

Appendix B: Provincial Recommendations Consideration Table

NOTE: separate massing models and parking studies will further inform any revisions to the draft regulations. The table data reflects the current recommendations and what the analysis studies will be reviewing.

	Provincial Recommendations		Staff Recommendations for Residential Neighbourhood Zone
Regulation	Small lot (less than 1,215m ²) Site Standards B	Mid-size lot (1,215m ² – 4,050m ²) Site Standards C	Small lots =280m ² or less Mid-size lots >280-1,000 m ² Large lots >1,000m ²
Front Lot Line Setback	2m	4-6 m	6m
Comment	<p>A reduction from 7.5 m which applies to most zones.</p> <p>6 m is consistent with some smaller zones and be more compatible with existing streetscapes. 6m is consistent with provincial recommendations based on local site conditions where there is lack of sidewalks or public boulevards for trees. 6 m would support more permeable areas for stormwater, parking in front, future road dedication where needed, and tree retention.</p> <p>Variance to reduce it further could be considered, particularly small lots, at the time of development permit.</p>		
Rear Lot Line Setback	1.5m	6 m for main buildings 1.5 for ADU's	7m 3m for habitable dwellings less than 4.5 m in height with no portion of roof above 5.5 m
Comment	<p>Slight reduction from 7.5 m that applies to most zones and retain current 3 m for cottages for any dwellings less than 4.5 m in height. 7m would retain permeability, spatial separation between neighbours, provide useable open space, improve solar penetration and tree retention.</p> <p>A reduced setback of 3m for single storey dwellings is supportable due to lower massing and less impacts to neighbours, and allow for windows/openings in accordance with the BCBC than a smaller setback would</p>		
Side Lot Line Setback	1.2m	3 m combined	1.5 m for buildings or portions thereof up to 8 m in height 2.5 m for buildings or portions thereof up to 11 m in height 3.5 m where vehicular access to the rear is required for parking purposes
Comment	<p>Eliminate the current combined yard setback</p> <p>1.5 m for smaller buildings is consistent with current regulations and can accommodate allowable projections, room for mechanical equipment such as HVAC, and allow for emergency response access.</p> <p>Including a DP guideline to address adequate space for emergency response access is recommended for consideration when the OCP is amended.</p> <p>2.5 m for buildings up to 11 m would reduce impact on neighbours and provide area for pedestrian access where units entries are on the side, better passage for residents to/from the rear yard with bikes, strollers etc.</p>		

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Regulation	Small lot (less than 1,215m ²) Site Standards B	Mid-size lot (1,215m ² – 4,050m ²) Site Standards C	Small lots =280m ² or less Mid-size lots >280-1,000 m ² Large lots >1,000m ²
Maximum Height	11m	11m	For lots less than 280m ² : 8 m / 2storeys For mid/large lots: if there only 1 or 2 dwellings then 8 m 11 m / 3 storeys permitted for buildings with 3 or more units
Comment	11 m meets provincial recommendation for missing middle developments while also mitigating against overly-large single/two family dwellings		
Maximum No. Storeys	3	3	2 on small lots 3 on mid and large lots
Comment	Current regulations do not specify the number of storeys Including one would be consistent with the provincial recommendations		
Maximum Lot Coverage	50%	40%	Dependent upon the number of units Small lots: 1-2 units 40%/ 3 units 50% Mid-size: 1-2 units 35%/3-4 units 45% Large lots: 1-2 units 30%/ 3-4 units 40% 5-8 units / 45%
Comment	Current lot coverages range for 30% with additional 10% for cottages, to 50% Increase lot coverage provisions if there are 3 or more units		
Off-street Parking	1/unit ¹	1/unit ¹	1/unit
Comment	For SSMUH developments with 3 or more units, reduce parking to 1/unit For SFD's or duplexes the current regulations would still apply at 2/unit For SSMUH housing this is reduced from current of 2 per single family dwelling and +1 for accessory units, or 1.75 (including visitors) in apartments Meets provincial recommendations for areas that do not have bus frequency		
Additional Regulations Not Mandated for Consideration			
Building separation – existing	Delete building separation regulations from the zoning bylaw and rely on the BCBC to address separation		
Floor Area Ratio - existing	Retain FAR as a key density regulation Like lot coverage, scale up the permitted FAR based on number of units Current regulations are generally 0.45 or 0.5 Retain 0.45 or 0.5 for 1-2 units, 0.6-0.65 for 3-4 units, and 0.7 for 5 units or more		
Side Lot Exterior - existing	Retain 4.5 m for sight lines Consistent with MOTI guidelines for structures		
Max House Sizes - existing	Delete max house size regulations Max houses size regulations largely impacted lots larger than the minimum lot area. Under new zoning max floor area would be based on the number of units proposed.		
Minimum frontage for subdivision - existing	Current regulations range from 10 to 26m 22 m should allow for 2 parking spaces (7.3 m x 2) with curb flares and a driveway (min. 6 m for 2-way traffic) The District will be updating a range of Engineering Master Plans and Specifications, including more planning of roadway uses for on-street parking,		

