



SSMUH Zoning Bylaw Updates

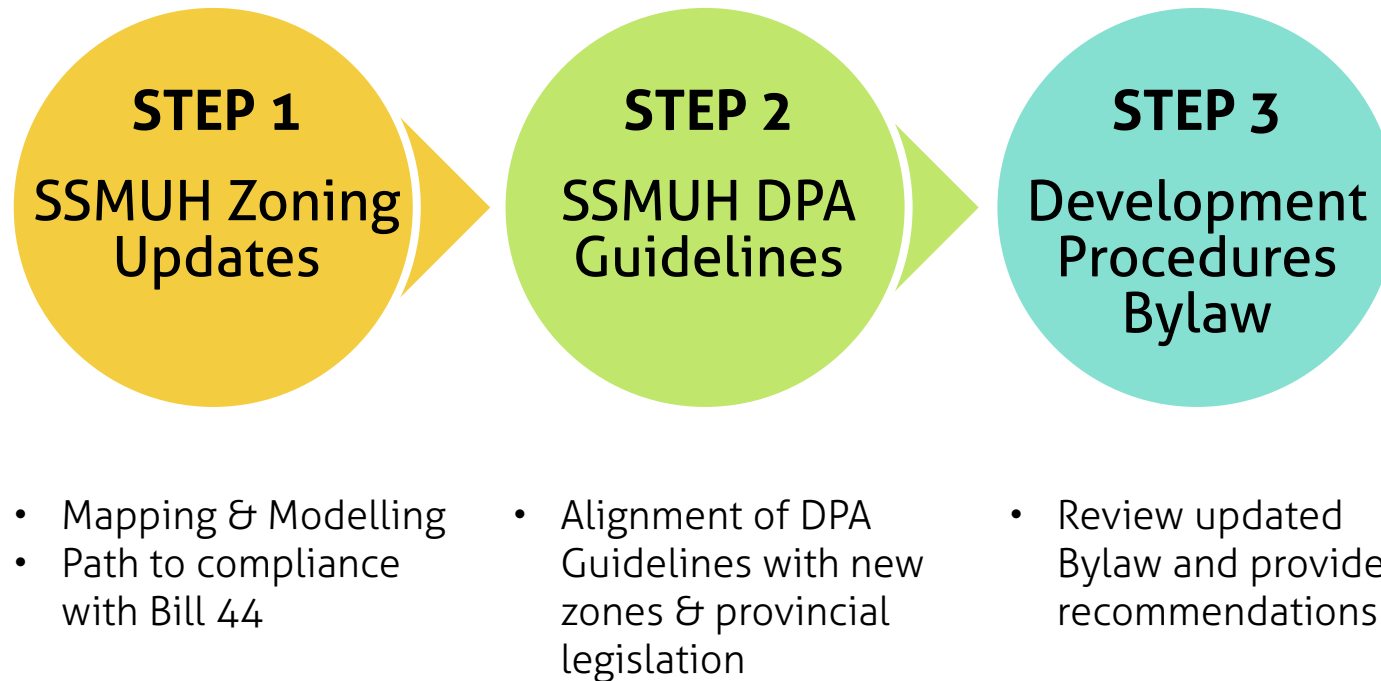
Council Meeting
May 27, 2024

AGENDA


- 1| Process
- 2| Bill 44 Overview
- 3| Background Analysis
- 4| Recommendations
- 5| Next Steps



3 STEP PROCESS



BILL 44 OVERVIEW

- 
- **Small Scale Multi-Unit Housing (SSMUH)**
 - **Pre-planning with Housing Needs Reports, OCPs & Zoning Bylaws**
 - **Restrictions on public hearings**

BILL 44 OVERVIEW

SSMUH

- Requires local governments to allow increased density in **restricted zones**

Restricted Zones

- Detached Single-Family Dwelling
- Detached Single-Family Dwelling + suite
- Duplex
- Duplex + suites



BILL 44 OVERVIEW

SSMUH Minimum Densities

- **1 unit + suite/ADU:**
on lots greater than 4,050m²
- **3 units:**
on lots equal to and smaller than 280m²
- **4 units:**
on lots greater than 280m² and less than 4,050m²
- **6 units:**
on lots greater than 281m² and within 400 m of a prescribed bus stop



BILL 44 OVERVIEW

Parking

- Remove minimum parking requirements for homes within 400 m of prescribed bus stop
- Consider reducing minimum parking requirements for all properties affected by the legislation.



