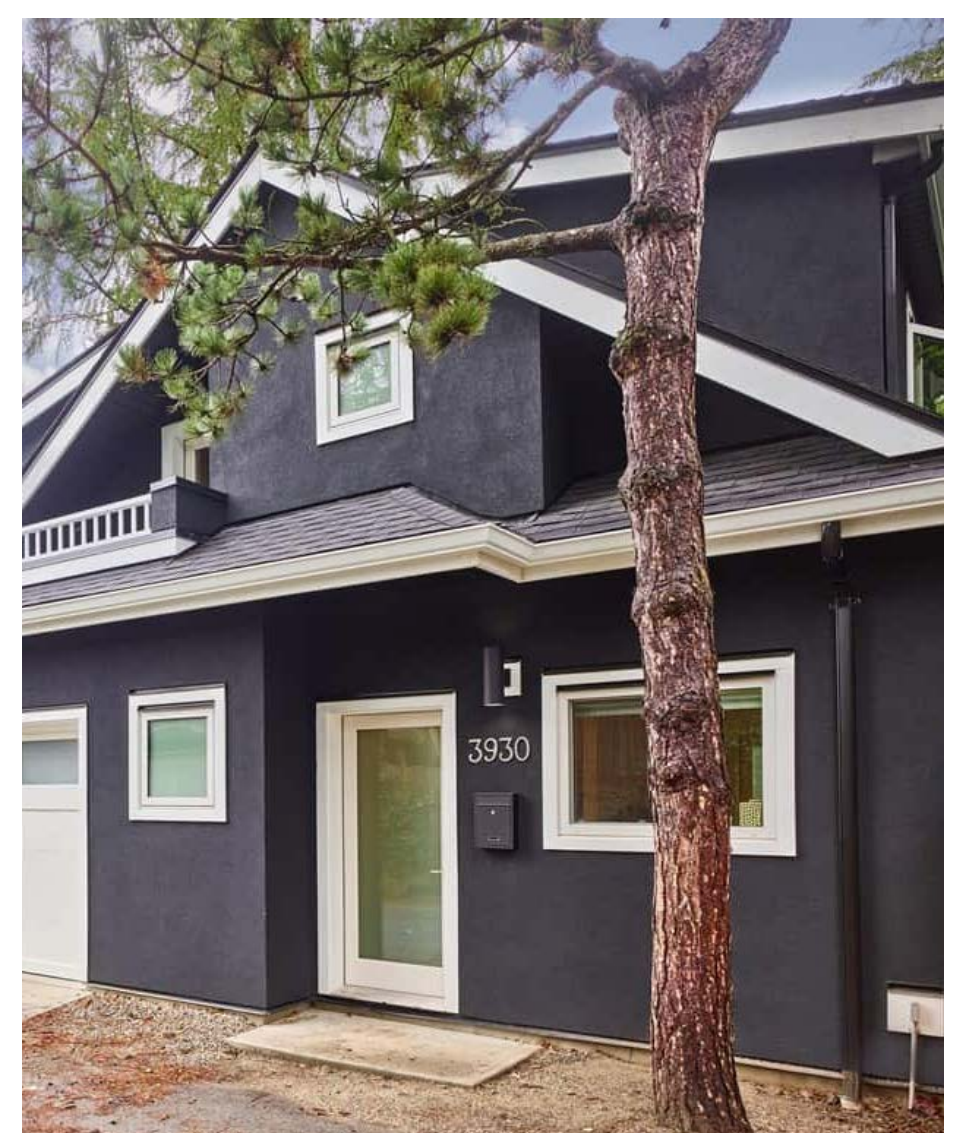
