

SUMMARY AND RECOMMENDATION

6. TEXT AMENDMENT: Laneway Housing in Single-Family Areas

Summary: To amend Single-Family District Schedules RS-1 and RS-5 of the Zoning and Development By-law to permit the development of laneway housing (LWH). The proposed amendments would regulate the location, height, and unit size of the laneway house.

Applicant: Director of Planning

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

- A. THAT the application to amend District Schedules RS-1 and RS-5 of the Zoning and Development 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, to implement laneway housing and to amend the Zoning and Development By-law for consequential amendments, generally in accordance with Appendix A of the above noted report, be approved;
- B. THAT, subject to enactment of the amending by-law, Council adopt the Laneway Housing Guidelines, generally in accordance with Appendix B of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009 and including the changes to Appendix B adopted by Council as Resolution L at the consideration of the above policy report on June 16, 2009.
- C1. THAT subject to approval of the amending by-law, the Parking By-law be amended generally in accordance with Appendix K of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009, requiring a minimum of *one on-site parking space*;

FURTHER THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, the related amendments to the Parking By-law, along with other consequential amendments, generally in accordance with Appendix K of the above noted report.

or

- C2. THAT subject to approval of the amending by-law, the Parking By-law be amended generally in accordance with Appendix C of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009, requiring a minimum of *two on-site parking spaces*;

FURTHER THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, the related amendments to the Parking

By-law, along with other consequential amendments, generally in accordance with Appendix C of the above noted report.

- D. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Vancouver Building By-law, generally in accordance with Appendix D of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009.
- E. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Sewer and Watercourse By-law, generally in accordance with Appendix E of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009.
- F. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Waterworks By-law, generally in accordance with Appendix F of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009.
- G. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Solid Waste By-law, generally in accordance with Appendix G of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009.
- H. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Vancouver Development Cost Levy By-law, generally in accordance with Appendix H of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009.
- I. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Oakridge-Langara Levy Area in the Area Specific Development Cost Levy By-law, generally in accordance with Appendix I of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009.
- J. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, new Strata Title Policies for RS, RT and RM Zones, generally in accordance with Appendix J of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009; and repeal the current Strata Title Policies for RS-7, and RT Zones.
- K. THAT staff monitor the status of the pilot project in relation to:
- locations
 - pace of development
 - redevelopment vs. existing
 - size, massing and quality of design
 - size, type of dwelling units
 - parking
 - green site and green building features

- tree loss/retention;

FURTHER THAT the information from monitoring be available to the public at intervals of no less frequency than every six months;

AND FURTHER THAT Council confirm instructions to staff to report back to Council after three years or 100 projects, whichever comes first.

(RZ. 709/2009 - Laneway Housing in Single-Family Areas)