BACKGROUND ANALYSIS

MAPPING & GIS ANALYSIS

- Restricted Zones
- SSMUH Densities
- Land Use Designations
- Recommended Consolidation

MODELLING & 3D VISUALS

- Determine Zoning Parameters
- New Consolidated Zones

MAP A: RESTRICTED ZONES



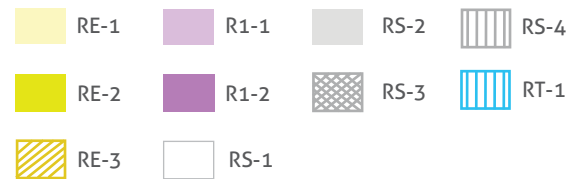
City of White Rock | Small-Scale, Multi-Unit Housing
Housing Map A: Restricted Zones

May 2024

1:20,000 @ 8.5x11"



Zones



Base



MAP B: SSMUH DENSITIES



City of White Rock | Small-Scale, Multi-Unit Housing
Housing Map B: SSMUH Densities

May 2024

1:20,000 @ 8.5x11"



Prescribed Suites/Units

- Secondary Suite/ADU
- 4 Units (>280sqm, <1215sqm)
- 4 Units (>1215sqm, <4050sqm)
- 6 Units (>280sqm, <4050sqm, within frequent transit)

Base

- Prescribed Bus Stop
- Prescribed Bus Stop Buffer Area (400m)
- Parks
- Parcels
- City Boundary
- Streams
- Roads

MAP C: LAND USE DESIGNATIONS









City of White Rock | Small-Scale, Multi-Unit Housing
Housing Map C: Land Use Designations with Higher Densities than SSMUH Zones

May 2024




1:20,000 @ 8.5x11"



Land Uses

- | | | |
|--|--|---|
|  East Side Large Lot Infill |  North Bluff East |  Urban Neighbourhood |
|  Lower Town Centre |  Town Centre |  Waterfront Village |

Base

- | | | |
|--|---|---|
|  Prescribed Bus Stop |  Parks |  Streams |
|  Prescribed Bus Stop Buffer Area (400m) |  Parcels |  Roads |
| |  SSMUH Zones |  City Boundary |

MAP D: ZONE CONSOLIDATION



City of White Rock | Small-Scale, Multi-Unit Housing Housing Map D: Consolidated Zones


May 2024


1:20,000 @ 8.5x11"





Zones


 RE-1 (unchanged)

 RE-2 (RE-2 + RE-3)

 RI-1 (unchanged)

 RI-2 (unchanged)

 RS-1 (RS-1 (>742sqm) + RT-1 + RT-2)

 RS-2 (RS-1 (<742sqm, >410sqm) + RS-4)

 RS-3 Hillside (RS-2 + RS-3)

 Prescribed Bus Stop Buffer Area (400m)

Base

 Parks

 Parcels

 City Boundary

 Streams

MODELLING

Purpose

- Illustrate maximum building envelopes within new SSMUH zones
- Determine 'livability' of units for 4-unit and 6-unit conditions
- Explore tradeoffs between added density, permeable space, off-street parking
- Aim for minimum unit size of: 58m² or 600ft²



RECOMMENDATIONS

Zone Updates

Several zones are not recommended for consolidation, but could use minor updates:

- **RI-1:** reduced minimum lot size with rear lane access, updated residential uses (multi-unit residential, house-plex, accessory dwelling unit)
- **RI-2:** updated residential uses (multi-unit residential, house-plex, accessory dwelling unit)
- **RE-1:** updated residential uses (accessory dwelling unit)

RECOMMENDATIONS

Zone Consolidation

Other zones are recommended for consolidation to better reflect SSMUH legislation

NEW RS-1

EXISTING ZONE			NEW CONSOLIDATED ZONE			
ZONE	RESIDENTIAL USES	MINIMUM LOT SIZE & FRONTAGE	ZONE	RESIDENTIAL USES	MINIMUM LOT SIZE & FRONTAGE	SSMUH DENSITY
RS-1	<ul style="list-style-type: none"> One-unit Residential Secondary Suite or Coach House 	Min. lot size: 742 m ² Frontage: 15 m	RS-1	<ul style="list-style-type: none"> One-unit Residential Multi-unit Residential House-plex Secondary Suite Accessory Dwelling Unit 	Min. lot size: 742 m ² Frontage: 18 m	4-6 units
RT-1	<ul style="list-style-type: none"> One-unit Residential Two-unit Residential 	Min. lot size: 742 m ² Frontage: 18 m				
RT-2	<ul style="list-style-type: none"> Two-unit Residential Three-unit Residential 	Min. lot size: 742 m ² Frontage: 18 m				

