

SUMMARY AND RECOMMENDATION

3. TEXT AMENDMENT: Amendments to the Zoning and Development By-law to Revise Design Regulations for 'Outright' Two-Family Dwellings (Duplexes)

Summary: To amend design regulations for duplexes allowed as an 'outright' use in select RM, RT and RS zones. The proposed changes would encourage improved design outcomes and enhanced livability, as well as greater flexibility for innovative designs to achieve objectives such as tree retention and improved accessibility, or to accommodate near zero-emissions buildings, such as Passive House.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of March 12, 2019.

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

- A. THAT Council approve the application by the General Manager of Planning, Urban Design and Sustainability to amend the Zoning and Development By-law, generally as set out in Appendix A of the Policy Report dated February 6, 2019, entitled "Amendments to the Zoning and Development By-law to Revise Design Regulations for 'Outright' Two-Family Dwellings (duplexes)", to amend the external design regulations for two-family dwelling and two-family dwelling with secondary suite, enable associated floor space exclusions, limit the size of garages, limit above-ground floor space, and introduce a discretionary clause for the external design regulations and building depth for duplexes in the following District Schedules:
- (i) RT-11 and RT-11N;
 - (ii) RM-7, RM-7N and RM-7AN;
 - (iii) RM-8, RM-8N, RM-8A and RM-8AN;
 - (iv) RT-5 and RT-5N;
 - (v) RS-1; RS-1A; RS-1B; RS-2; RS-5; RS-6; and RS-7.
- B. THAT, subject to the enactment of the amending by-law, the Director of Legal Services be instructed to bring forward for Council's approval amendments to the Parking By-law generally in accordance with Appendix B of the Policy Report dated February 6, 2019, entitled "Amendments to the Zoning and Development By-law to Revise Design Regulations for 'Outright' Two-Family Dwellings (duplexes)".
- C. THAT A and B 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.

[TA – Amendments to the Zoning and Development By-law to Revise Design Regulations for ‘Outright’ Two-Family Dwellings (duplexes)]