



Attachment 2
Policy and Regulations Summary

POLICY AND REGULATIONS SUMMARY

Official Community Plan

The subject properties are designated (RGO) Residential – Ground Oriented Infill Housing, which is described, in part, as follows:

Purpose: To allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Generally forms with a higher number of units are expected to be located on larger properties. Units can be attached, detached or a combination of the two.

Principal Forms and Uses: Single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses, townhouses, rowhouses and other equivalent ground oriented housing forms. Lots with single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit.

The proposed development is consistent with the intent of the RGO land use designation and therefore, no Official Community Plan (OCP) amendment would be required for this proposed development.

Development Permit Area

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2) and, as such, a Development Permit is required for the proposed development. This DPA refers development of infill townhouse properties to DPA 1.3 (Infill Townhouses and Rowhouses). The intent of this DPA is to encourage small scale infill projects, such as infill townhouses and rowhouses that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. Small projects, with a low number of units, are anticipated.

A Development Permit is required for the proposed development, which will be reviewed concurrently with the Rezoning application. Development Permits have been delegated to the Director of Climate Action, Planning and Development for issuance.

Zoning Bylaw

The subject properties are currently zoned Single Detached Residential (RS-1), and would need to be rezoned and consolidated to support the proposed development.

As the basements proposed as part of the development do not satisfy the “basement” definition contained in the Infill Townhouse and Residential Districts (RT), the applicant is proposing to rezone to a Comprehensive Development (CD) zone. The intent of the RT district is to, in combination with the design guidelines for infill townhouses and rowhouses contained within the Official Community Plan, allow infill townhouses and

rowhouses that integrate well into existing single detached residential neighbourhoods. The proposal meets this intent, which would be reflected in the CD zone.

Family-Friendly Housing Policy

The proposed development has fewer than 10 units and therefore is not subject to the Family-Friendly Housing Policy requirements of the City. However, three bedrooms are proposed for each unit, which is in keeping with the Policy.