RECOMMENDATIONS

Zone Consolidation

NEW RS-2

EXISTING ZONE			NEW CONSOLIDATED ZONE			
ZONE	RESIDENTIAL USES	MINIMUM LOT SIZE & FRONTAGE	ZONE	RESIDENTIAL USES	MINIMUM LOT SIZE & FRONTAGE	SSMUH DENSITY
RS-1	<ul style="list-style-type: none"> One-unit Residential Secondary Suite or Coach House 	Min. lot size: 464 m ² Frontage: 12.1 m	RS-2	<ul style="list-style-type: none"> One-unit Residential Multi-unit Residential House-plex Secondary Suite Accessory Dwelling Unit 	Min. lot size: 410 m ² Frontage: 12 m	4-6 units
RS-4	<ul style="list-style-type: none"> One-unit Residential Secondary Suite or Coach House 	Min. lot size: 410 m ² Frontage: 12.1 m				

RECOMMENDATIONS

Zone Consolidation

NEW RS-3 (Small lot, Hillside)

EXISTING ZONE			NEW CONSOLIDATED ZONE			
ZONE	RESIDENTIAL USES	MINIMUM LOT SIZE & FRONTAGE	ZONE	RESIDENTIAL USES	MINIMUM LOT SIZE & FRONTAGE	SSMUH DENSITY
RS-2	<ul style="list-style-type: none"> One-unit Residential Secondary Suite 	Min. lot size: 362 m ² Frontage: 10 m	RS-3 (Small lot, Hillside)	<ul style="list-style-type: none"> One-unit Residential Multi-unit Residential House-plex Secondary Suite Accessory Dwelling Unit 	Min. lot size: 280 m ² Frontage: 9 m	3-6 units
RS-3	<ul style="list-style-type: none"> One-unit Residential Secondary Suite 	Min. lot size: 278.7 m ² Frontage: 9 m				

RECOMMENDATIONS

Zone Consolidation

NEW RE-2

EXISTING ZONE			NEW CONSOLIDATED ZONE			
ZONE	RESIDENTIAL USES	MINIMUM LOT SIZE & FRONTAGE	ZONE	RESIDENTIAL USES	MINIMUM LOT SIZE & FRONTAGE	SSMUH DENSITY
RE-2	<ul style="list-style-type: none"> One-unit Residential Secondary Suite 	Min. lot size: 2,000 m ² Frontage: 23 m	RE-2	<ul style="list-style-type: none"> One-unit Residential Multi-unit Residential House-plex Secondary Suite Accessory Dwelling Unit 	Min. lot size: 2,000 m ² Frontage: 20 m	4 units
RE-3	<ul style="list-style-type: none"> One-unit Residential Secondary Suite 	Min. lot size: 1,200 m ² Frontage: 20 m				

RECOMMENDATIONS

Other Zoning Parameters

- **Floor Area Ratio (FAR):** increased to account for habitable basements, and stepped up for SSMUH developments with 3-4 units and 5-6 units
- **Setbacks:** minimal reductions to account for ADUs, off-street parking, and to allow minimum building widths of 6.0 m
- **Height:** no height increases are proposed in any of the new SSMUH zones, except in the RI-1 (Infill 1), from 8.0 m to 9.0 m



RECOMMENDATIONS

Parking Requirements

Outside of the 400 m radius from a prescribed bus stop, it is recommended the City reduce parking requirements as follows:

