

Attachment 3

Summary of Related City Policies and Regulations

SUMMARY OF RELATED CITY POLICIES AND REGULATIONS

Official Community Plan

The subject properties are designated (RT) Residential - Infill Townhouse, which is described, in part, as follows:

Purpose: To allow small scale, side-by-side townhouses and rowhouses which are compatible within areas of single detached housing and other lower density ground oriented housing.

Principal Forms and Uses: Townhouses and rowhouses.

Maximum Density: Low density multiple unit residential.

Heritage Assets: Development under this designation should be sympathetic to and respectful of any heritage assets, even if the asset is on an adjacent site. A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit.

With the preservation and restoration of a heritage asset, the proposed development would be considered consistent with the intent of the RT land use designation and therefore, no OCP amendment would be required for this proposed development.

Development Permit Area

The subject property is located within the Infill Townhouse and Rowhouse Development Permit Area (DPA 1.3). The intent of this DPA is to encourage small scale, side-by-side townhouses and rowhouses that are compatible within areas of single detached housing and other lower density ground oriented housing.

Zoning Bylaw

The subject properties are currently zoned Neighbourhood Single Detached Residential (NR-2). The proposal would not be consistent with the current zoning, and as such, a Heritage Revitalization Agreement is required.

Heritage Revitalization Agreements

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection and exterior restoration, certain zoning relaxations, such as an increase in density or smaller lot size, may be considered. An HRA does not change the

zoning of the property, but rather, it adds a new layer that identifies the elements of the zone that are being relaxed or supplemented. An HRA is not precedent-setting as each one is unique to a specific site.

Heritage Revitalization Agreements Policy

The City has a *Heritage Policy for the Use of Heritage Revitalization Agreements* that has the following objectives:

- Ensure that the HRA policy is integrated with other important City policies.
- Ensure that HRAs are used appropriately, and that they balance both public and private benefits.
- Establish a follow-up procedure to ensure that heritage conservation work is completed as promised.

Standards and Guidelines for the Conservation of Historic Places in Canada

Council endorsed the *Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage projects within the city. These are national guidelines for best practice in heritage conservation and design. HRA proposals are evaluated against these guidelines.

Heritage Designation Bylaw

A heritage property which is the subject of an HRA is also protected by a Heritage Designation Bylaw. A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with a HAP.

Family-Friendly Housing Policy

As per the City's Family-Friendly Housing Policy, the development would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% of the overall number of units would need to contain three or more bedrooms. Based on the information provided by the applicant, all of the proposed units, with the exception of the accessible studio units, would have three or four bedrooms.