

**8. TEXT AMENDMENT: Introducing Character Home Retention Incentives and New Housing Choices in RS Zones (Single-family) - Proposed Amendments to the Zoning and Development By-law**

**Summary:** To amend the Zoning and Development By-law to introduce optional incentives for the retention of character homes and to add new housing choices into all RS (single-family) district schedules. The incentives include the addition of conditional approval uses in conjunction with retention of a character house, additional floor area, and general relaxation provisions. Added uses include infill dwelling and multiple conversion dwelling, which could be of rental or strata-titled tenure.

**Applicant:** General Manager of Planning, Urban Design and Sustainability

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of July 25, 2017.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approve the application to amend the Zoning and Development By-law, generally as outlined in Appendix A of the Policy Report dated July 14, 2017, entitled "Introducing Character Home Retention Incentives and New Housing Choices in RS Zones (Single-family) - Proposed Amendments to the Zoning and Development By-law", to:
- (i) Add a definition for "character house" and provide the Director of Planning with the authority to determine whether or not a building is a character house, and add additional regulations that will apply to character house retention projects in all zones;
  - (ii) Amend existing intent statements of all RS district schedules to refer to infill dwelling and multiple conversion dwelling in conjunction with retention of a character house;
  - (iii) Add new conditional approval uses to all RS district schedules for infill dwelling and multiple conversion dwelling in conjunction with the retention of a character house;
  - (iv) Add regulations to all RS district schedules to allow additional floor area for the retention of a character house; and
  - (v) Add a new relaxation provision to all RS district schedules giving the Director of Planning the ability to relax certain regulations when a character house is retained.

- B. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council adoption, at the time of enactment of the amendments to the Zoning and Development By-law, the *Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone*, as generally outlined in Appendix B of the Policy Report dated July 14, 2017, entitled "Introducing Character Home Retention Incentives and New Housing Choices in RS Zones (Single-family) - Proposed Amendments to the Zoning and Development By-law".
- C. THAT, subject to approval of the amendments to the Zoning and Development By-law introducing the character home retention incentives and new housing choices described in the Policy Report dated July 14, 2017, entitled "Introducing Character Home Retention Incentives and New Housing Choices in RS Zones (Single-family) - Proposed Amendments to the Zoning and Development By-law", staff be instructed to report back to Council after one year with monitoring details and recommendations for improvement.

FURTHER THAT staff report back on the current interim procedure in place in discretionary zones, and ways to improve the design review process and outcomes for discretionary and outright applications for new house construction in all RS zones.

- D. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council adoption, at the time of enactment of the amendments to the Zoning and Development By-law, related amendments to the *Strata Title Policies for RS, RT and RM Zones*, generally in accordance with Appendix A of the memorandum dated September 7, 2017 entitled 'Character Home Retention Incentives in RS Zones: Revision to "Strata Title Policies for RS, RT and RM Zones" Guidelines'.

**[TA - Introducing Character Home Retention Incentives and New Housing Choices  
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