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	street trees, stormwater management, and pedestrian and cycling infrastructure. Currently on-street parking is largely informal, but increasingly we are looking to formalize on-street parking as part of frontage improvements.		
Minimum lot area for subdivision - existing	750 m ² Slightly less than 780m ² that applies to the most common R-1 zone Still allows for additional new fee simple lots and for the largest parcels (eg. 3,000m ² or more) to subdivide to support additional small scale missing middle developments Future subdivisions are anticipated to be predominantly building stratas		
Detached accessory dwellings – existing	Within the Urban Containment Boundary these would simply be a detached dwelling with the permitted floor area determined for the entire property that can be split between the units in a variety of ways. References within the zone would be removed, however general regulations would still be valid to address rural /agricultural lands.		
Number of Residential Buildings - new	For small, mid, and large lots allow 1, 2, or 3 residential buildings respectively To encourage more attached forms of housing for energy efficiency, affordability, cluster massing/ reduce footprint, retain green space and support tree retention		
Min. Lot Area for Soft Landscaping – new	New regulation to ensure green spaces for vegetation/trees, soils for permeability, and small areas for biodiversity Ranges from 15% to 25% based on lot size		
Permitted Housing Forms – new	Support a range of typologies Retain single family dwelling as a permitted use to avoid creating legal non-conforming lots and supports continued use of SFDs for day cares or large families, while retaining potential to convert SFDs to multi-unit in the future		
Number of dwelling units – new	Given the range of lot sizes in the District, allow for more dwellings on properties larger than 1,000m ² and avoid a need to subdivide to achieve additional housing units This would result in a more consistent pattern of development across the District when compared to an approach of continuing to create additional smaller lots that could result in more intensive infill developments, and it would support a greater range of missing middle housing types on larger lots while retaining a compatible build out density with smaller lots. This would also encourage the retention of larger lots and improve opportunities for site adaptive planning, cluster buildings, improve tree retention, have more efficient parking layouts, consider areas for environmental protection, and have area for well-designed outdoor living space. Units permitted in the Neighbourhood zone ranges from 3 to a maximum of 8 units when lots are over 1,500m ²		

¹ Where a site within 800 m of a transit stop with a minimum frequency then a mx of 0.5 applies. No bus routes in Central Saanich currently meet the threshold

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	Provincial Recommendations		Staff Recommendations for Residential Corridor Zone
Regulation	Small lot (less than 1,215m ²) Site Standards B	Mid-size lot (1,215m ² – 4,050m ²) Site Standards C	Small lots =280m ² or less Mid-size lots >280-1,000 m ² Large lots >1,000m ²
Front Lot Line Setback	2m	4-6 m	4m
Comment	<p>A reduction from 7.5 m which applies to most zones.</p> <p>4 m is consistent with provincial recommendations, corridor developments apply where sidewalks exist or would be constructed</p> <p>4 m would encourage parking in the rear or enclosed and support a greener streetscape than a 2 m setback.</p> <p>Regulations allow for higher density than the neighbourhood zone and bringing the development closer to the street signals visually you are entering a more dense, pedestrian area.</p>		
Rear Lot Line Setback	1.5m	6 m for main buildings 1.5 for ADU's	7m 3m for habitable dwellings less than 4.5 m in height with no portion of roof above 5.5 m
Comment	<p>Slight reduction from 7.5 m that applies to most zones and retain current 3 m for cottages for any dwellings less than 4.5 m in height</p> <p>7m would retain permeability, spatial separation between neighbours, provide useable open space, improve solar penetration and tree retention.</p> <p>With higher density along the corridor zone, parking in the rear would be encouraged. A 7 m setback would provide parking and vehicle maneuvering.</p> <p>A reduced setback of 3m for single storey dwellings is supportable due to lower massing and less impacts to neighbours, and allow for windows/ opening in accordance with the BCBC than a smaller setback would.</p>		
Side Lot Line Setback	1.2m	3 m combined	<p>1.5 m for buildings or portions thereof up to 8 m in height</p> <p>2.5 m for buildings or portions thereof up to 11 m in height</p> <p>4.5 m where buildings vehicular access to the rear is required for parking purposes</p>
Comment	<p>Eliminate the current combined yard setback</p> <p>1.5 m for smaller buildings is consistent with current regulations and can accommodate allowable projections, room for mechanical equipment such as HVAC, and allow for emergency response access.</p> <p>2.5 m for buildings up to 11 m would reduce impact to neighbours and provide area for pedestrian access where unit entries are on the side, better passage for residents to/from the rear yard with bikes, strollers etc.</p>		

