



Attachment 1
Policy and Regulations Summary

POLICY AND REGULATIONS SUMMARY

Official Community Plan

The subject properties 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, quadraplexes, 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) and, as such, a Development Permit is required for the proposed development. This DPA refers development of infill townhouse properties to DPA 1.3 (Infill Townhouses and Rowhouses). The intent of this DPA is to encourage small scale infill projects, such as infill townhouses and rowhouses that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. Small projects, with a low number of units, are anticipated.

A Development Permit is required for the proposed development, which will be reviewed concurrently with the Rezoning application. Development Permits have been delegated to the Director of Climate Action, Planning and Development for issuance.

Zoning Bylaw

The subject properties are currently zoned Single Detached Residential (RS-1). Since the proposal does not conform to this existing zone, the properties would need to be rezoned to Infill Townhouse and Rowhouse Residential (RT) and be consolidated. The intent of the RT district is to, in combination with the design guidelines for infill townhouses and rowhouses contained within the Official Community Plan, allow infill townhouses and

rowhouses that integrate well into existing single detached residential neighbourhoods. The proposal meets this intent.

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 would have three bedrooms.