

INFILL ZONING COMPARISON

The Infill Zoning Area today is zoned RU6 - Two Dwelling Housing. This panel will compare the existing zone against the proposed zone, showing relevant images, where possible.

REGULATIONS	RU6 (EXISTING)	RU7 (PROPOSED)
Maximum Height <i>the tallest a building can be built on the lot</i>	2 1/2 storeys / 9.5m 1 1/2 storeys / 4.8m for carriage home	2 storeys / 8.0m
Maximum Site Coverage <i>the amount of the lot (%) that can be covered by buildings and parking</i>	40% building / 50% building+driveways	45% building / 55% buildings garage, driveways
Front Yard Setback <i>the minimum distance a building on the lot must be set from the street</i>	4.5m	4.0m
Side Yard Setback <i>the minimum distance a building on the lot must be set from the side lot line</i>	2.0m for 1 storey 2.3m for 2 storey	1.2m
Rear Yard Setback <i>the minimum distance a building on the lot must be set from the rear lane</i>	1.5m	0.9m
Floor Area Ratio <i>the ratio of the total area of all floors of buildings on the lot compared to the total lot area</i>	none	0.8
Maximum Units	1-2	1-4 (depending on lot width)

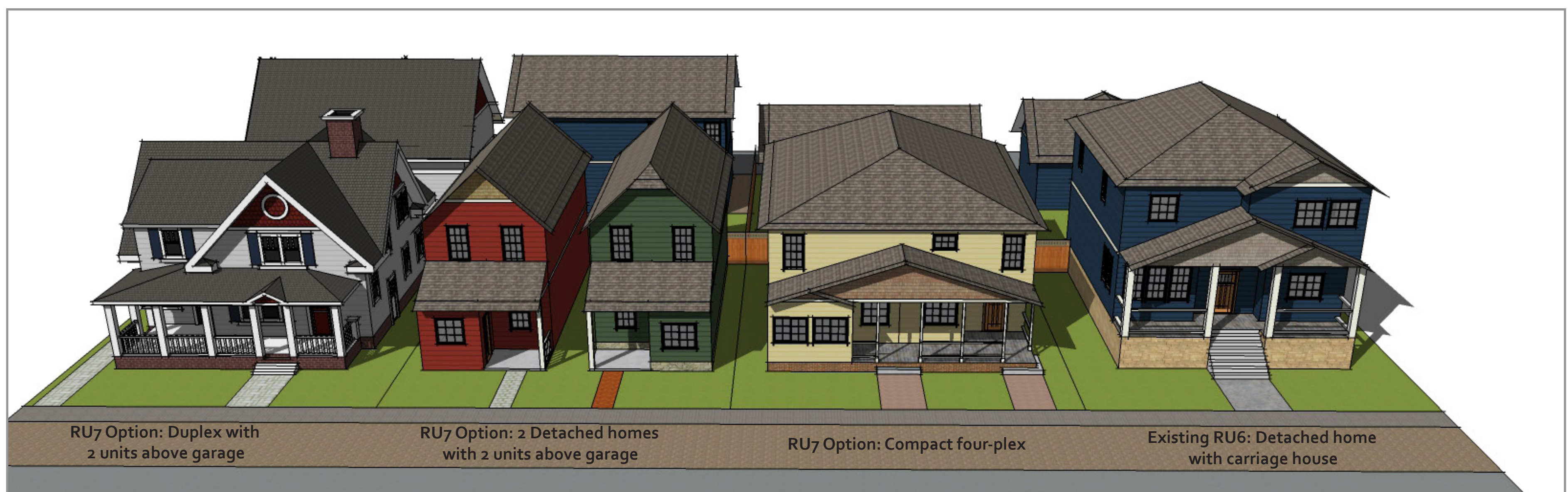
Zoning Table

In many ways, the proposed RU7 zone is similar to the existing RU6 zone. In fact, the difference between the amount of building that can be placed on a lot in both zones is minimal. The RU7 zone has relaxed setbacks, allowing buildings to be closer together, but has kept height to 2 storeys.

The most significant difference is the number of units permitted. Where the current RU6 zone permits 2 units on a lot, the proposed RU7 zone would allow between 2-4 units, depending on lot width. Essentially, the RU7 zone takes a similar amount of building allowed, but permits it to be divided more flexibly.