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Regulation	Small lot (less than 1,215m²) Site Standards B	Mid-size lot (1,215m² – 4,050m²) Site Standards C	Small lots =280m² or less Mid-size lots >280-1,000 m² Large lots >1,000m²
	A slightly higher setback of 4.5 m for vehicle access is recommended than the neighbourhood zone given the higher density and access/egress from busier roadways.		
Maximum Height	11m	11m	11 m / 3 storeys
Comment	11 m meets provincial recommendation for missing middle developments while also mitigating against overly-large single family dwellings		
Maximum No. Storeys	3	3	3 storeys
Comment	Current regulations do not specify the number of storeys Adding as a new regulation would be consistent with the provincial recommendations		
Maximum Lot Coverage	50%	40%	Dependent upon the number of units 1-2 units / 35% 3-4 units / 45% 5-8 units / 50%
Comment	Current lot coverages range for 30% with additional 10% for cottages, to 50% Increase lot coverage provisions if there are 3 or more units		
Off-street Parking	1/unit²	1/unit²	1/unit
Comment	Reduced from current of 2 per single family dwelling and +1 for accessory units Meets provincial recommendations for areas that do not have bus frequency		
Additional Regulations Not Mandated for Consideration			
Building separation – existing	Delete building separation regulations from the zoning bylaw and rely on the BCBC to address separation		
Floor Area Ratio - existing	Retain FAR as a key density regulation Like lot coverage, scale up the permitted FAR based on number of units 0.65 for 1-2 units, 0.7 for 5-6 units, 0.75 for 7-8 units. Current regulations are generally 0.45 or 0.5		

² Where a site within 800 m of a transit stop with a minimum frequency then a mx of 0.5 applies. No bus routes in Central Saanich currently meet the threshold

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Side Lot Exterior - existing	Retain 4.5 m for sight lines Consistent with MOTI guidelines for structures		
Maximum gross floor area - existing	Include a max. 200m ² for each dwelling unit (note 28m ² /unit for a garage and basement are excluded). 200m ² (2,152ft ²) would provide a good size duplex or townhouse unit.		
Minimum frontage for subdivision - existing	Current regulations range from 10 to 26m 22 m should allow for 2 parking spaces (7.3 m x 2) with curb flares and a driveway (min. 6 m for 2-way traffic)		
Minimum lot area for subdivision – existing	1,000 m ² Larger than 780m ² that applies to the most common R-1 zone to discourage subdivision and encourage land assemblies for medium density Future subdivisions are anticipated to be predominantly building stratas		
Detached accessory dwellings – existing	Within the Urban Containment Boundary these would simply be a detached dwelling with the permitted floor area determined for the entire property that can be split between the units in a variety of ways. References with the zone would be removed, however general regulations would still be valid to address rural /agricultural lands.		
Number of Residential Buildings - new	2 – encourages more multi-plexes/ small apartments/ townhouse blocks than a series of duplexes or detached units. It would cluster massing and encourage building upward to retain open space.		
Min. Lot Area for Soft Landscaping – new	New regulation to ensure green spaces for vegetation/trees, soils for permeability, and small areas for biodiversity 20% would apply to the corridor zone		
Permitted Housing Forms – new	Support a range of typologies excluding single family dwellings as we encourage slightly higher density along transit corridors than in neighbourhoods. This would support a transition away from SFD's or encourage their conversion to at least 3 dwellings in the future.		
Number of dwelling units – new	Given the range of lot sizes in the District, allow for more than 4 dwellings on properties larger than 800m ² and avoid a need to subdivide to achieve additional housing units. that could result in more intensive infill developments, and it would support a greater range of missing middle housing types on larger lots while retaining a compatible build out density with smaller lots. This would also encourage the retention of larger lots and improve opportunities for site adaptive planning, cluster buildings, improve tree retention, have more efficient parking layouts, consider areas for environmental protection, and have area for well-designed outdoor living space.		
Density Bonus – new	Include a +1 unit bonus where designed and maintained as a fully accessible unit secured by covenant		