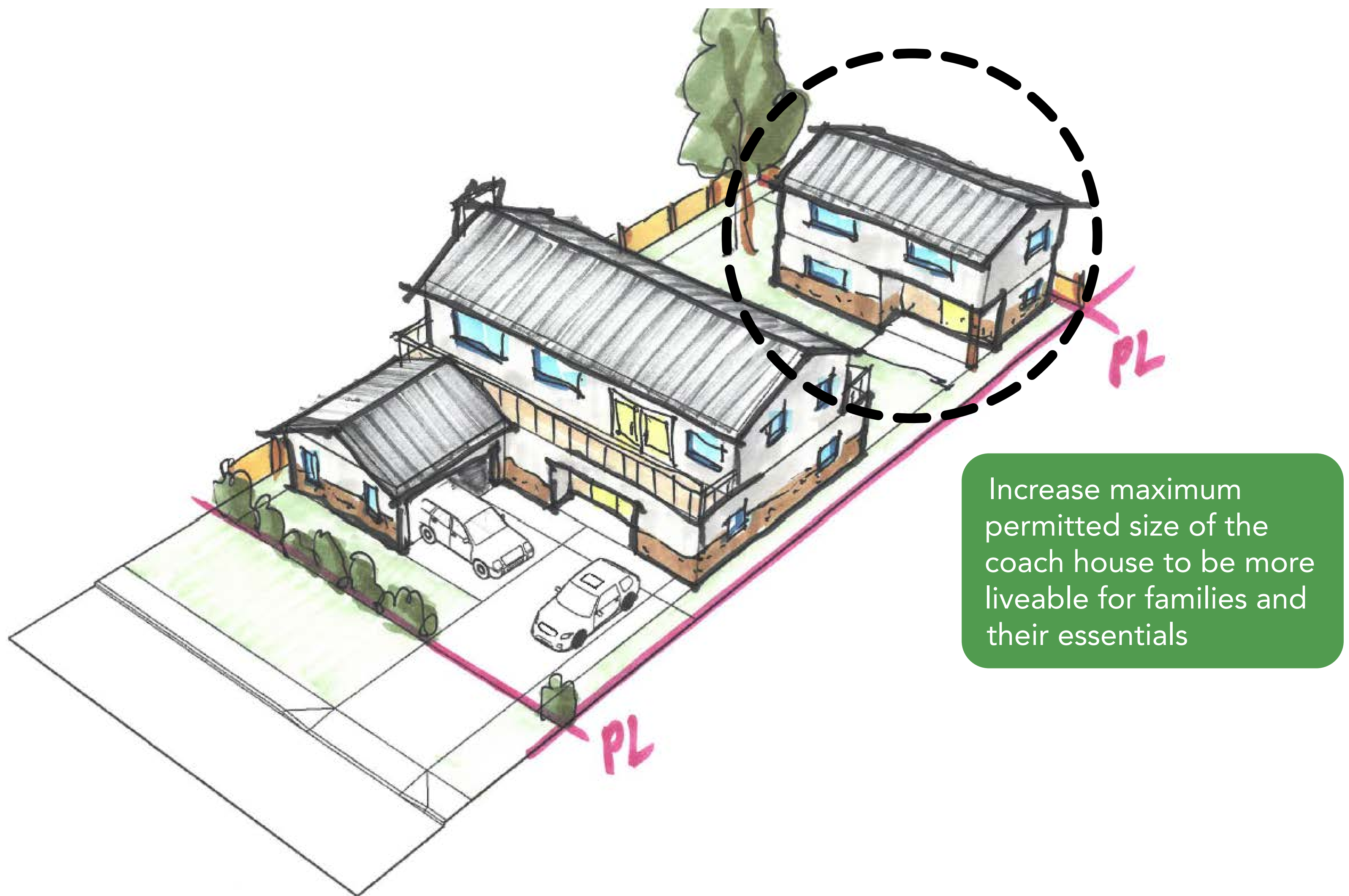
ALTERNATIVE TO BASEMENTS

