

Refers Item 6
Public Hearing of July 21, 2009

MEMORANDUM

July 9, 2009

TO: Mayor Robertson and Councillors

CC: Dr. P. Ballem, City Manager
M. Coulsen, Acting City Clerk
D. McLellan, General Manager of Community Services
K. Munro, Assistant Director of Planning, Current Planning
R. Howard, Assistant Director of Planning, City-Wide and Regional Planning
F. Connell, Director of Legal Services

FROM: H. Roth, Senior Planner, City-Wide and Regional Planning

SUBJECT: Laneway Housing – Changes to Posted By-law from Appendix A of the Policy Report

Staff have prepared the posted by-law generally in accordance with Appendix A of the policy report "*Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas*", dated June 9, 2009, although the following minor improvements, clarifications and corrections have been incorporated into the by-law as posted and are presented in this memo for information.

- 1) A clause, added following 11.24.5 has two purposes: it reflects the intent stated on page 9 of the policy report to generally require the laneway house footprint not to exceed the maximum garage footprint specified in the applicable district schedule, thereby maintaining current site permeability. In addition, in keeping with Council's desire to facilitate at grade units, the clause makes it possible to do the allowable laneway housing dwelling space at grade with the one parking space option on lots in RS-5 as well as in RS-1. Clauses following the new 11.24.6 have been re-numbered.

"11.24.6 The footprint of a laneway house must not exceed the greater of:

- (a) the allowable floor area of an accessory building under the applicable district schedule; and*

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(b) the allowable floor area of the laneway house, not including enclosed or covered parking spaces, if the height of the laneway house does not exceed the allowable height of the accessory building. "

- 2) A clause has been added to 11.24.9 (d) to accommodate more ground oriented living space, also in accordance with Council's desire to facilitate at grade units.

"11.24.9 (d) a distance from each side property line equal to the required side yards for the site, except that if the height of the laneway house does not exceed the height limit for an accessory building under the applicable district schedule, the distance from each side property line need not exceed 10% of the lot width. "

- 3) Clause (e) has been added following 11.24.17 (d) to allow for excluding a portion of stair area in total floor area, to avoid double counting, and to assist in unit design and livability.

"11.24.17 (e) for units that have a partial second floor, an area not exceeding 2.75m² for stairs, if the excluded area combined with the excluded areas under subsections (c) and (d), does not exceed 25% of the maximum allowable floor space. "

- 4) Under Clause 8, following sub-clause (ii), the formula referred to in Clause 8 has been inserted, correcting a previous omission:

8. Council repeals section 2.2A(c) of the RS-5 District Schedule, and substitutes:

"(c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than the area given by the following formula except:

(i) this area need not be less than 48 m², and

(ii) the floor area of a laneway house shall be deducted from the total allowable accessory building floor area:

[site width in metres x 3.0 m] + 20 m²;"

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