



## Planning and Land Use Committee Report

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**Date:** April 10, 2014                      **From:** Lucina Baryluk, Senior Process Planner  
**Subject:** Zoning Regulation Bylaw – Minor Housekeeping Amendment for Garden Suites on a 'Plus Site'

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### Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a minor housekeeping amendment to the *Zoning Regulation Bylaw* to clarify the distinction between the established zoning regulations for garden suites.

In September 2011, Council endorsed the *Garden Suite Policy* providing guidance for consideration of Rezoning Applications for garden suites. The maximum total area established for a garden suite is 37 m<sup>2</sup>. The Policy also provides for larger garden suites up to a total floor area of 56 m<sup>2</sup> on 'plus sites', with potential for a higher building height (from 3.5 m to 5.5 m maximum). 'Plus sites' are identified as:

- a corner lot
- a lot with two street frontages
- a lot with rear yard laneway access
- a lot greater than 557 m<sup>2</sup> in total area.

Two zones have been created for garden suites recognizing these distinctions: the R1-B-GS Zone, Single Family Dwelling with Garden Suite District, and the R1-B-GS2 Zone, Single Family Dwelling with Garden Suite District. The only difference between these two zone titles is the "2" in the title of the zone intended for 'plus sites'. In order to clarify the distinction between the two zones, it is recommended that the R1-B-GS2 Zone be renamed the "Single Family Dwelling with Garden Suite for Plus Sites District". It is noted that the increased floor area and height are still subject to Council approval through the rezoning and development permit process.

Changing the name to clearly reflect the *Garden Suite Policy* will provide ease of interpretation for staff and applicants.

### Recommendation


That Council direct staff to prepare the necessary amendments to the the *Zoning Regulation Bylaw*, Part 1.113, R1-B-GS2 Zone, Single Family Dwelling with Garden Suite District, in order to rename it the "Single Family Dwelling with Garden Suite for Plus Sites District".

Respectfully submitted,

  
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Development Services Division

  
Deb Day, Director  
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Report accepted and recommended by the City Manager:

  
Jason Johnson

Date:

  
April 22, 2014

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