

SUMMARY AND RECOMMENDATION

1. TEXT AMENDMENT: Amendments to Repair and Clarify Basement and Cellar Regulations for New Houses in RS Zones

Summary: To amend the Zoning and Development By-law, including some RS (One-Family Dwelling) District Schedules, to repair and clarify the regulations for the construction of basements and cellars in new houses. The proposed changes will strengthen the regulations and allow them to better meet the objectives intended when zoning changes were made in 2009 to permit the construction of full basements and cellars and to improve the livability of basements and secondary suites. These changes are a part of a wider review of current regulations for houses and secondary suites as a part of implementing the Housing Vancouver Strategy and 3-Year Action Plan.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of October 1, 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 October 1, 2019, entitled "Amendments to Repair and Clarify Basement and Cellar Regulations for New Houses in RS Zones", to amend:
- (i) the RS-1, RS-3 and RS-3A, RS-5, RS-6, and RS-7 District Schedules to clarify the regulations for basements and cellars in new houses;
 - (ii) Section 3 to introduce relaxations for sites with soil or hydrological conditions that are not suitable for basement construction; and
 - (iii) Section 10 to clarify the regulations that control the location secondary suites, bedrooms and other habitable rooms in basements.
- B. THAT A 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 Repair and Clarify Basement and Cellar Regulations
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