

SUMMARY AND RECOMMENDATION

1. TEXT AMENDMENT: Amendments to the Zoning and Development By-law and Building By-law – Accessible Path of Travel Policy Review

Summary: To amend the Zoning and Development By-law and the Vancouver Building By-law (VBBL) to mandate an accessible path of travel for specified low-density housing types, and to regain living space required to meet 2014 VBBL adaptable housing requirements in one- and two-family dwellings, with or without a secondary suite (on sites with a frontage of 10.06 metres or less).

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of June 19, 2018.

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 as follows:
- (i) In Section 10:
 - a. require a minimum of 20% of all dwelling units in new townhouse, stacked townhouse and rowhouse developments, on sites with a frontage of 27.4 m or greater in any district including a CD-1 (Comprehensive Development) District, to provide an accessible path of travel from the street to an entrance;
 - b. permit the Director of Planning to relax the minimum 20% requirement in A (i) a., or the height requirement in the appropriate district schedule to the extent necessary to allow the minimum requirement to be met, or both, where compliance would result in unnecessary hardship due to conditions peculiar to the site or to the proposed development; and
 - c. for one-family dwellings and two-family dwellings, with or without a secondary suite, on sites with a frontage of 10.06 m or less, permit a floor area exclusion of 0.5% to regain the amount of usable space available prior to the introduction of the adaptability provisions in the 2014 Building By-law.
 - (ii) In Section 11.24:
 - a. require new laneway houses with at least 40 sq. m of habitable floor area on the ground floor and on a site with a frontage of 15.3 m or greater, to

provide an accessible path of travel from an on-site parking space or the street, where feasible, to an entrance; and

- b. permit the Director of Planning to relax the requirement for an accessible path of travel in A (ii) a. where compliance would result in unnecessary hardship due to conditions peculiar to the site or to the proposed development,.
 - (iii) In Section 3.2.1(g), enable the Director of Planning to relax requirements for yards, setbacks, site coverage, permeability, building depth and side door entrances to enable ramps, lifts, at-grade entries or other enhanced accessibility features for townhouse, stacked townhouse or rowhouse units not in combination with an apartment building.
- B. THAT Council amend the Building By-law, generally in accordance with Appendix B of the Policy Report dated June 5, 2018, entitled “Amendments to the Zoning and Development By-law and Building By-law - Accessible Path of Travel Policy Review” to update adaptable housing requirements to align with the proposed amendments to the Zoning and Development By-law.
- C. THAT, subject to approval of A and B, Council direct staff to amend the Enhanced Accessibility Guidelines and all other relevant Guidelines with design considerations for townhouse, stacked townhouse and rowhouse units, and laneway houses to align with the approved by-law amendments.
- D. THAT, subject to approval of A and B, Council direct staff to monitor the development of visitable/adaptable dwelling units in coordination with the development of a potential City-wide Accessibility Strategy and report back on further recommended improvements as necessary.
- E. THAT A through D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

**[TA – Amendments to the Zoning and Development By-law and Building By-law -
Accessible Path of Travel Policy Review]**