3 - LARGER COACH HOUSES

Proposed Change

- Permit larger coach houses from 969 sq. ft. to 1400 sq. ft.

Currently, coach houses are permitted up to 969 sq. ft. Permitting larger coach houses (up to 1400 sq. ft.) creates more housing flexibility, more liveable spaces for families, and reduces the size of the main house.



Examples of coach houses

Photo Credits: Lanefab Design/Build, Synthesis Design, Smallworks, Kerr Design Build



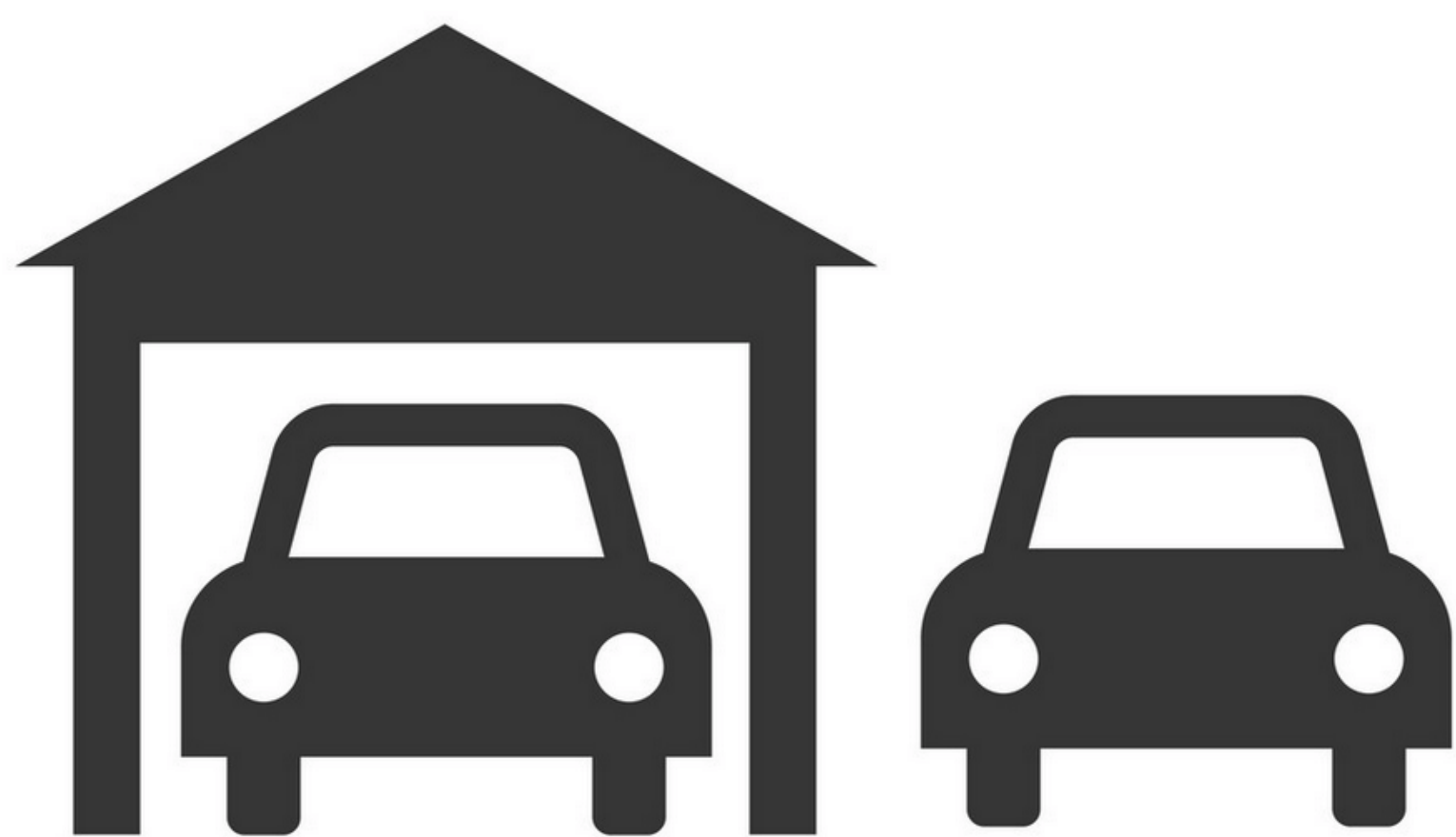
SIMPLIFYING AND STREAMLINING REGULATIONS

Proposed Changes

- Consolidate all 19 single-family zones into one zone
- Reduce parking requirements
- Provide more flexibility in use of floor space
- Use standardized language and metrics
- Create more flexible and climate-friendly regulation
- Incorporate Provincial and Federal design guidelines

Currently, the District requires a minimum of 3 parking space if a property has a suite and/or a coach house. These parking spaces can be in a garage or outside.

