



Council Report

For the Meeting of May 25, 2017

To: Council **Date:** May 11, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Zoning Regulation Bylaw Clarifying Amendments: Secondary Suites, Duplexes, and Garden Suites

RECOMMENDATIONS

1. That Council consider first and second readings of Bylaw No. 17-050;
2. That Bylaw No. 17-050 be considered at a Public Hearing.

BACKGROUND


Attached for Council's consideration is a copy of proposed Bylaw No. 17-050. Staff have identified three areas in the *Zoning Regulation Bylaw* that require updating to improve clarity and reduce confusion. These changes are editorial in nature and are not introducing new policy changes.


The changes covered in this bylaw are:

1. Remove references to the deleted Schedule J – Secondary Suites in the Table of Contents and several residential zones;
2. Amend the R-2 zone (Two Family Dwelling District) to include the requirement that outdoor features greater than 0.6m in height are subject to site coverage and setback regulations – this change was adopted in January 2016 in all low-density residential zones; however the R-2 zone was missed during that update;
3. Amend Schedule C – Parking to clarify that no additional parking is required for garden suites.

The attached bylaw is presented for Council's consideration for first and second readings and a public hearing.

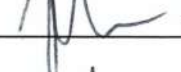
Respectfully submitted,


Lindsay Milburn
Senior Planner – Housing Policy


Jonathan Tinney, Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

Date:


May 17, 2017

Attachments:

1. Appendix 1: Bylaw No. 17-050