

SUMMARY AND RECOMMENDATION

5. REZONING: Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice

Summary: To make amendments to the RS-1, RS-1A, RS-1B, RS-5 and RS-6 District Schedules to increase housing choice in those areas by introducing Two-Family Dwelling (duplex) use; to provide more flexibility in the regulations for currently-permitted Two-Family Dwelling use within the RS-2 and RS-7 District Schedules; and to introduce Two-Family Dwelling with secondary suite or lock-off unit as permitted dwelling uses to each RS District Schedule being amended.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of July 24, 2018.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council approve the application to amend:
- (i) the RS-1, RS-1A, RS-1B, RS-5 and RS-6 District Schedules to provide more housing choice by introducing Two-Family Dwelling, Two-Family Dwelling with Secondary Suite, and Lock-off Unit in conjunction with a Two-Family Dwelling as permitted dwelling uses;
 - (ii) the RS-2 and RS-7 District Schedules to provide more flexibility in the regulations for Two-Family Dwelling use and to introduce Two-Family Dwelling with Secondary Suite, and Lock-off Unit in conjunction with a Two-Family Dwelling as permitted dwelling uses; and
 - (iii) Section 10.21 to introduce a maximum dwelling unit size for lock-off units to more clearly differentiate these small units from secondary suites;

all as generally set out in Appendix A of the Policy Report dated June 27, 2018, entitled "Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice".

- B. THAT, subject to enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council adoption related amendments to the Principal Dwelling Unit Combined with a Lock-off Unit Guidelines, generally in accordance with Appendix B of the Policy Report dated June 27, 2018, entitled "Amendments to the Zoning and

Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice”.

- C. THAT, subject to enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for adoption revised Strata Title Policies for RS, RT and RM Zones generally in accordance with Appendix C of the Policy Report dated June 27, 2018, entitled “Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice”.
- D. THAT, subject to enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council adoption revised RS-7 Guidelines, generally in accordance with Appendix D of the Policy Report dated June 27, 2018, entitled “Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice”.
- E. THAT A through D be adopted on the following conditions:
 - (i) THAT 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.

[RZ – Amendments to the Zoning and Development By-law for Most RS Zones to Allow Two-Family Dwellings (Duplexes) to Increase Housing Choice]