

Attachment 2
Policy and Regulations
Summary

POLICY AND REGULATIONS SUMMARY

Official Community Plan

The subject property 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, quadruplexes, 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), which encourages small scale infill projects that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. A Development Permit is required for the proposed development, which has been reviewed concurrently with the Rezoning application. Development Permits have been delegated to the Director of Climate Action, Planning and Development for issuance.

Duplex, Triplex and Quadruplex: Interim Development Review Policy

Council has endorsed an interim development review policy for duplex, triplex and quadruplex applications in order to facilitate pilot projects, such as this application. The interim requirements relate to density, parcel size, design form and character, parking, and access. These interim requirements are intended to address that there is limited policy direction currently in place, such as development permit guidelines for DPA 1.2 or updated duplex zoning regulations.

Zoning Bylaw

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

Development (CD) zone would be created for this parcel, should the proposed development be supported. It is anticipated that this CD zone may be used as a template for the future creation of an updated triplex zone.

Community Energy and Emissions Plan

As part of the City's ongoing efforts to reduce its impact on climate change, the City developed a Community Energy and Emissions Plan (CEEP). The CEEP outlines strategies to help conserve energy and reduce GHG emissions in the areas of transportation, buildings and solid waste. The plan outlines actions and policies that help to diversify our energy supply, create energy efficient buildings and build a community that maximizes the use of sustainable transportation modes and minimizes waste. The proposed Passive House standards would be consistent with this policy.

Passive Design Exclusions for Single Detached Residential Zones

In 2018, Council adopted Zoning Bylaw amendments to allow floor space increases to the area occupied by additional wall insulation for single-detached homes achieving the top three levels of the BC Energy Step Code. The Bylaw amendment also permitted increased building height to allow for deeper insulation in the roof assembly and foundation. The bylaw amendments were applied to new, high performance single detached homes in the RS-1 and RS-5 Single Detached Dwelling Districts, NR-1 and NR-5 Neighbourhood Residential Dwelling Districts and RQ-1 Queensborough Neighbourhood Residential Dwelling Districts, under the following calculations:

The floor space ratio for the principal building shall not exceed 0.5

The maximum floor space ratio on a parcel may be increased by:

- (a) 0.01 if the building meets Step 3 of the Energy Step Code;
- (b) 0.03 if the building meets Step 4 of the Energy Step Code; or
- (c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

Maximum Building Height:

7.62 metres (25 feet), or 8.84 metres (29 feet) for a principal building that meets Step 5 of the Energy Step Code, or is a Passive House.

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.