Units located at the rear of a site under the proposed RU7 zone could also be taller than what is permitted in RU6. RU7 permits a 2 storey building at the rear, where RU6 allows a 1 1/2 storey building.

Building Massing - Comparing Existing RU6 to Proposed RU7



This sketch compares the maximum build-out of a typical 15m x 37m property under the existing RU6 and proposed RU7 zones. Three different configurations of what could be built under the proposed RU7 zone are illustrated, including (from left to right) a duplex with two units above the garage, two narrow detached homes with two units above the garage, and four units in a single building with none above the garage. The RU6 example shows a single detached dwelling in the front of the lot and a carriage home at the rear.

DESIGN GUIDELINES

Each new infill development will be unique, reflecting the needs and wants of buyers and builders. So, how do we make sure that each and every one is still high-quality? Each new infill development will be required to obtain a Development Permit. During this process, the City's planning staff will use Design Guidelines to evaluate each project.

OBJECTIVES

- Preserve and enhance the scale and character of neighbourhoods experiencing intensive infill pressure;
- Ensure compatibility of new infill development with existing dwellings on surrounding properties;
- Promote a high standard of infill design, construction and landscaping;
- Preserve established trees and green space on properties.

1.0 Neighbourhood Context

- 1.1 Design projects should reflect the established character of the neighbourhood through similar: massing, scale, foundation height, rooflines, building materials, proportion, landscaping, wall to window/door ratio, architectural themes/detailing
- 1.2 Design buildings to limit the real or perceived height difference between adjacent properties;
- 1.3 Locate developments to minimize the amount of shadow cast onto the private open space of adjacent properties;
- 1.4 Respect the privacy of adjacent properties through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence;
- 1.5 Locate parking and garages within the rear yard with direct access from the lane.
- 1.6 Enhance interior daylighting without creating overlook into adjacent properties, with elements such as skylights, clerestory windows or obscured glazing.
- 1.7 Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.

2.0 Building Massing

- 2.1 Articulate front facades to create depth and architectural interest through variations in height, detailing and massing.

3.0 Site Layout

- 3.1 Site buildings on the lot to maximize usable and private outdoor space;
- 3.2 Where two detached buildings are proposed fronting a street, each unit must be differentiated with architectural features to avoid mirroring other units on the site.
- 3.3 Duplex or semi-detached units should be designed such that individual units are not symmetrical.
- 3.4 Where more than two units are proposed on a site, at least two units must have entry doors facing the street.
- 3.5 Site layouts must include provisions for solid waste pick-up and bin storage.

4.0 Building Design

- 4.1 Site buildings on the lot to maximize usable and private outdoor space;
- 4.2 Finish buildings with exterior building materials that are natural, indigenous, durable and appropriate to the character of the development.
- 4.3 Recommended building materials include brick, stone, wood and heavy timber, clear glass, metal, composite cement board, and finished in-situ concrete and modular concrete.



Infill housing should be designed to fit into the surrounding neighbourhood, in this case taking inspiration from heritage architecture of the area.



Facades should be articulated to create depth and interest.



All parking and vehicle access must be taken from the lane.



Solid waste bins can be easily accommodated in the side yard in a visually appealing way that includes lighting, screening, and weather protection.



This symmetrical duplex overwhelms surrounding homes and should be discouraged.

DESIGN GUIDELINES cont'd...

4.4 Create a lanescape whereby the lane takes the feel of a street where the dwelling is located.

- Entrances located on the lane,
- Upper level massing, primary outlook, front façade treatment directed towards the lane.

5.0 Landscaping and Tree Preservation

5.1 All front yards should be landscaped with a variety of trees, shrubs, flower beds or other landscape materials that are drought tolerant;

5.2 Fences, hedges and landscaping should be used to help screen views of private open spaces on adjacent residential properties;

5.3 Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street

5.4 Minimize the width and area of driveways and impervious surfaces;

5.5 Utilize pervious paving materials for driveways and parking areas, such as grasscrete or narrow wheel lanes with planting in the middle.

