

SUMMARY AND RECOMMENDATION

2. TEXT AMENDMENT: Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program

Summary: To consider amendments to the laneway housing (LWH) regulations in the Zoning and Development By-law. The amendments address impacts on neighbouring properties, provision of parking, livability of dwelling units and length of the permitting process, with the intent of improving the fit of laneway housing into neighbourhoods. Additionally, the proposal includes the expansion of the LWH program to the remaining RS districts to equalize opportunity for laneway housing across all single-family areas.

Applicant: General Manager of Planning and Development Services

Recommended Approval: By the General Manager of Planning and Development Services:

A. THAT the application:

- (i) to repeal Section 11.24 (Laneway House) of the Zoning and Development By-law and substitute the revised regulations, generally in accordance with Appendix A of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program", to respond to issues of neighbourliness, parking, livability and length of the permitting process;
- (ii) to amend District Schedules RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-6, RS-7 of the Zoning and Development By-law, generally in accordance with Appendix A of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program", to add laneway housing as a permitted use; and
- (iii) to amend the Zoning and Development By-law for consequential amendments, generally in accordance with Appendix A of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program",

be approved.

B. THAT subject to enactment of the amendments to the Zoning and Development By-law, Council amend the Laneway Housing Guidelines, generally in accordance with Appendix B of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program".**C. 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 Parking By-law, to require one external on-site parking space, generally in accordance with Appendix C of**

the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program".

- 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 Zoning and Development Fee By-law generally in accordance with Appendix D of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program".
- E. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, amendments to the Strata Title Policies for RS, RT, and RM Zones, generally in accordance with Appendix E of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program", to include the RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-6 and RS-7 Districts in policies to prohibit strata-titling of a laneway house.

(RZ. 783/2013 - Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program)