The District is proposing to reduce this requirement from 3 to 2 spaces.

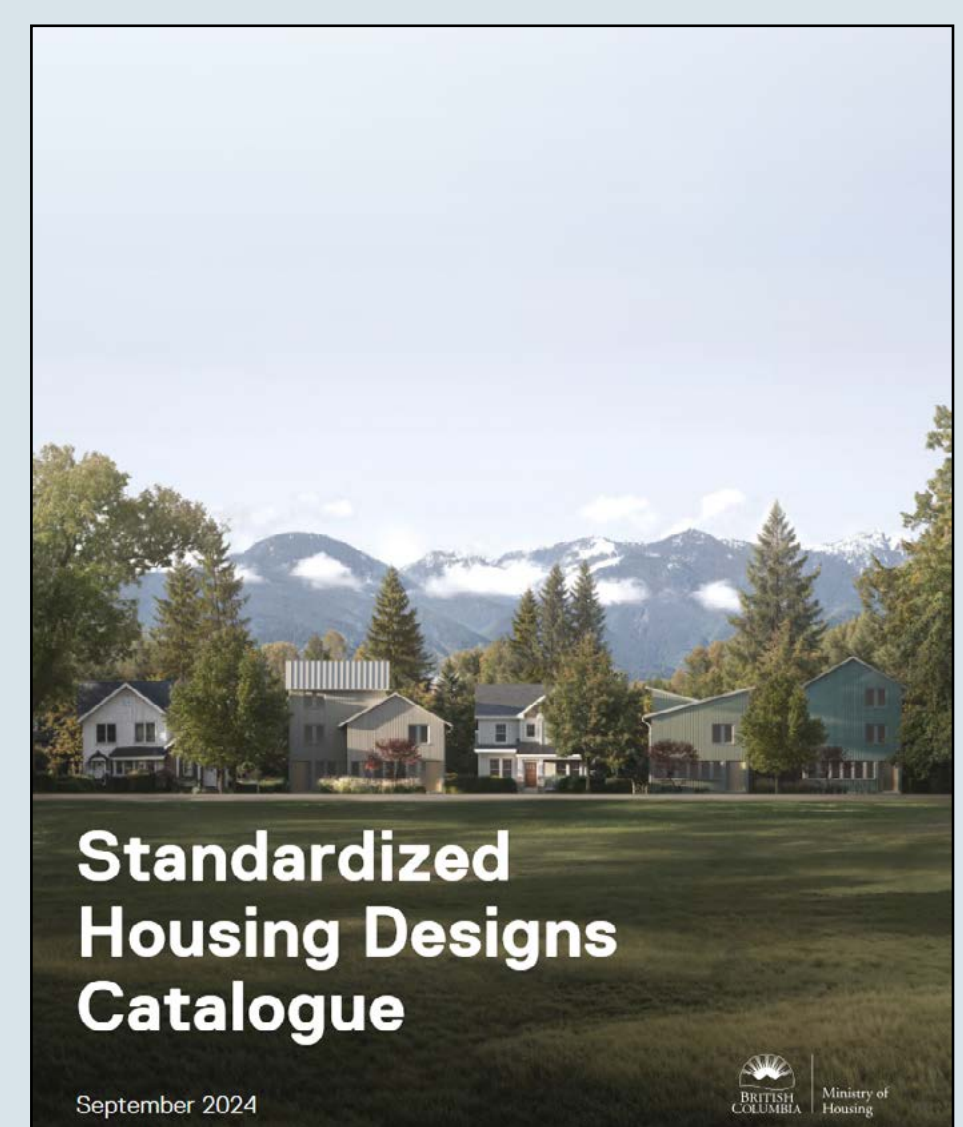
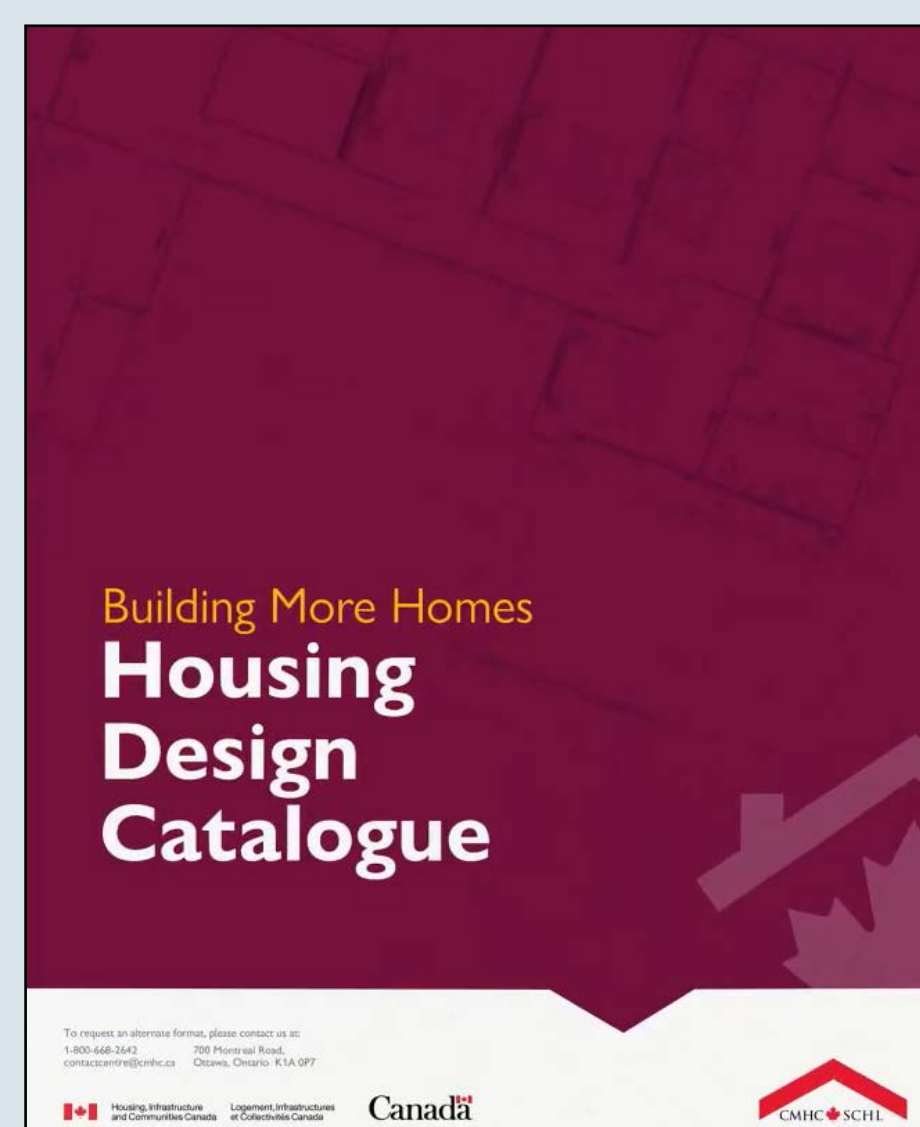
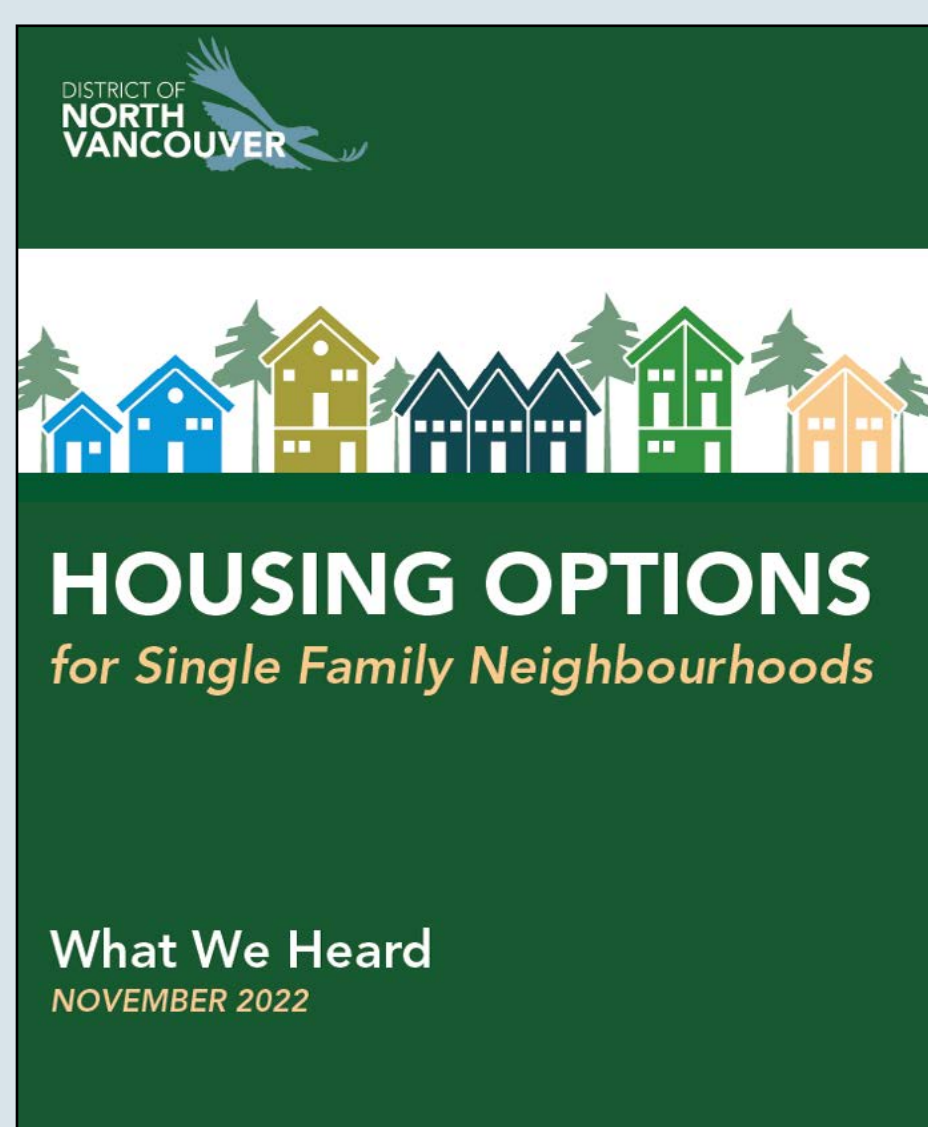


Provincial guidelines recommend reducing or eliminating parking requirements.

Additional parking spaces add construction costs and take away from useable yard space and living space.

Homeowners are still able to build additional parking spaces if they desire.

The following documents inform the single-family zoning update.



NEXT STEPS

- Interested in updates? Check out the Zoning Rewrite webpage at: **DNV.org/zoning-bylaw-rewrite**
- Building on the input we receive, a refined single-family zone will be published on the District Zoning Update website.
- This work is part of the District's Zoning Bylaw update which will modernize the zoning bylaw to create opportunities for housing, standardize and simplify regulations, and create a more resilient and climate ready community.



SINGLE-FAMILY COMMENTS & SUGGESTIONS

Place comments/suggestions on proposed single-family zoning changes below:



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