

Table 2 – Up to 3 units	SSMUH Provincial Policy Manual & Site Standards – Recommendations			City of Pitt Meadows	
Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations	Draft R-3 Zone – 3 units	Policy Manual Consideration	Move towards Compliance with SSMUH Policy Manual
Front Lot Line Setback	Minimum of 2 metres	A front lot line setback of 4-6 metres may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications	5.5 m 4.0 m if parking is provided in the rear yard	<ul style="list-style-type: none">- Reduction to the current setback of 7.5m in RS, R-1 and RD zones- Consistent with current 5.5 m setback in the R-2 zone- Provides space for a parking pad- Numerous streets have no sidewalks	Increased compliance with Policy Manual
Rear Lot Line Setback	Minimum of 1.5 metres for Accessory Dwelling Units (ADU’s) or main buildings	Actual rear lot line setbacks will approximate 5 metres if parking in rear is required due to parking requirements and lot configuration	6 m 1.5 m for ADU (i.e. garden suites)	<ul style="list-style-type: none">- Reduction in the current setback of 7.5 m in RS, R-1 and RD zones- Consistent with 6 m setback in R-2 zone- Reduction in current setback of 2.4 m for garden suite- 6 m rear yard accommodates parking to the rear of the dwelling	Increased compliance with Policy Manual
Side Lot Line Setbacks	Minimum of 1.2 metres	Actual side setbacks will approximate 3 metres if parking in the rear is required due to parking requirements and lot configuration	1.2 m interior side 1.8 m exterior side	<ul style="list-style-type: none">- Interior side is consistent with Policy Manual- Reduction from current 1.5 m in single family and duplex zones	Increased compliance with Policy Manual
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof on principal buildings At least 8 metres for accessory dwelling units	A universal height limit that permits three storeys regardless of the method of measurement, site gradient, or roof style is recommended to improve the viability and diversity of SSMUH housing forms	11 m for principal building	<ul style="list-style-type: none">- Increase from current requirement of: 9.0 m for a building with a roof slope of 1:4 or more; or- 7.4 for a building with a roof slope < 1:4- consistent with Provincial Policy Manual- increased height supports permeability, tree preservation, open space, and landscaping.	Increased compliance with Policy Manual
Maximum Number of Storeys	3	blank	3	<ul style="list-style-type: none">- Increase from current requirement of 2 storey- consistent with Provincial Policy Manual- increased height supports permeability, tree preservation, open space, and landscaping.	Increased compliance with Policy Manual
Maximum Lot Coverage	50%	Onsite parking requirements will contribute significantly to impervious surface coverage on lots. Impervious coverages exceeding 60% may require on-site stormwater retention and/or treatment.	50%	<ul style="list-style-type: none">- Increase from 30% in RS zone; 40% in R-1 and RD zones- Max GFA of 232 m² has been introduced to regulate massing of structure (based on existing R1, R-2)- Site modelling demonstrates ability to achieve 3 units	Increased compliance with Policy Manual

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Off-Street Parking Requirements	Maximum 0.5 space/unit if lot is within 800 m of transit stop with a bus at a minimum frequency of every 15 minutes (measured between 7 am and 7pm) Maximum 1 space/unit otherwise	Other factors that could be used to set parking requirements include proximity to services (e.g. designated village or town centres), walk scores, and the single family and duplex zones of on-street or other parking alternatives. Higher maximum parking requirements (e.g. 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example where on-street parking is impractical due to snow removal requirements.	<90 m2 unit: 0.5 space/unit >90m2 unit: 1.5 space/unit	<ul style="list-style-type: none"> - Reduction from 1 space/unit to 0.5 sp/unit for secondary/garden suites - Reduction from 2 spaces/unit to 1.5 spaces/unit for single family and duplex - Reduction from 1.75 space/unit plus 0.2 visitor to 1.5 for Townhouse (assuming over 90 m2) - Reduced parking standard for bachelor an 1 bedroom apt outside of TC Assuming <90m2) from 1.5 to 0.5 space/unit - Slight reduction from 1.7 sp/unit to 1.5 sp/unit for 2 bedroom plus in apartment 	Increased compliance with Policy Manual
Floor Space Ratio (FSR)	The Policy Manual <ul style="list-style-type: none"> - FSR not recommended for SSMUH housing forms - May be suitable on large lots to avoid construction of large & expensive housing - LG should consider FSR limits for single family dwellings to encourage multi-unit housing forms 	blank	0.5 – 0.65 FSR depending on the number of dwelling units	<ul style="list-style-type: none"> - Staff are exploring the introduction of FSR to regulate the size/bulk of a building that can be built on the property - Introduces FSR to single family to discourage large single family housing forms 	Increase in compliance with Policy Manual