

Table 4 – Up to 6 units	SSMUH Policy Manual Recommendations			City of Pitt Meadows	
Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations	Draft R-6 Zone	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 provided in the rear yard	- reduction to the current setback of 7.5m in RS, R-1 and RD zones - provides space for a parking pad should an applicant chose to provide parking - numerous streets have no sidewalks	Increased compliance with Policy Manual
Rear Lot Line Setback	Minimum 1.5 metres	blank	3 m	- reduction in the current setbacks of 7.5 m in RS, R-1 and RD zones	Increased compliance with Policy Manual
Side Lot Line Setbacks	Minimum of 0-1.2 metres	Zero lot line setbacks are appropriate in urban settings to achieve row housing typologies, which will help to improve urban/street vibrancy, and are viable spatially due to the absence of on-street parking. Side setbacks approximating 2.5 m may be required for combustible buildings.	1.2 m interior side 3 m exterior side	- Reduction from 1.5 m to 1.2 - Consistent with Provincial policy manual	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	Depending on how building height is measured by a local government, heights greater than 11 meters may be required on sloped sites to achieve 3 storeys.	11 m for Principal building	Increase from current requirement: - 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 less than 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	On small lots, 4 storeys may be required to achieve a minimum of 6 liveable units.	3	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	60%	On-site stormwater retention and/or treatment may be required. A higher lot coverage limit (i.e. 70%) may be required on small lots to achieve a sufficiently large buildable area; however, increasing height limits may be a preferable solution to maintain site permeability.	50%	- Increase from 30% in RS zone; 40% in R-1 and RD zones - Site modelling demonstrates ability to achieve 6 units	Increased compliance with Policy Manual

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Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations	Draft R-3 Zone – 3 units	Policy Manual Consideration	Move towards Compliance with SSMUH Policy Manual
Off-Street Parking Requirements	0	Local governments are not permitted to set off-street parking requirements in relation to residential uses.	0	- LG’s are prohibited from requiring parking in 6 unit area however: - Have allowed space in front yard to accommodate parking - Have included an incentive of floor space ratio exemption of 25 sq m per dwelling unit for a garage or carport.	Increased compliance with Policy Manual
Floor Space Ratio (FSR)	The Policy Manual - 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 – 0.80 FSR depending on the number of dwelling units	- 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