

Attachment #1

Policy and Regulations Summary

POLICY AND REGULATIONS SUMMARY

Official Community Plan

The subject property is designated Residential – Detached and Semi-Detached (RD), which is described as follows:

Purpose: To allow low density ground oriented residential uses including gentle infill which increases housing choice and retains existing neighbourhood character.

Principal Forms and Uses: Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit (e.g. laneway house, carriage house).

The proposed development is consistent with the intent of the RD 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 Laneway and Carriage Houses Development Permit Area (DPA 1.1), and as such, a Development Permit is not required for the proposed development. However, as per the Duplex, Triplex and Quadraplex: Interim Development Review Policy, design review of the form and character of the proposed development would be conducted as a condition of the rezoning process.

Duplex, Triplex and Quadraplex: Interim Development Review Policy

Council has endorsed an interim development review policy for duplex, triplex and quadraplex 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 updated duplex zoning regulations.

Zoning Bylaw

The subject property is currently zoned Single Detached Residential (RS-1), and would need to be rezoned to support the proposed development. It is understood that the existing duplex zone (RT-1) would be used as a general reference, except where other guidelines have established a new approach. As such, a Comprehensive Development (CD) zone would be created for this parcel, should the proposed development be supported.

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.