

## Attachment 4

### *Summary of Related City Policies and Regulations*

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### **Official Community Plan Land Use Designation**

The Official Community Plan (OCP) sets out the City's anticipated land use for the future, for the purposes of rezonings and other development applications. In the OCP, the subject property is designated for "Residential Detached and Semi-Detached" which allows low density residential, primarily in the form of single detached dwellings with secondary suites, duplexes, and accessory dwelling units (e.g. laneway house, carriage house). The proposed application is consistent with this policy.

### **Projects with Heritage Assets**

The OCP encourages the use of Heritage Revitalization Agreements when a heritage asset on the site is appropriately incorporated into a development. Through this type of agreement, the OCP land use designation indicates the development may be eligible for regulatory incentives such as an increase in density, reduced parking, or smaller minimum lot size.

### **Zoning Bylaw**

The subject property is currently zoned Single Detached Residential District (RS-1). The intent of this district is to allow single detached dwellings with secondary suites and a laneway or carriage house. Staff are recommending that the heritage house's siting and massing elements be evaluated under the existing RS-1 zone. However, the proposed application would require relaxations to the zone to allow development that accommodates a larger laneway (infill) house with a secondary suite. An HRA is proposed in order to permit the project.

### **Development Permit Area Guidelines**

The intent of the laneway/carriage house guidelines is to encourage small scale infill projects that are complementary to an existing single detached dwelling context. The guidelines focus on appropriate building form, scale, and location. The goal is to ensure the livability of units, as well as reduce any negative impact on neighbouring sites with single detached dwellings (especially related to light, privacy, and shadowing).

### **Strata Conversion**

On November 27, 1978, Council passed a resolution that placed a moratorium on the conversion to strata of any purpose-built rental buildings existing at the time. The existing building in this proposed application was not purpose-built rental.

## **Family Friendly Housing Policy**

As per the City's Family-Friendly Housing Policy, developments which have ten or more residential units 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. The application is proposing three units and as a result, this policy is not applicable. However, the proposal meets the intent and vision of the policy as all of the proposed units contain two or more bedrooms.

## **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 through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations are considered. An HRA does not change the zoning of the property, rather it adds a new layer which identifies the elements of the zone that are being varied or supplemented. An HRA is not legally precedent setting as each one is unique to a specific site.

When Council considers entering into an HRA with a property owner, one of the objectives is to balance the benefits to the property owner with the benefits to the public. In this proposal, the heritage benefit to the community is restoration, continued historic use and the full legal protection of the heritage building through a Heritage Designation Bylaw. In the City's Heritage Policy for the Use of Heritage Revitalization Agreements, lot size, density, and siting or massing elements may be considered for relaxation.

## Heritage Related Design Guidelines

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage conservation projects within the city. These are national guidelines for best practice in heritage restoration, rehabilitation, and design. The goal of the *Standards and Guidelines* is to promote heritage conservation best practice while ensuring respectful and sensitive new construction. HRA applications are evaluated against these guidelines.

## **Heritage Designation**

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, the Director of Climate Action, Planning and Development) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be

permitted by Council with an HAP. HAP applications are also evaluated by staff against the *Standards and Guidelines*.

### **Heritage Register**

A heritage asset which is protected by a Heritage Designation Bylaw is also listed on the City's Heritage Register. The Heritage Register is an official list of properties identified by the City as having heritage value. The City created a Heritage Register in 1994 and currently has over 200 properties listed, which include single family dwellings (the majority of listings), commercial buildings, parks, roads and a tree. A property, building or feature may only be added or removed from the Register by order of Council.

The Heritage Register is used to identify heritage assets in the city, both those that have been legally protected through Designation, and those that are not legally protected but have heritage merit. It is also a planning tool through which the City can work with property owners to identify opportunities for retaining buildings with heritage merit. Beyond the advantage to the community of protecting the city's heritage, property owners may also benefit directly from retaining a heritage building. For example, properties listed on a Heritage Register are eligible for special provisions in the BC Building Code and the Homeowner Protection Act.