5.6 Where an established tree is removed from a site, trees must be replanted at a ratio of three trees per one removed.

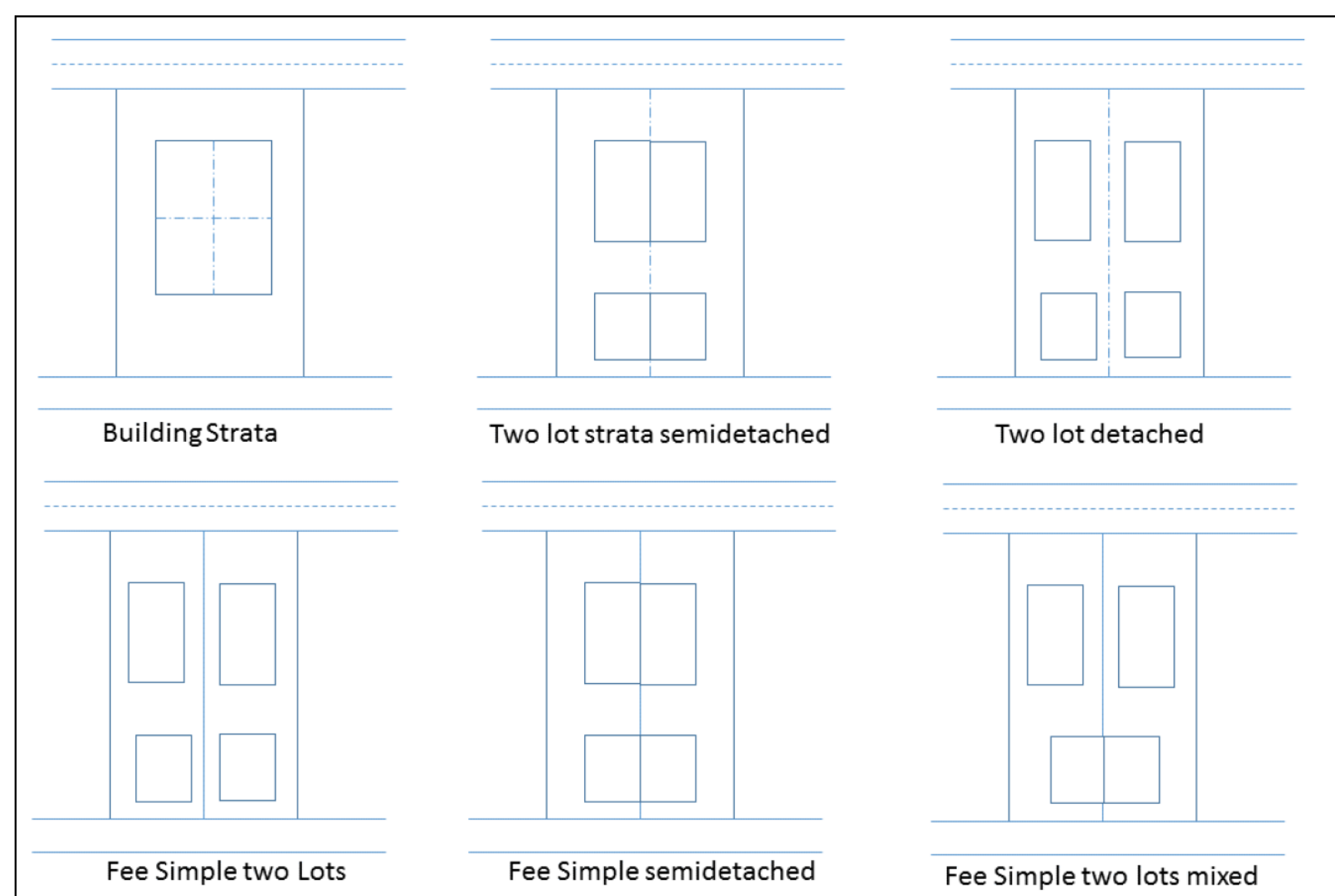
5.7 Site landscaping must include at least one substantial shade tree fronting the street.

5.8 Tall hedges or fences which block public interface with yards are not permitted within landscaping plans.

6.0 Subdivision Guidelines

6.1 Subdivisions Development Permits must be considered in conjunction with the architecture and design of future buildings on the site.

6.2 Permissible subdivision configurations include, but are not limited to, those shown in Diagram 14.1.



Careful attention should be paid to creating a lanescape, including direct entrances and thoughtful lighting for safety.



In this example of infill housing, the home owner and the City worked to preserve the two mature Maple trees on the site.



Tall fencing or hedges are discouraged in favour of low fencing that encourages a positive relationship to the street.