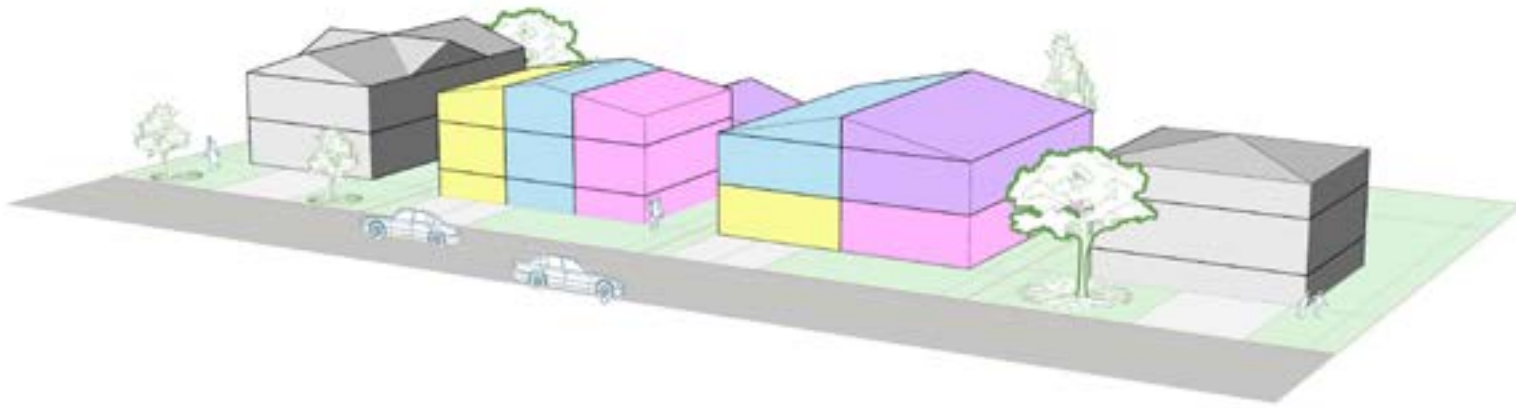
- **SSMUH housing with 1-2 units:**
minimum 1 space/unit
- **SSMUH housing with 3-4 units:**
minimum 0.5 space/unit

Inside the 400 m radius from a prescribed bus stop, provincial legislation prohibits local governments from setting minimum parking requirements.



