



Attachment #2

Policy and Regulations Summary

POLICY AND REGULATIONS SUMMARY

Zoning Bylaw

The subject site is currently zoned Single Detached Residential Districts (RS-1). This zone does not allow for duplexes, so the site would be rezoned to a Comprehensive Development (CD) district to facilitate the proposed development. The CD zone would be site-specific, and based on the requirements of the *Duplex, Triplex, and Quadraplex: Interim Development Review Policy*, detailed below.

Official Community Plan (OCP)

The OCP land use designation for the subject site is RD Residential – Detached and Semi-Detached Housing. This designation 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 RD land use designation.

Development Permit Area (DPA)

A Development Permit is not required as the subject site is located within the Laneway and Carriage Houses Development Permit Area (DPA 1.1), applicable only to laneway and carriage house building forms. However, design review of the form and character of the proposed development has been 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. The proposed development is consistent with the *Interim Development Review Policy*.

Family-Friendly Housing Policy

The Family-Friendly Housing Policy requires that developments with 10 units or more provide a minimum of 30% two and three bedroom units, of which at least 10% of the overall number of units would contain three or more bedrooms. Although a duplex is not technically required to comply with this policy, both of the proposed units in this development would have three bedrooms, exceeding policy expectations.