

**2. TEXT AMENDMENT: Amendments to the Zoning and Development By-law - Laneway Home Regulations**

**Summary:** To amend the Zoning and Development By-law to make it easier and more cost effective to build laneway houses and to improve livability of laneway houses. Key amendments include introducing an outright review process for one and a half storey laneway homes, changing the method of measuring height, increasing maximum allowable height, introducing minimum room size requirements, and providing more flexibility for siting one-storey laneway houses.

**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, 2017.

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

- A. THAT Council approve amendments the Zoning and Development By-law, generally in accordance with Appendix A, to:
- (i) repeal Section 11.24 (Laneway House) in its entirety and substitute the revised regulations to make it easier and more cost effective to build laneway houses and to improve livability of laneway houses; and
  - (ii) amend Section 10.33.2 to update a reference to Section 11.24.
- B. THAT, subject to enactment of the amending by-law, Council repeal the Laneway Housing Guidelines.

**[TA - Amendments to the Zoning and Development By-law - Laneway Home Regulations]**