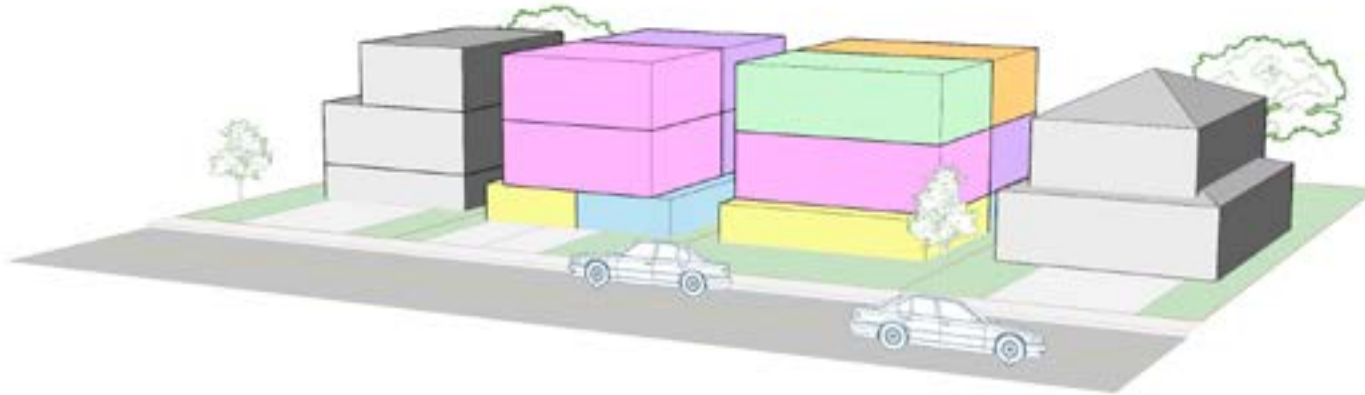
RECOMMENDATIONS

NEW RS-1



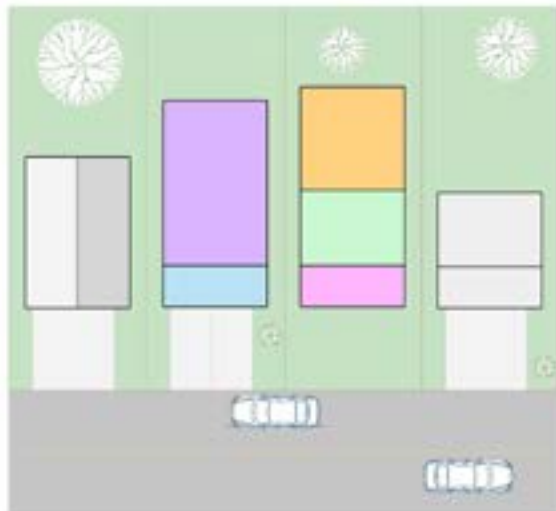
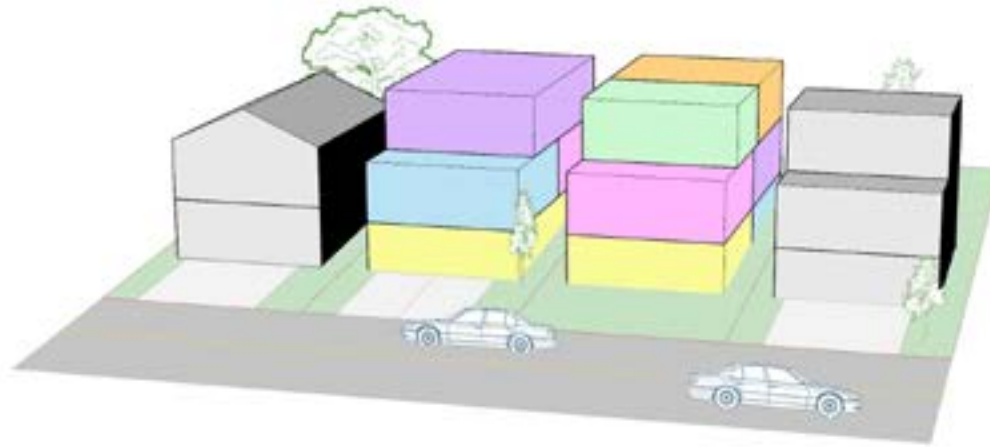
RECOMMENDATIONS

NEW RS-2



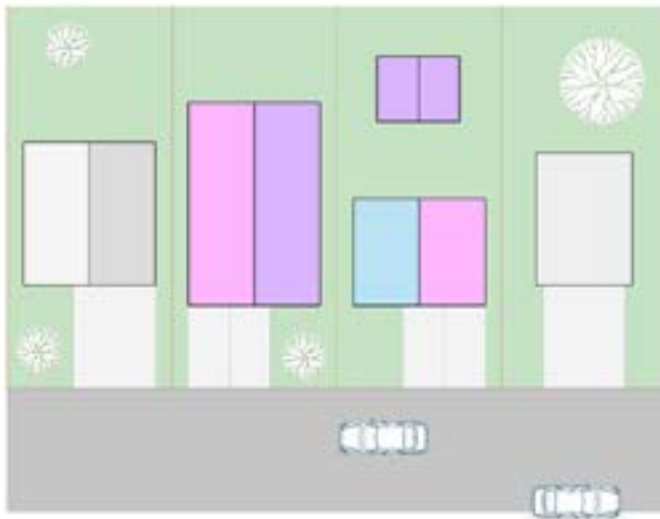
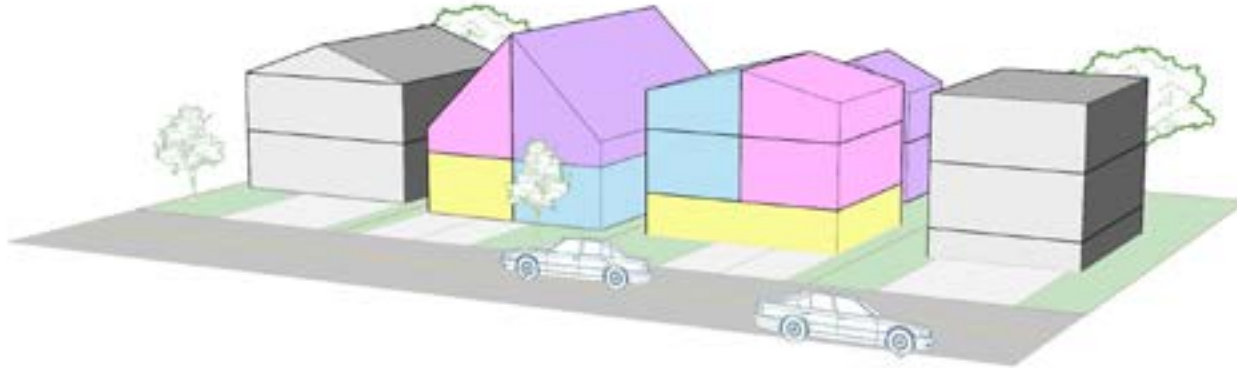
RECOMMENDATIONS

