

SUMMARY AND RECOMMENDATION

5. TEXT AMENDMENT: Secondary Suites within Apartments

Summary: To amend the Zoning and Development By-law and the Southeast False Creek Official Development Plan By-law to enable secondary suites within apartment units in C-2, C-2B, C-2C, C-2C1 and C-3A Commercial Districts, residential areas of the Downtown District and in Southeast False Creek.

Applicant: Director of Planning

Recommended Approval: By the Director of Planning in consultation with the Managing Director of Social Development and the Chief Building Official, subject to the following conditions as proposed for adoption by resolution of Council:

A. THAT, the application:

- (i) to amend Section 2 of the Zoning and Development By-Law to introduce land use definitions for a "principal dwelling unit combined with a secondary dwelling unit", "secondary dwelling unit", and amend Section 10 of the Zoning and Development By-law to specify a minimum dwelling unit size for a secondary dwelling unit (combined with a principal dwelling unit), a maximum of one kitchen and a minimum of one complete bathroom for a secondary dwelling unit (combined with a principal dwelling unit), both generally in accordance with Appendix A, to Policy Report *"Enabling Secondary Suites within Apartments in Commercial Districts, the Downtown District and Southeast False Creek"*, dated June 10, 2009;
- (ii) to amend the C-2, C-2B, C-2C, C-2C1 and C-3A District Schedules to enable a secondary dwelling unit combined with a principal dwelling unit in multiple dwellings (apartments) and in mixed-use developments, generally in accordance with Appendix A to the above noted Policy Report; and
- (iii) to amend the Southeast False Creek Official Development Plan By-law to encourage secondary dwelling units combined with principal dwelling units in multiple dwellings (apartments) and in mixed-used developments, generally in accordance with Appendix B to the above noted Policy Report;

be approved;

- B. THAT subject to approval of the by-laws at the Public Hearing, the by-laws be accompanied at the time of enactment by the Principal Dwelling Unit combined with a Secondary Dwelling Unit Guidelines, generally as outlined in Appendix D, to Policy Report *"Enabling Secondary Suites within Apartments in Commercial Districts, the Downtown District and Southeast False Creek"*, dated June 10, 2009, to be adopted by resolution of Council.

- C. THAT subject to approval of the amending by-laws, the Parking By-law be amended generally in accordance with Appendix C, to Policy Report *“Enabling Secondary Suites within Apartments in Commercial Districts, the Downtown District and Southeast False Creek”*, dated June 10, 2009;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amendments to the Parking By-law, generally in accordance with Appendix C to the above noted Policy Report.

(RZ. 710/2009 - Secondary Suites within Apartments)