NEW RS-3



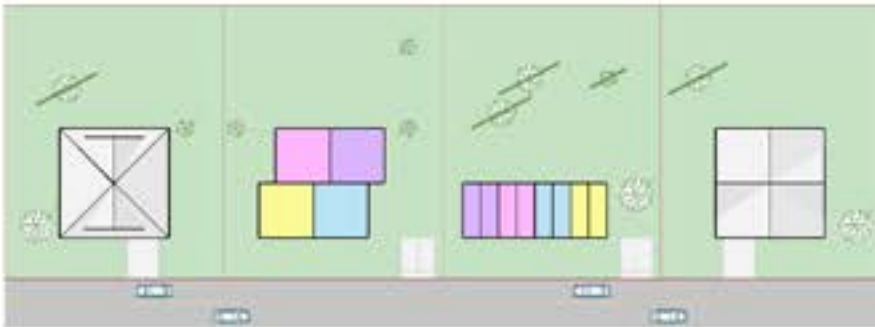
RECOMMENDATIONS

NEW RI-1

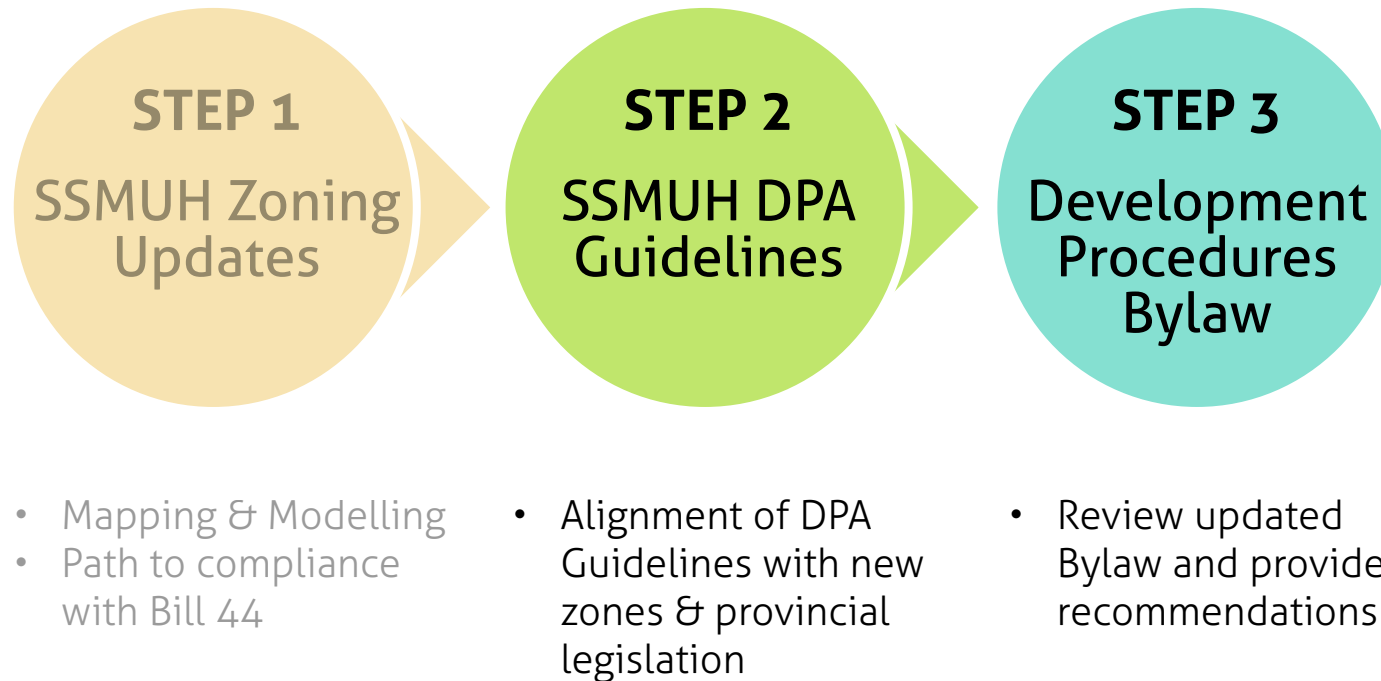


RECOMMENDATIONS

NEW RE-2



NEXT STEPS





THANK YOU!

Council Meeting
May 27, 2024